

# board agenda



Knox County Housing Authority  
**Regular Meeting of the Board of Commissioners**  
**Zoom Teleconference**  
8/25/2020  
10:00 a.m.

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<b>Opening</b>	Roll Call	Vice Chair Hawkinson
<input type="checkbox"/> Wayne Allen	Review/Approve Previous Meeting Minutes	Vice Chair Hawkinson
<input type="checkbox"/> Jared Hawkinson	Review/Ratify 06-2020 Financial Reports	Vice Chair Hawkinson
<input type="checkbox"/> Lomac Payton	Review/Ratify 06-2020 Claims and Bills	Vice Chair Hawkinson
<input type="checkbox"/> Joseph Riley	COCC:	\$ 81,282.71
<input type="checkbox"/> Sara Robison	Moon Towers:	\$ 80,122.74
<input type="checkbox"/> Paula Sanford	Family:	\$ 102,311.45
<input type="checkbox"/> Paul H. Stewart	Bluebell:	\$ 22,133.35
<u>Excused:</u>	HCV:	\$ 91,739.66
Lomac Payton	Brentwood:	\$ 32,026.10
	Prairieland:	\$ 34,954.35
<u>Others Present:</u>	Capital Fund 2018:	\$ 0.00
	Capital Fund 2019:	\$ 0.00
	Capital Fund 2020:	\$ 0.00

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<b>Old Business</b>	None	
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<b>New Business</b>	Review/Approve Contract Extension – Legal Services	Derek Antoine
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<b>Reports</b>	Executive Director’s Report – 07/2020	Derek Antoine
	KCHA Legal Counsel Report – 08/2020	Jack Ball

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<b>Other Business</b>	None	Derek Antoine
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**Adjournment**

**MINUTES OF THE MONTHLY MEETING  
OF THE BOARD OF COMMISSIONERS  
OF THE KNOX COUNTY HOUSING AUTHORITY  
July 28, 2020**

The regular meeting of the Board of Commissioners of the Knox County Housing Authority was held virtually via Zoom Meetings. Roll call was taken, and the following Commissioners were present:

PRESENT:           Jared Hawkinson  
                  Lomac Payton  
                  Joseph Riley  
                  Sara Robison  
                  Paul H. Stewart

EXCUSED:           Wayne Allen  
                  Paula Sanford

ABSENT:

Also present were Derek Antoine, Executive Director; Cheryl Lefler, Assistant Director; Lee Lofing, Finance Coordinator; and Jack Ball, Legal Counsel.

Chairperson Payton asked Vice-Chairperson Hawkinson to preside over the meeting. Vice-Chairperson Hawkinson called the meeting to order at 10:00 a.m.

Vice-Chairperson Hawkinson then asked if there were any additions or corrections to the previous meeting's minutes. Vice-Chairperson Hawkinson then stated that the minutes would stand approved as received.

Vice-Chairperson Hawkinson then requested the Board review and ratify the June 2020 financial reports. After brief discussion, Commissioner Stewart made a motion to ratify the financial reports for June 2020 as presented; Commissioner Riley seconded. Roll call was taken as follows:

Commissioner Hawkinson - aye  
Commissioner Payton - aye  
Commissioner Riley - aye  
Commissioner Robison - aye  
Commissioner Stewart - aye

Motion Carried, 5-0.

June 2020 claims against the HA Administration in the sum of \$370,196.55; Central Office Cost Center in the sum of \$49,308.39; Moon Towers in the sum of \$84,724.67; Family in the sum of 67,949.28; Bluebell in the sum of \$24,626.97; Housing Choice Voucher Program in the sum of \$90,727.08; Brentwood (A.H.P.) in the sum of \$25,858.08; Prairieland (A.H.P.) in the sum of \$26,992.08; Capital Fund '18 in the sum of \$0.00; Capital Fund '19 in the sum of \$0.00 and Capital Fund '20 in the sum of \$0.00 were presented for approval. Commissioner Riley made a motion to ratify the claims and bills for June 2020; Commissioner Payton seconded. Roll call was taken as follows:

Commissioner Hawkinson - aye  
Commissioner Payton - aye  
Commissioner Riley - aye  
Commissioner Robison - aye

Commissioner Stewart - aye  
Motion Carried, 5-0.

#### **OLD BUSINESS**

None.

#### **NEW BUSINESS**

Mr. Antoine asked the Board to review and resolve Resolution 2020-07 Bad Debt Charge-Off for Period Ending 06/30/2020. Mr. Antoine reported that the low charge-off amount was due to the reduced number of evictions due to the Governor's moratorium on evictions related to non-payment of rent. This moratorium was set to expire on 07/27/2020 but has been extended to 08/22/2020. After brief discussion, Commissioner Stewart made a motion to approve Resolution 2020-07 Bad Debt Charge-Off for the Period Ending 06/30/2020 in the amount of \$871.25; Commissioner Payton seconded. Roll call was taken as follows:

Commissioner Hawkinson - aye  
Commissioner Payton - aye  
Commissioner Riley - aye  
Commissioner Robison - aye  
Commissioner Stewart - aye

Motion Carried, 5-0.

#### **REPORTS**

There was no written Executive Director report, but Mr. Antoine reported that several employees were tested for COVID-19 with negative results. Mr. Antoine will be distributing a memo to employees outlining the protocol pertaining to testing and related issues.

The Legal Counsel report was in the Board packet. Mr. Ball reported that three cases related to drug issues were set for trial on 08/18/2020. He also reiterated that the moratorium on evictions for non-payment was extended to 08/22/2020.

#### **OTHER BUSINESS**

None.

#### **ADJOURNMENT**

Commissioner Payton made a motion to adjourn the meeting at 10:17 a.m.; Commissioner Sanford seconded. Roll call was taken as follows:

Commissioner Hawkinson - aye  
Commissioner Payton - aye  
Commissioner Riley - aye  
Commissioner Robison - aye  
Commissioner Stewart - aye

Motion Carried, 5-0.

Respectfully submitted,

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Secretary

## COCC

	July-20	Current YTD
Operating Income	\$52,458.74	\$209,996.12
Operating Expenses	\$81,556.20	\$218,002.83
<b>Net Revenue Income/(Loss)</b>	<b>(\$29,097.46)</b>	<b>(\$8,006.71)</b>

Discussion:

Revenue increased/(decreased) by the following for the month: **(\$29,097.46)**

\$52,413.09 of COCC's income comes from these monthly fee revenues: management fees, bookkeeping fees, and asset management fees.

*Operated in the red for the month and for the year.*

COCC's Cash, Investments, A/R, & A/P **\$1,334,261.41**

Three payrolls, Derek's pay increase retro January 1, 2020, and the employee's Covid-19 bonus contributed to July financials showing a negative for the month and for year. The authority has received funding to be drawn down to help offset all Covid-19 expenses which will show up on the August financials.

## MOON TOWERS

	July-20	Current YTD
Operating Income	\$65,751.44	\$273,785.59
Operating Expenses	\$80,122.74	\$264,037.47
<b>Net Revenue Income/(Loss)</b>	<b>(\$14,371.30)</b>	<b>\$9,748.12</b>

Discussion:

Revenue increased/(decreased) by the following for the month: **(\$14,371.30)**

Moon Towers received \$27,772 from HUD for operations. The rest coming from tenant revenue, interest, and income from other Amps.

*Operated in the red for the month and is in the black YTD.*

Moon Towers' Cash, Investments, A/R, & A/P **\$473,508.65**

Minimum Reserve Position **\$264,037.47**

Over/(Under) minimum reserve position **\$209,471.18**

Three payrolls and the employee's Covid-19 bonus contributed to Moon's financials showing a negative for the month. As mentioned above, the authority has received funding to be drawn down to help offset Covid-19 expenses for Moon Towers, Family, and Bluebell.

## FAMILY SITES

	July-20	Current YTD
Operating Income	\$77,320.90	\$385,016.82
Operating Expenses	\$102,311.45	\$305,365.59
<b>Net Revenue Income/(Loss)</b>	<b>(\$24,990.55)</b>	<b>\$79,651.23</b>

Discussion:

Revenue increased/(decreased) by the following for the month: **(\$24,990.55)**

Family received \$57,414 from HUD for operations. The rest coming from tenant revenue, interest, and income from other Amps.

*Operated in the red for the month and is in the black YTD.*

Family's Cash, Investments, A/R, & A/P **\$431,796.24**

Minimum Reserve Position **\$305,365.59**

Over/(Under) minimum reserve position **\$126,430.65**

Three payrolls and the employee's Covid-19 bonus, and less funding from HUD contributed to Family's financials showing a negative for the month but still in the positive for the year.

## BLUEBELL

	July-20	Current YTD
Operating Income	\$18,299.37	\$77,524.41
Operating Expenses	\$22,133.35	\$77,397.57
<b>Net Revenue Income/(Loss)</b>	<b>(\$3,833.98)</b>	<b>\$126.84</b>

Discussion:

Revenue increased/(decreased) by the following for the month: **(\$3,833.98)**

Bluebell received \$4,198 from HUD for operations. The rest coming from tenant revenue, interest, and income from other Amps.

*Operated in the red for the month and is in the black YTD.*

Bluebell's Cash, Investments, A/R, & A/P **\$161,742.74**

Minimum Reserve Position **\$77,397.57**

Over/(Under) minimum reserve position **\$84,345.17**

Three payrolls and the employee's Covid-19 bonus contributed to Bluebell's financials showing a negative for the month.

### BRENTWOOD

	<u>July-20</u>	<u>Current YTD</u>
Operating Income	\$32,906.87	\$131,921.58
Operating Expenses	\$32,032.10	\$101,785.80
<b>Net Revenue Income/(Loss)</b>	<b>\$874.77</b>	<b>\$30,135.78</b>

Discussion:

Revenue increased/(decreased) by the following for the month: **\$874.77**

Brentwood's tenant revenue totaled \$31,802 for the month, and the rest of the revenue comes from interest income and other income.

Three payrolls and the employee's Covid-19 bonus.

*Operated in the black for the month, remains in the black YTD.*

**Brentwood's Cash, Investments, A/R, & A/P** **\$120,802.39**

### PRAIRIELAND

	<u>July-20</u>	<u>Current YTD</u>
Operating Income	\$29,148.00	\$115,148.26
Operating Expenses	\$34,961.35	\$105,903.08
<b>Net Revenue Income/(Loss)</b>	<b>(\$5,813.35)</b>	<b>\$9,245.18</b>

Discussion:

Revenue increased/(decreased) by the following for the month: **(\$5,813.35)**

PrairieLand's tenant revenue totaled \$28,005 for the month, and the rest of the revenue comes from interest income and other income.

Three payrolls and the employee's Covid-19 bonus.

*Operated in the red for the month and is in the black YTD.*

<b>PrairieLand's Cash, Investments, A/R, &amp; A/P</b>	<b>\$82,277.96</b>
<i>Restricted - Security Deposits</i>	<i>(\$27.00)</i>
<i>Restricted - Replacement Reserve</i>	<i>(\$155,295.17)</i>
<i>Restricted - Residual Receipts</i>	<i>(\$54,523.35)</i>
<b>PL's Total Cash</b>	<b>(\$127,567.56)</b>

*These are held out to cover PrairieLand Security Deposits.*

*These funds are held in the Replacement Reserve Savings Account.*

*These funds are held in the Residual Receipts Savings Account.*

### HOUSING CHOICE VOUCHERS

<u>ADMINISTRATIVE</u>	<u>July-20</u>	<u>Current YTD</u>
Operating Income	\$9,487.41	\$64,103.30
Operating Expenses	\$15,776.38	\$51,055.59
<b>Net Revenue Income/(Loss)</b>	<b>(\$6,288.97)</b>	<b>\$13,047.71</b>

Discussion:

The Voucher Program (HCV) received \$9,398 from HUD for administrative expenses which ended up showing a decrease of \$6,288.97 for the month due to three payrolls and the Covid-19 bonus pay.

*Deficit covered by the UNP.*

<b>Unrestricted Net Position (UNP)</b>	<b>\$97,454.65</b>	<i>06/30/2020 Balance</i>
Investment in Fixed Assets	<b>\$0.00</b>	
Monthly VMS Net Revenue Income/(Loss)	<b>(\$6,252.11)</b>	
	<b>\$0.00</b>	<i>Transfer to NRP or Adjustment</i>
<b>UNP Ending Balance Per VMS</b>	<b>\$91,202.54</b>	<b>For Admin Expenses and HAP (if needed)</b>

<u>HAP</u>	<u>Jul-20</u>	<u>Current YTD</u>
Operating Income	\$57,954.00	\$283,467.00
Operating Expenses	\$75,963.58	\$310,771.71
<b>Net Revenue Income/(Loss)</b>	<b>(\$18,009.58)</b>	<b>(\$27,304.71)</b>

Discussion:

The Voucher Program (HCV) received \$57,871 from HUD for HAP expenses which the program overspent by \$18,009.58 for the month.

*Deficit covered by the NRP and if needed HUD Held Reserves.*

<b>Net Restricted Position (NRP)</b>	<b>\$35,873.00</b>	<i>06/30/2020 Balance</i>
	<b>\$0.00</b>	<i>Transfer from UNP or Adjustment</i>
Monthly VMS Net Revenue - Income/(Loss)	<b>(\$17,374.00)</b>	
<b>NRP Ending Balance for HAP Per VMS</b>	<b>\$18,499.00</b>	<b>For HAP Expenses (Only)</b>

#### Tenant Online Payments

<u>Property Sites</u>	<u>Month</u>	<u>FYE 2021</u>
AMPS - Moon, Family, Bluebell	\$ 8,570.41	\$ 10,578.41
AHP - Brentwood & Prairieland	\$ 5,154.00	\$ 12,189.00
Housing Choice Voucher	\$ -	\$ -
<b>Total PHA</b>	<b>\$ 13,724.41</b>	<b>\$ 13,724.41</b>

#### IDROP Bad Debt Collection

<u>Property Sites</u>	<u>Month</u>	<u>FYE 2021</u>
AMPS - Moon, Family, Bluebell	\$ 4.50	\$ 15,202.91
AHP - Brentwood & Prairieland	\$ 1,973.00	\$ 7,031.29
Housing Choice Voucher	\$ -	\$ 1,922.00
<b>Total PHA</b>	<b>\$ 1,977.50</b>	<b>\$ 24,156.20</b>

Date:  
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**Knox County Housing Authority  
INCOME STATEMENT - COCC  
July, 2020**

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
<b>REVENUE</b>							
pum	15.00	15.00	0.00	60.00	60.00	180.00	0.00
<b>FEE REVENUE</b>							
<b>Management Fees</b>							
10-1-000-000-3810.000 Management Fee Inc	-42,468.59	-43,345.00	876.41	-173,380.00	-169,608.18	-520,140.00	-67.39
10-1-000-000-3810.010 Mgmt Fees CFP	0.00	0.00	0.00	0.00	0.00	0.00	
Total Management Fees	-42,468.59	-43,345.00	876.41	-173,380.00	-169,608.18	-520,140.00	-67.39
<b>Asset Management Fees</b>							
10-1-000-000-3820.000 Asset Mgmt Fee Inc	-4,240.00	-4,240.00	0.00	-16,960.00	-16,960.00	-50,880.00	-66.67
Total Asset Management Fees	-4,240.00	-4,240.00	0.00	-16,960.00	-16,960.00	-50,880.00	-66.67
<b>Book Keeping Fees</b>							
10-1-000-000-3830.000 Bookkeeping Fee Inc	-5,704.50	-5,672.00	-32.50	-22,688.00	-22,737.00	-68,064.00	-66.59
Total Book Keeping Fees	-5,704.50	-5,672.00	-32.50	-22,688.00	-22,737.00	-68,064.00	-66.59
<b>Other Fees</b>							
10-1-000-000-3840.000 Other Fee Inc	0.00	0.00	0.00	0.00	0.00	0.00	
Total Other Fees	0.00	0.00	0.00	0.00	0.00	0.00	
<b>TOTAL FEE REVENUE</b>	<b>-52,413.09</b>	<b>-53,257.00</b>	<b>843.91</b>	<b>-213,028.00</b>	<b>-209,305.18</b>	<b>-639,084.00</b>	<b>-67.25</b>
<b>OTHER REVENUE</b>							
<b>Other Grants &amp; Investment Income</b>							
10-1-000-000-3404.000 Revenue-other gov grants	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3610.000 Interest Income	-45.65	-909.67	864.02	-3,638.68	-690.94	-10,916.00	-93.67
10-1-000-000-3610.010 Interest - Restricted	0.00	0.00	0.00	0.00	0.00	0.00	
Total Other Grants & Investment Income	-45.65	-909.67	864.02	-3,638.68	-690.94	-10,916.00	-93.67
<b>Other Revenue</b>							
10-1-000-000-3690.000 Other Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3690.010 Other Income-Training	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3850.000 Inspection(s) Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3850.005 Income from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3850.120 Other Misc Inc	0.00	0.00	0.00	0.00	0.00	0.00	
Total Other Revenue	0.00	0.00	0.00	0.00	0.00	0.00	
<b>TOTAL OTHER REVENUE</b>	<b>-45.65</b>	<b>-909.67</b>	<b>864.02</b>	<b>-3,638.68</b>	<b>-690.94</b>	<b>-10,916.00</b>	<b>-93.67</b>
<b>TOTAL REVENUE</b>	<b>-52,458.74</b>	<b>-54,166.67</b>	<b>1,707.93</b>	<b>-216,666.68</b>	<b>-209,996.12</b>	<b>-650,000.00</b>	<b>-67.69</b>
<b>EXPENSES</b>							
<b>ADMINISTRATIVE</b>							
<b>Administrative Salaries</b>							
10-1-000-000-4110.000 Admin Salaries	57,374.13	30,437.50	26,936.63	121,750.00	142,549.35	365,250.00	-60.97
10-1-000-000-4110.001 Salaries Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4110.200 Admin - Other Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Administrative Salaries	57,374.13	30,437.50	26,936.63	121,750.00	142,549.35	365,250.00	-60.97
<b>Administrative Benefits</b>							
10-1-000-000-4110.500 Emp Benefit - Admin	15,738.69	10,250.00	5,488.69	41,000.00	43,547.41	123,000.00	-64.60
10-1-000-000-4110.501 Wellness Benefit-Admin	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4110.502 Benefit - Comp Absence	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4110.550 Benefit - Life Ins.	458.74	0.00	458.74	0.00	1,351.92	0.00	
Total Administrative Benefits	16,197.43	10,250.00	5,947.43	41,000.00	44,899.33	123,000.00	-63.50
<b>Fee Expenses</b>							

Date:  
Time:  
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**Knox County Housing Authority**  
**INCOME STATEMENT - COCC**  
*July, 2020*

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
10-1-000-000-4171.000 Audit Fee	0.00	229.17	-229.17	916.68	0.00	2,750.00	-100.00
Total Fee Expenses	0.00	229.17	-229.17	916.68	0.00	2,750.00	-100.00
<b>Advertising &amp; Marketing</b>							
10-1-000-000-4190.650 Advertising	41.48	62.50	-21.02	250.00	41.48	750.00	-94.47
Total Advertising & Marketing	41.48	62.50	-21.02	250.00	41.48	750.00	-94.47
<b>Office Expense</b>							
10-1-000-000-4140.000 Training - Staff	0.00	1,666.67	-1,666.67	6,666.68	2,468.00	20,000.00	-87.66
10-1-000-000-4180.000 Telephone	1,020.21	416.67	603.54	1,666.68	2,286.99	5,000.00	-54.26
10-1-000-000-4190.100 Postage	-250.41	125.00	-375.41	500.00	329.21	1,500.00	-78.05
10-1-000-000-4190.200 Office Supplies	94.58	125.00	-30.42	500.00	181.93	1,500.00	-87.87
10-1-000-000-4190.300 Paper Supplies	-98.25	83.33	-181.58	333.32	26.34	1,000.00	-97.37
10-1-000-000-4190.400 Printing/printers	0.00	16.67	-16.67	66.68	0.00	200.00	-100.00
10-1-000-000-4190.401 Printing Supplies	118.95	166.67	-47.72	666.68	118.95	2,000.00	-94.05
10-1-000-000-4190.500 Printer/Copier Supp-Cont	0.00	208.33	-208.33	833.32	557.94	2,500.00	-77.68
10-1-000-000-4190.550 Computers	0.00	583.33	-583.33	2,333.32	677.00	7,000.00	-90.33
10-1-000-000-4190.600 Publications	0.00	41.67	-41.67	166.68	0.00	500.00	-100.00
10-1-000-000-4190.700 Member Dues/Fees	260.00	833.33	-573.33	3,333.32	535.00	10,000.00	-94.65
10-1-000-000-4190.800 Internet Services	156.87	250.00	-93.13	1,000.00	726.48	3,000.00	-75.78
10-1-000-000-4190.850 IT Support	2,866.77	416.67	2,450.10	1,666.68	4,724.35	5,000.00	-5.51
Total Office Expense	4,168.72	4,933.34	-764.62	19,733.36	12,632.19	59,200.00	-78.66
<b>Legal Expense</b>							
10-1-000-000-4130.000 Legal Expense	800.00	833.33	-33.33	3,333.32	2,400.00	10,000.00	-76.00
10-1-000-000-4190.900 Court Costs	0.00	0.00	0.00	0.00	0.00	0.00	
Total Legal Expense	800.00	833.33	-33.33	3,333.32	2,400.00	10,000.00	-76.00
<b>Travel Expense</b>							
10-1-000-000-4150.000 Travel - Staff	0.00	333.33	-333.33	1,333.32	1,250.63	4,000.00	-68.73
10-1-000-000-4150.010 Travel - Commissioners	0.00	416.67	-416.67	1,666.68	0.00	5,000.00	-100.00
10-1-000-000-4150.100 Mileage - Admin	0.00	8.33	-8.33	33.32	0.00	100.00	-100.00
Total Travel Expense	0.00	758.33	-758.33	3,033.32	1,250.63	9,100.00	-86.26
<b>Other Expense</b>							
10-1-000-000-4140.010 Training-Commissioners	0.00	833.33	-833.33	3,333.32	-2,100.00	10,000.00	-121.00
10-1-000-000-4160.000 Consulting Services	917.00	1,250.00	-333.00	5,000.00	3,668.00	15,000.00	-75.55
10-1-000-000-4160.500 Translating/Interp Serv.	0.00	25.00	-25.00	100.00	0.00	300.00	-100.00
10-1-000-000-4170.000 Accounting Fee	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4190.000 Other Sundry	0.00	137.50	-137.50	550.00	1,248.00	1,650.00	-24.36
10-1-000-000-4190.950 Background Verification	0.00	20.83	-20.83	83.32	0.00	250.00	-100.00
Total Other Expense	917.00	2,266.66	-1,349.66	9,066.64	2,816.00	27,200.00	-89.65
<b>TOTAL OPERATING EXPENSE - Admin</b>	<b>79,498.76</b>	<b>49,770.83</b>	<b>29,727.93</b>	<b>199,083.32</b>	<b>206,588.98</b>	<b>597,250.00</b>	<b>-65.41</b>
 <b>UTILITIES EXPENSE</b>							
<b>Utilities Expense</b>							
10-1-000-000-4310.000 Water	20.91	25.00	-4.09	100.00	57.73	300.00	-80.76
10-1-000-000-4315.000 Sewer	9.98	12.50	-2.52	50.00	23.96	150.00	-84.03
10-1-000-000-4320.000 Electric	251.24	229.17	22.07	916.68	518.40	2,750.00	-81.15
10-1-000-000-4330.000 Gas	66.51	200.00	-133.49	800.00	532.44	2,400.00	-77.82
10-1-000-000-4340.000 Fuel	0.00	0.00	0.00	0.00	0.00	0.00	
Total Utilites Expense	348.64	466.67	-118.03	1,866.68	1,132.53	5,600.00	-79.78
<b>TOTAL UTILITIES EXPENSE</b>	<b>348.64</b>	<b>466.67</b>	<b>-118.03</b>	<b>1,866.68</b>	<b>1,132.53</b>	<b>5,600.00</b>	<b>-79.78</b>
 <b>MAINTENANCE &amp; OPERATIONS EXPENSE</b>							

Date:  
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**Knox County Housing Authority**  
**INCOME STATEMENT - COCC**  
*July, 2020*

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
<b>Maintenance - Labor &amp; OT</b>							
10-1-000-000-4410.200 Maint Labor - Other Amps	46.40	0.00	46.40	0.00	97.44	0.00	
Total Maintenance - Labor & OT	46.40	0.00	46.40	0.00	97.44	0.00	
<b>Benefit Contributions - Maintenance</b>							
10-1-000-000-4410.500 Maint Emp Benefit	0.00	25.00	-25.00	100.00	0.00	300.00	-100.00
Total Benefit Contributions - Maint.	0.00	25.00	-25.00	100.00	0.00	300.00	-100.00
<b>Maintenance - Materials/Supplies</b>							
10-1-000-000-4420.010 Garbage&Trash Supp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4420.020 Htg & Cooling	0.00	20.83	-20.83	83.32	0.00	250.00	-100.00
10-1-000-000-4420.050 Landscape/Grounds Sup	0.00	20.83	-20.83	83.32	0.00	250.00	-100.00
10-1-000-000-4420.060 Maint - Supplies-BB	0.00	20.83	-20.83	83.32	0.00	250.00	-100.00
10-1-000-000-4420.070 Electrical Supplies	0.00	20.83	-20.83	83.32	0.00	250.00	-100.00
10-1-000-000-4420.080 COCC-Elect supp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4420.100 Janitorial Supplies	0.00	25.00	-25.00	100.00	88.60	300.00	-70.47
10-1-000-000-4420.110 Routine Maint. Supply	0.00	25.00	-25.00	100.00	-1.84	300.00	-100.61
10-1-000-000-4420.120 Other Misc Supply	0.00	8.33	-8.33	33.32	88.95	100.00	-11.05
10-1-000-000-4420.125 Mileage	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4420.126 Vehicle Supplies	0.00	25.00	-25.00	100.00	4.05	300.00	-98.65
Total Maintenance - Materials/Supplies	0.00	166.65	-166.65	666.60	179.76	2,000.00	-91.01
<b>Maintenance - Contracts</b>							
10-1-000-000-4430.000 Maint-Contracts-Gen	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.010 Garbage & Trash Cont	45.00	29.17	15.83	116.68	45.00	350.00	-87.14
10-1-000-000-4430.020 Heating&Cooling Cont	0.00	83.33	-83.33	333.32	0.00	1,000.00	-100.00
10-1-000-000-4430.030 Snow Removal Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.050 Landscape & Grds Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.060 Unit Turnaround Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.070 Electrical Contract	0.00	41.67	-41.67	166.68	0.00	500.00	-100.00
10-1-000-000-4430.080 Plumbing Contracts	0.00	20.83	-20.83	83.32	0.00	250.00	-100.00
10-1-000-000-4430.090 Extermination Cont	87.74	33.33	54.41	133.32	175.48	400.00	-56.13
10-1-000-000-4430.100 Janitorial Contracts	0.00	8.33	-8.33	33.32	0.00	100.00	-100.00
10-1-000-000-4430.110 Routine Maint Cont	0.00	20.83	-20.83	83.32	0.00	250.00	-100.00
10-1-000-000-4430.120 Other Misc Maint Cont	0.00	20.83	-20.83	83.32	0.00	250.00	-100.00
10-1-000-000-4430.126 Vehicle Maint Cont	0.00	20.83	-20.83	83.32	0.00	250.00	-100.00
10-1-000-000-4430.200 Copiers	0.00	12.50	-12.50	50.00	0.00	150.00	-100.00
10-1-000-000-4431.000 Trash Removal	0.00	0.00	0.00	0.00	0.00	0.00	
Total Maintenance - Contracts	132.74	291.65	-158.91	1,166.60	220.48	3,500.00	-93.70
<b>TOTAL MAINTENANCE EXPENSES</b>	<b>179.14</b>	<b>483.30</b>	<b>-304.16</b>	<b>1,933.20</b>	<b>497.68</b>	<b>5,800.00</b>	<b>-91.42</b>
<b><u>INSURANCE PREMIUMS EXPENSE</u></b>							
<b>Insurance Expense</b>							
10-1-000-000-4510.010 Property Insurance	82.92	85.42	-2.50	341.68	331.68	1,025.00	-67.64
10-1-000-000-4510.015 Equipment Insurance	10.40	10.83	-0.43	43.32	41.60	130.00	-68.00
10-1-000-000-4510.020 Liability Insurance	35.82	37.50	-1.68	150.00	143.28	450.00	-68.16
10-1-000-000-4510.025 PE & PO Insurance	278.50	283.33	-4.83	1,133.32	1,114.00	3,400.00	-67.24
10-1-000-000-4510.030 Work Comp Insurance	1,080.09	1,093.75	-13.66	4,375.00	4,320.36	13,125.00	-67.08
10-1-000-000-4510.035 Auto Insurance	41.93	43.33	-1.40	173.32	167.72	520.00	-67.75
10-1-000-000-4510.040 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Insurance Expense	1,529.66	1,554.16	-24.50	6,216.64	6,118.64	18,650.00	-67.19
<b>TOTAL INSURANCE PREMIUMS EXPENSE</b>	<b>1,529.66</b>	<b>1,554.16</b>	<b>-24.50</b>	<b>6,216.64</b>	<b>6,118.64</b>	<b>18,650.00</b>	<b>-67.19</b>



Date:  
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**Knox County Housing Authority**  
**INCOME STATEMENT - COCC**  
*July, 2020*

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
<b><u>TOTAL PROTECTIVE SERVICES EXPENSE</u></b>							
<b>Protective Services - Contract</b>							
10-1-000-000-4480.000 Protect Service	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4480.500 Security Contract	0.00	0.00	0.00	0.00	3,665.00	0.00	
Total Protective Services - Contract	0.00	0.00	0.00	0.00	3,665.00	0.00	
<b>TOTAL PROTECTIVE SERVICES EXPENSE</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>3,665.00</b>	<b>0.00</b>	
<b><u>GENERAL EXPENSES</u></b>							
<b>General Expenses</b>							
10-1-000-000-4530.000 Term Leave Pay	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4590.000 Other General	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4595.000 Compensated Absences	0.00	0.00	0.00	0.00	0.00	0.00	
Total General Expenses	0.00	0.00	0.00	0.00	0.00	0.00	
<b>TOTAL OTHER GENERAL EXPENSES</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
<b><u>INTEREST EXP &amp; AMORTIZATION COST</u></b>							
<b>Interest Expense</b>							
10-1-000-000-5230.100 Int on DSF Invest	0.00	0.00	0.00	0.00	0.00	0.00	
Total Interest Expense	0.00	0.00	0.00	0.00	0.00	0.00	
<b>TOTAL INTEREST EXP &amp; AMORT COST</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
<b>TOTAL OPERATING EXPENSE</b>	<b>81,556.20</b>	<b>52,274.96</b>	<b>29,281.24</b>	<b>209,099.84</b>	<b>218,002.83</b>	<b>627,300.00</b>	<b>-65.25</b>
<b>NET REVENUE/EXPENSE (GAIN/-LOSS)</b>	<b>29,097.46</b>	<b>-1,891.71</b>	<b>30,989.17</b>	<b>-7,566.84</b>	<b>8,006.71</b>	<b>-22,700.00</b>	<b>-135.27</b>
<b><u>MISCELLANEOUS EXPENSE</u></b>							
<b>Extraordinary &amp; Casualty Expense</b>							
10-1-000-000-4610.010 Extraordinary Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4610.020 Extraordinary Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4610.030 Extraordinary Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Extraordinary Expense	0.00	0.00	0.00	0.00	0.00	0.00	
Total Casualty Expense	0.00	0.00	0.00	0.00	0.00	0.00	
<b>Depreciation Expense</b>							
10-1-000-000-4800.000 Depreciation Exp COCC	45.00	50.00	-5.00	200.00	180.00	600.00	-70.00
Total Depreciation Expense	45.00	50.00	-5.00	200.00	180.00	600.00	-70.00
<b>TOTAL MISCELLANEOUS EXPENSES</b>	<b>45.00</b>	<b>50.00</b>	<b>-5.00</b>	<b>200.00</b>	<b>180.00</b>	<b>600.00</b>	<b>-70.00</b>
<b><u>OTHER FINANCING SOURCES (USES)</u></b>							
<b>Operating Transfers In/Out</b>							
10-1-000-000-6010.000 Prior Yr Adj-ARR	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-6020.000 Prior Yr Adj-NARR	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-7010.000 Prov Oper Reserve	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-9111.000 Operating Xfers - In	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-9111.100 Operating Xfers - Out	0.00	0.00	0.00	0.00	0.00	0.00	
Total Operating Transfers In/Out	0.00	0.00	0.00	0.00	0.00	0.00	
<b>TOTAL OTHER FINANCING SOURCES</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
<b>EXCESS REVENUE/EXPENSE GAIN/-LOSS</b>	<b>29,142.46</b>	<b>-1,841.71</b>	<b>30,984.17</b>	<b>-7,366.84</b>	<b>8,186.71</b>	<b>-22,100.00</b>	<b>-137.04</b>

Date:  
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**Knox County Housing Authority**  
**INCOME STATEMENT - AMP 1, Moon Towers**  
**July, 2020**

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
<b>REVENUE</b>							
pum	177.00	177.00	0.00	708.00	708.00	2,124.00	0.00
<b>TENANT REVENUE</b>							
<b>Tenant Rent Revenue</b>							
10-1-000-001-3110.000 Dwelling Rent	-30,364.00	-33,333.33	2,969.33	-133,333.32	-121,342.00	-400,000.00	-69.66
10-1-000-001-3111.000 Utility Allowance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Tenant Rent Revenue	-30,364.00	-33,333.33	2,969.33	-133,333.32	-121,342.00	-400,000.00	-69.66
<b>Tenant Revenue - Other</b>							
10-1-000-001-3120.000 Excess Utilities	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3130.000 Cable TV Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3190.000 Nondwell Rent	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3190.100 Beauty Shop Rent	0.00	-150.00	150.00	-600.00	0.00	-1,800.00	-100.00
10-1-000-001-3690.000 Other Income	75.00	-33.33	108.33	-133.32	-67.68	-400.00	-83.08
10-1-000-001-3690.100 Late Fees	0.00	-291.67	291.67	-1,166.68	25.00	-3,500.00	-100.71
10-1-000-001-3690.120 Violation Fees	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3690.130 Court Cost Fees	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3690.140 Returned Check Charge	0.00	-6.25	6.25	-25.00	0.00	-75.00	-100.00
10-1-000-001-3690.150 Laundry Income	-6,867.25	-833.33	-6,033.92	-3,333.32	-6,957.25	-10,000.00	-30.43
10-1-000-001-3690.160 Vending Machines Inc.	-172.69	-141.67	-31.02	-566.68	-600.11	-1,700.00	-64.70
10-1-000-001-3690.180 Labor	-162.25	-291.67	129.42	-1,166.68	-1,042.25	-3,500.00	-70.22
10-1-000-001-3690.200 Materials	-4.50	-100.00	95.50	-400.00	-43.50	-1,200.00	-96.38
10-1-000-001-3690.300 T.S. Income - Grants	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3690.500 Resid.Council Activ	0.00	0.00	0.00	0.00	0.00	0.00	
Total Tenant Revenue Other	-7,131.69	-1,847.92	-5,283.77	-7,391.68	-8,685.79	-22,175.00	-60.83
<b>TOTAL TENANT REVENUE</b>	<b>-37,495.69</b>	<b>-35,181.25</b>	<b>-2,314.44</b>	<b>-140,725.00</b>	<b>-130,027.79</b>	<b>-422,175.00</b>	<b>-69.20</b>
<b>OTHER REVENUE</b>							
<b>HUD PH Operating Subsidy</b>							
10-1-000-001-8020.000 Oper Sub - Curr Yr	-27,772.00	-33,156.25	5,384.25	-132,625.00	-141,623.00	-397,875.00	-64.41
Total HUD PH Operating Subsidy	-27,772.00	-33,156.25	5,384.25	-132,625.00	-141,623.00	-397,875.00	-64.41
<b>Other Grants &amp; Investment Income</b>							
10-1-000-001-3404.000 Revenue-other gov grants	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3610.000 Interest Income	-18.06	-870.83	852.77	-3,483.32	-506.71	-10,450.00	-95.15
Total Other Grants & Investment Income	-18.06	-870.83	852.77	-3,483.32	-506.71	-10,450.00	-95.15
<b>Other Revenue</b>							
10-1-000-001-3850.005 Income from Amps	-465.69	-458.33	-7.36	-1,833.32	-1,628.09	-5,500.00	-70.40
10-1-000-001-3850.010 Garbage & Trash Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3850.020 Heat & Cooling Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3850.030 Snow Removal Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3850.050 Landscape & Grds Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3850.070 Electrical Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3850.080 Plumbing Maint Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3850.100 Janitorial Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3850.110 Routine Maint Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3850.120 Other Mis Cont Inc.	0.00	0.00	0.00	0.00	0.00	0.00	
Total Other Revenue	-465.69	-458.33	-7.36	-1,833.32	-1,628.09	-5,500.00	-70.40
<b>TOTAL OTHER REVENUE</b>	<b>-28,255.75</b>	<b>-34,485.41</b>	<b>6,229.66</b>	<b>-137,941.64</b>	<b>-143,757.80</b>	<b>-413,825.00</b>	<b>-65.26</b>
<b>TOTAL REVENUE</b>	<b>-65,751.44</b>	<b>-69,666.66</b>	<b>3,915.22</b>	<b>-278,666.64</b>	<b>-273,785.59</b>	<b>-836,000.00</b>	<b>-67.25</b>
<b>EXPENSES</b>							



Date:  
Time:  
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**Knox County Housing Authority**  
**INCOME STATEMENT - AMP 1, Moon Towers**  
*July, 2020*

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
10-1-000-001-4170.000 Accounting Fee	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4190.000 Other Sundry	0.00	0.00	0.00	0.00	1,872.00	0.00	
10-1-000-001-4190.950 Background Verification	85.60	83.33	2.27	333.32	128.40	1,000.00	-87.16
Total Other Expense	85.60	83.33	2.27	333.32	425.40	1,000.00	-57.46
<b>TOTAL ADMINISTRATIVE EXPENSE</b>	<b>30,767.88</b>	<b>25,230.84</b>	<b>5,537.04</b>	<b>100,923.36</b>	<b>107,195.26</b>	<b>302,770.00</b>	<b>-64.60</b>
<b>TENANT SERVICES</b>							
<b>Tenant Services - Salaries &amp; Benefits</b>							
10-1-000-001-4210.000 Ten Services-Salary	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4210.500 Emp Benefit-TenSer	0.00	0.00	0.00	0.00	0.00	0.00	
Total Ten. Ser. - Salaries & Benefits	0.00	0.00	0.00	0.00	0.00	0.00	
<b>Tenant Services - Other</b>							
10-1-000-001-4220.000 Ten Ser-Incentives	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4220.050 Ten Ser-Cable/TV Exp	0.00	0.00	0.00	0.00	230.82	0.00	
10-1-000-001-4220.100 Ten Ser-Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4220.110 Ten Ser-Recreation	0.00	16.67	-16.67	66.68	0.00	200.00	-100.00
10-1-000-001-4220.120 Ten Ser-Education	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4220.130 Ten Ser-Phone	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4220.140 Ten Ser-Transportation	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4220.155 National Night Out	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4220.160 TenSer-Printing&Postage	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4220.161 Ten Serv-advertizing	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4220.171 Summer Prog Functions	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4220.172 Summer Prog Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4220.175 Garden Program Expense	0.00	25.00	-25.00	100.00	0.00	300.00	-100.00
10-1-000-001-4220.181 Winter Prog Functions	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4220.182 Winter Prog Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4220.192 GED Prog Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4220.200 Emergency Shelter	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4230.000 ChildCareContract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4230.174 Summer Prog Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4230.184 Winter Prog Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4230.194 GED Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4590.100 Cable TV Expense	0.00	0.00	0.00	0.00	0.00	0.00	
Total Tenant Services - Other	0.00	41.67	-41.67	166.68	230.82	500.00	-53.84
<b>TOTAL TENANT SERVICES EXPENSE</b>	<b>0.00</b>	<b>41.67</b>	<b>-41.67</b>	<b>166.68</b>	<b>230.82</b>	<b>500.00</b>	<b>-53.84</b>
<b>MAINTENANCE &amp; OPERATIONS EXPENSE</b>							
<b>Maintenance - Labor &amp; OT</b>							
10-1-000-001-4410.000 Maint - Labor	17,699.40	11,666.67	6,032.73	46,666.68	48,755.00	140,000.00	-65.18
10-1-000-001-4410.001 Comp Absences - Salaries	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4410.100 Maint Labor - OT	536.87	291.67	245.20	1,166.68	666.71	3,500.00	-80.95
10-1-000-001-4410.200 Maint Labor - Other Amps	105.54	0.00	105.54	0.00	281.44	0.00	
Total Maintenance - Labor & OT	18,341.81	11,958.34	6,383.47	47,833.36	49,703.15	143,500.00	-65.36
<b>Benefit Contributions - Maintenance</b>							
10-1-000-001-4410.500 Maint Emp Benefit	5,124.85	4,583.33	541.52	18,333.32	16,709.43	55,000.00	-69.62
10-1-000-001-4410.501 Maint Wellness Benefit	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4410.502 Comp Absences - Benefits	0.00	0.00	0.00	0.00	0.00	0.00	
Total Benefit Contributions - Maint.	5,124.85	4,583.33	541.52	18,333.32	16,709.43	55,000.00	-69.62
<b>Maintenance - Materials/Supplies</b>							
10-1-000-001-4420.010 Garbage&Trash Supp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4420.020 Heating&Cooling Supp	1,761.70	333.33	1,428.37	1,333.32	6,019.43	4,000.00	50.49

Date:  
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**Knox County Housing Authority**  
**INCOME STATEMENT - AMP 1, Moon Towers**  
**July, 2020**

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
10-1-000-001-4420.030 Snow Removal Supplies	0.00	16.67	-16.67	66.68	0.00	200.00	-100.00
10-1-000-001-4420.031 Gas for Snow Removal	0.00	4.17	-4.17	16.68	0.00	50.00	-100.00
10-1-000-001-4420.050 Landscape/Grounds Sup	418.87	50.00	368.87	200.00	454.87	600.00	-24.19
10-1-000-001-4420.051 Gasoline for Mowing	0.00	29.17	-29.17	116.68	69.46	350.00	-80.15
10-1-000-001-4420.070 Electrical Supplies	183.19	83.33	99.86	333.32	277.19	1,000.00	-72.28
10-1-000-001-4420.080 Plumbing Supplies	227.09	125.00	102.09	500.00	491.77	1,500.00	-67.22
10-1-000-001-4420.090 Extermination Supplies	308.73	125.00	183.73	500.00	1,108.73	1,500.00	-26.08
10-1-000-001-4420.100 Janitorial Supplies	354.20	375.00	-20.80	1,500.00	2,234.15	4,500.00	-50.35
10-1-000-001-4420.110 Routine Maint. Supplies	3,233.48	1,083.33	2,150.15	4,333.32	4,659.24	13,000.00	-64.16
10-1-000-001-4420.120 Other Misc Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4420.121 Laundry Equip Suppllies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4420.125 Mileage	0.00	20.83	-20.83	83.32	0.00	250.00	-100.00
10-1-000-001-4420.126 Vehicle Supplies	0.00	25.00	-25.00	100.00	200.56	300.00	-33.15
10-1-000-001-4420.130 Securty Supplies	0.00	250.00	-250.00	1,000.00	0.00	3,000.00	-100.00
Total Maintenance - Materials/Supplies	6,487.26	2,520.83	3,966.43	10,083.32	15,515.40	30,250.00	-48.71
<b>Maintenance - Contracts</b>							
10-1-000-001-4430.010 Garbage & Trash Con	391.90	416.67	-24.77	1,666.68	1,465.54	5,000.00	-70.69
10-1-000-001-4430.020 Heating & Cooling Cont	1,817.79	125.00	1,692.79	500.00	4,224.07	1,500.00	181.60
10-1-000-001-4430.030 Snow Removal Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4430.040 Elevator Maintenance	395.44	1,375.00	-979.56	5,500.00	4,507.60	16,500.00	-72.68
10-1-000-001-4430.050 Landscape & Grds Cont	1,645.00	62.50	1,582.50	250.00	2,641.29	750.00	252.17
10-1-000-001-4430.060 Unit Turnaround Con	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4430.070 Electrical Contracts	83.50	16.67	66.83	66.68	83.50	200.00	-58.25
10-1-000-001-4430.080 Plumbing Contracts	0.00	1,250.00	-1,250.00	5,000.00	439.25	15,000.00	-97.07
10-1-000-001-4430.090 Extermination Contracts	2,536.34	1,250.00	1,286.34	5,000.00	5,072.68	15,000.00	-66.18
10-1-000-001-4430.100 Janitorial Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4430.110 Routine Mainten Cont	-896.08	125.00	-1,021.08	500.00	4,830.41	1,500.00	222.03
10-1-000-001-4430.120 Other Misc Cont Cost	0.00	125.00	-125.00	500.00	0.00	1,500.00	-100.00
10-1-000-001-4430.121 Laundry Equip Contract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4430.126 Vehicle Maint Cont	0.00	83.33	-83.33	333.32	0.00	1,000.00	-100.00
Total Maintenance - Contracts	5,973.89	4,829.17	1,144.72	19,316.68	23,264.34	57,950.00	-59.85
<b>TOTAL MAINTENANCE EXPENSES</b>	<b>35,927.81</b>	<b>23,891.67</b>	<b>12,036.14</b>	<b>95,566.68</b>	<b>105,192.32</b>	<b>286,700.00</b>	<b>-63.31</b>
<b>UTILITIES EXPENSE</b>							
<b>Utilities Expense</b>							
10-1-000-001-4310.000 Water	1,304.84	1,083.33	221.51	4,333.32	3,818.54	13,000.00	-70.63
10-1-000-001-4315.000 Sewer	2,169.10	1,250.00	919.10	5,000.00	6,405.58	15,000.00	-57.30
10-1-000-001-4320.000 Electric	1,820.49	2,083.33	-262.84	8,333.32	4,008.07	25,000.00	-83.97
10-1-000-001-4330.000 Gas	1,596.24	4,583.33	-2,987.09	18,333.32	10,088.53	55,000.00	-81.66
10-1-000-001-4330.010 Refuse	0.00	0.00	0.00	0.00	0.00	0.00	
Total Utilities Expense	6,890.67	8,999.99	-2,109.32	35,999.96	24,320.72	108,000.00	-77.48
<b>TOTAL UTILITIES EXPENSE</b>	<b>6,890.67</b>	<b>8,999.99</b>	<b>-2,109.32</b>	<b>35,999.96</b>	<b>24,320.72</b>	<b>108,000.00</b>	<b>-77.48</b>
<b>TOTAL PROTECTIVE SERVICES EXPENSE</b>							
<b>Protective Services - Contract</b>							
10-1-000-001-4480.000 Police Contract	0.00	250.00	-250.00	1,000.00	0.00	3,000.00	-100.00
10-1-000-001-4480.100 ADT Contract	0.00	45.83	-45.83	183.32	202.24	550.00	-63.23
10-1-000-001-4480.500 Security Contract	0.00	416.67	-416.67	1,666.68	0.00	5,000.00	-100.00
Total Protective Services - Contract	0.00	712.50	-712.50	2,850.00	202.24	8,550.00	-97.63
<b>TOTAL PROTECTIVE SERVICES EXPENSE</b>	<b>0.00</b>	<b>712.50</b>	<b>-712.50</b>	<b>2,850.00</b>	<b>202.24</b>	<b>8,550.00</b>	<b>-97.63</b>
<b>INSURANCE PREMIUMS EXPENSE</b>							
<b>Insurance Expenses</b>							

Date:  
Time:  
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**Knox County Housing Authority**  
**INCOME STATEMENT - AMP 1, Moon Towers**  
**July, 2020**

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
10-1-000-001-4510.000 Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4510.010 Property	2,819.31	2,858.33	-39.02	11,433.32	11,277.24	34,300.00	-67.12
10-1-000-001-4510.015 Equipment Insurance	123.95	127.08	-3.13	508.32	495.80	1,525.00	-67.49
10-1-000-001-4510.020 Liability Insurance	427.08	433.33	-6.25	1,733.32	1,708.32	5,200.00	-67.15
10-1-000-001-4510.025 PE & PO Insurance	199.00	204.17	-5.17	816.68	796.00	2,450.00	-67.51
10-1-000-001-4510.030 Work Comp Insurance	671.28	683.33	-12.05	2,733.32	2,685.12	8,200.00	-67.25
10-1-000-001-4510.035 Auto Insurance	41.93	43.75	-1.82	175.00	167.72	525.00	-68.05
10-1-000-001-4510.040 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Insurance Expenses	4,282.55	4,349.99	-67.44	17,399.96	17,130.20	52,200.00	-67.18
<b>TOTAL INSURANCE PREMIUMS EXPENSE</b>	<b>4,282.55</b>	<b>4,349.99</b>	<b>-67.44</b>	<b>17,399.96</b>	<b>17,130.20</b>	<b>52,200.00</b>	<b>-67.18</b>
<b><u>GENERAL EXPENSES</u></b>							
<b>General Expenses</b>							
10-1-000-001-4530.000 Term Leave Pay	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4590.000 Other General	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4595.000 Compensated Absences	0.00	0.00	0.00	0.00	0.00	0.00	
Total General Expenses	0.00	0.00	0.00	0.00	0.00	0.00	
<b>Payment In Lieu Of Taxes - PILOT Tax</b>							
10-1-000-001-4520.000 Pay in lieu of Tax	2,347.33	2,433.33	-86.00	9,733.32	9,702.13	29,200.00	-66.77
Total Payment In Lieu Of Taxes - PILOT	2,347.33	2,433.33	-86.00	9,733.32	9,702.13	29,200.00	-66.77
<b>Bad Debt Write-Offs - Tenant Rents</b>							
10-1-000-001-4570.000 Collection Losses	-93.50	0.00	-93.50	0.00	63.78	0.00	
Total Bad Debt Write-Offs - Tenant Rents	-93.50	0.00	-93.50	0.00	63.78	0.00	
<b>TOTAL OTHER GENERAL EXPENSES</b>	<b>2,253.83</b>	<b>2,433.33</b>	<b>-179.50</b>	<b>9,733.32</b>	<b>9,765.91</b>	<b>29,200.00</b>	<b>-66.56</b>
<b><u>INTEREST EXP &amp; AMORTIZATION COST</u></b>							
<b>Interest Expense</b>							
10-1-000-001-5230.100 Int on DSF Invest	0.00	0.00	0.00	0.00	0.00	0.00	
Total Interest Expense	0.00	0.00	0.00	0.00	0.00	0.00	
<b>TOTAL INTEREST EXP &amp; AMORT COST</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
<b>TOTAL OPERATING EXPENSE</b>	<b>80,122.74</b>	<b>65,659.99</b>	<b>14,462.75</b>	<b>262,639.96</b>	<b>264,037.47</b>	<b>787,920.00</b>	<b>-66.49</b>
<b>NET (REVENUE)/EXPENSE</b>	<b>14,371.30</b>	<b>-4,006.67</b>	<b>18,377.97</b>	<b>-16,026.68</b>	<b>-9,748.12</b>	<b>-48,080.00</b>	<b>-79.73</b>
<b><u>MISCELLANEOUS EXPENSE</u></b>							
<b>Extraordinary Expense</b>							
10-1-000-001-4610.010 Extraordinary Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4610.020 Extraordinary Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4610.030 Extraordinary Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Extraordinary Expense	0.00	0.00	0.00	0.00	0.00	0.00	
<b>Casualty Losses - Non-capitalized</b>							
10-1-000-001-4620.010 Casualty Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4620.020 Casualty Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4620.030 Casualty Contract Costs	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4620.040 Insur Proceeds	0.00	0.00	0.00	0.00	0.00	0.00	
Total Casualty Losses - Non-capitalized	0.00	0.00	0.00	0.00	0.00	0.00	
<b>Depreciation Expense</b>							
10-1-000-001-4800.000 Depreciation Exp MT	14,500.00	29,583.33	-15,083.33	118,333.32	58,000.00	355,000.00	-83.66
Total Depreciation Expense	14,500.00	29,583.33	-15,083.33	118,333.32	58,000.00	355,000.00	-83.66
<b>TOTAL MISCELLANEOUS EXPENSES</b>	<b>14,500.00</b>	<b>29,583.33</b>	<b>-15,083.33</b>	<b>118,333.32</b>	<b>58,000.00</b>	<b>355,000.00</b>	<b>-83.66</b>

Date:  
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**Knox County Housing Authority**  
**INCOME STATEMENT - AMP 1, Moon Towers**  
*July, 2020*

	<u>Monthly Amt</u>	<u>Monthly Budget</u>	<u>Variance</u>	<u>YTD Budget</u>	<u>Current YTD</u>	<u>Budget</u>	<u>Variance %</u>
<b>TOTAL EXPENSES</b>	<b>28,871.30</b>	<b>25,576.66</b>	<b>3,294.64</b>	<b>102,306.64</b>	<b>48,251.88</b>	<b>306,920.00</b>	<b>-84.28</b>
<b><u>OTHER FINANCING SOURCES (USES)</u></b>							
<b>Prior Period Adjustment</b>							
10-1-000-001-6010.000 Prior Yr Adj-ARR	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-6020.000 Prior Yr Adj-NARR	0.00	0.00	0.00	0.00	0.00	0.00	
Total Prior Period Adjustment	0.00	0.00	0.00	0.00	0.00	0.00	
<b>Operating Transfers In/Out</b>							
10-1-000-001-7010.000 Prov Oper Reserve	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-9111.000 Operating Xfers - In	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-9111.100 Operating Xfers - Out	0.00	0.00	0.00	0.00	0.00	0.00	
Total Operating Transfers In/Out	0.00	0.00	0.00	0.00	0.00	0.00	
<b>TOTAL OTHER FINANCING SOURCES (USES)</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
<b>EXCESS (REVENUE)/EXPENSE</b>	<b>28,871.30</b>	<b>25,576.66</b>	<b>3,294.64</b>	<b>102,306.64</b>	<b>48,251.88</b>	<b>306,920.00</b>	<b>-84.28</b>

Date:  
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**Knox County Housing Authority**  
**INCOME STATEMENT - AMP 2, Family Sites**  
*July, 2020*

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
<b>REVENUE</b>							
pum	196.00	196.00	0.00	784.00	784.00	2,352.00	0.00
<b>TENANT REVENUE</b>							
<b>Tenant Rent Revenue</b>							
10-1-000-002-3110.000 Dwelling Rent	-17,064.00	-16,666.67	-397.33	-66,666.68	-71,343.50	-200,000.00	-64.33
10-1-000-002-3111.000 Utility Allowance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Tenant Rent Revenue	-17,064.00	-16,666.67	-397.33	-66,666.68	-71,343.50	-200,000.00	-64.33
<b>Tenant Revenue - Other</b>							
10-1-000-002-3190.000 Nondwell Rent	0.00	0.00	0.00	0.00	-50.50	0.00	
10-1-000-002-3690.000 Other Income	-286.01	-166.67	-119.34	-666.68	-801.37	-2,000.00	-59.93
10-1-000-002-3690.100 Late Fees	0.00	-833.33	833.33	-3,333.32	0.00	-10,000.00	-100.00
10-1-000-002-3690.120 Violation Fees	-700.00	-416.67	-283.33	-1,666.68	-1,150.00	-5,000.00	-77.00
10-1-000-002-3690.130 Court Cost Fees	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3690.140 Returned Check Charge	0.00	-6.25	6.25	-25.00	0.00	-75.00	-100.00
10-1-000-002-3690.180 Labor	-1,329.50	-1,333.33	3.83	-5,333.32	-4,067.00	-16,000.00	-74.58
10-1-000-002-3690.200 Materials	-278.55	-583.33	304.78	-2,333.32	-1,046.10	-7,000.00	-85.06
10-1-000-002-3690.300 T.S. Income - Grants	0.00	0.00	0.00	0.00	0.00	0.00	
Total Tenant Revenue Other	-2,594.06	-3,339.58	745.52	-13,358.32	-7,114.97	-40,075.00	-82.25
<b>TOTAL TENANT REVENUE</b>	<b>-19,658.06</b>	<b>-20,006.25</b>	<b>348.19</b>	<b>-80,025.00</b>	<b>-78,458.47</b>	<b>-240,075.00</b>	<b>-67.32</b>
<b>OTHER REVENUE</b>							
<b>HUD PH Operating Subsidy</b>							
10-1-000-002-8020.000 Oper Sub - Curr Yr	-57,414.00	-68,566.75	11,152.75	-274,267.00	-304,976.00	-822,801.00	-62.93
Total HUD PH Operating Subsidy	-57,414.00	-68,566.75	11,152.75	-274,267.00	-304,976.00	-822,801.00	-62.93
<b>Other Grants &amp; Investment Income</b>							
10-1-000-002-3404.000 Revenue-other gov grants	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3404.010 Other Inc - Operations	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3610.000 Interest Income	-18.30	-583.33	565.03	-2,333.32	-372.91	-7,000.00	-94.67
Total Other Grants & Investment Income	-18.30	-583.33	565.03	-2,333.32	-372.91	-7,000.00	-94.67
<b>Other Revenue</b>							
10-1-000-002-3195.000 Day Care Income	-125.00	-125.00	0.00	-500.00	-500.00	-1,500.00	-66.67
10-1-000-002-3850.005 Income from Amps	-105.54	-250.00	144.46	-1,000.00	-709.44	-3,000.00	-76.35
10-1-000-002-3850.010 Garbage & Trash Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3850.020 Heating & Cooling Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3850.030 Snow Removal Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3850.040 Elevator Main Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3850.050 Landscape&Grds Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3850.060 Unit Turnaround Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3850.070 Electrical Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3850.080 Plumbing Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3850.100 Janitorial Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3850.110 Routine Main Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3850.120 Other Misc Inc	0.00	0.00	0.00	0.00	0.00	0.00	
Total Other Revenue	-230.54	-375.00	144.46	-1,500.00	-1,209.44	-4,500.00	-73.12
<b>TOTAL OTHER REVENUE</b>	<b>-57,662.84</b>	<b>-69,525.08</b>	<b>11,862.24</b>	<b>-278,100.32</b>	<b>-306,558.35</b>	<b>-834,301.00</b>	<b>-63.26</b>
<b>TOTAL REVENUE</b>	<b>-77,320.90</b>	<b>-89,531.33</b>	<b>12,210.43</b>	<b>-358,125.32</b>	<b>-385,016.82</b>	<b>-1,074,376.00</b>	<b>-64.16</b>



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**Knox County Housing Authority**  
**INCOME STATEMENT - AMP 2, Family Sites**  
*July, 2020*

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
<b>EXPENSES</b>							
<b>ADMINISTRATIVE</b>							
<b>Administrative Salaries &amp; Benefits</b>							
10-1-000-002-4110.000 Admin Salaries	12,172.50	9,000.00	3,172.50	36,000.00	33,900.00	108,000.00	-68.61
10-1-000-002-4110.001 Salaries Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4110.200 Admin - Other Amps	0.00	625.00	-625.00	2,500.00	0.00	7,500.00	-100.00
Total Administrative Salaries & Benefits	12,172.50	9,625.00	2,547.50	38,500.00	33,900.00	115,500.00	-70.65
<b>Benefit Contributions - Administrative</b>							
10-1-000-002-4110.500 Emp Benefit - Admin	4,696.36	4,500.00	196.36	18,000.00	15,512.85	54,000.00	-71.27
10-1-000-002-4110.501 Wellness Benefit-Admin	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4110.502 Benefit - Comp Absence	0.00	0.00	0.00	0.00	0.00	0.00	
Total Benefit Contributions - Admin	4,696.36	4,500.00	196.36	18,000.00	15,512.85	54,000.00	-71.27
<b>Fee Expenses</b>							
10-1-000-002-4120.100 Management Fee Exp	14,106.37	14,326.00	-219.63	57,304.00	56,133.12	171,912.00	-67.35
10-1-000-002-4120.200 Asset Mgt Fee Exp	1,960.00	1,960.00	0.00	7,840.00	7,840.00	23,520.00	-66.67
10-1-000-002-4120.300 Bookkeeping Fee Exp	1,447.50	1,470.00	-22.50	5,880.00	5,760.00	17,640.00	-67.35
10-1-000-002-4120.400 Fee for Service Exp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4120.500 Other Fee Exp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4171.000 Audit Fee	0.00	0.00	0.00	0.00	0.00	0.00	
Total Fee Expenses	17,513.87	17,756.00	-242.13	71,024.00	69,733.12	213,072.00	-67.27
<b>Advertising &amp; Marketing</b>							
10-1-000-002-4190.650 Advertising	0.00	0.00	0.00	0.00	0.00	0.00	
Total Advertising & Marketing	0.00	0.00	0.00	0.00	0.00	0.00	
<b>Office Expense</b>							
10-1-000-002-4140.000 Training - Staff	0.00	833.33	-833.33	3,333.32	2,100.00	10,000.00	-79.00
10-1-000-002-4180.000 Telephone	154.63	333.33	-178.70	1,333.32	869.93	4,000.00	-78.25
10-1-000-002-4190.100 Postage	133.15	166.67	-33.52	666.68	682.65	2,000.00	-65.87
10-1-000-002-4190.200 Office Supplies	0.00	75.00	-75.00	300.00	-1.38	900.00	-100.15
10-1-000-002-4190.300 Paper Supplies	0.00	83.33	-83.33	333.32	179.68	1,000.00	-82.03
10-1-000-002-4190.400 Printing/printers	0.00	41.67	-41.67	166.68	0.00	500.00	-100.00
10-1-000-002-4190.401 Printing Supplies	0.00	100.00	-100.00	400.00	272.68	1,200.00	-77.28
10-1-000-002-4190.500 Printer/Copier Supp-Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4190.550 Computers	0.00	83.33	-83.33	333.32	257.00	1,000.00	-74.30
10-1-000-002-4190.600 Publications	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4190.700 Member Dues/Fees	73.52	125.00	-51.48	500.00	220.56	1,500.00	-85.30
10-1-000-002-4190.800 Internet Services	432.91	8,750.00	-8,317.09	35,000.00	1,622.25	105,000.00	-98.46
10-1-000-002-4190.850 IT Support	0.00	125.00	-125.00	500.00	112.50	1,500.00	-92.50
Total Office Expense	794.21	10,716.66	-9,922.45	42,866.64	6,315.87	128,600.00	-95.09
<b>Legal Expense</b>							
10-1-000-002-4130.000 Legal Expense	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4190.900 Court Costs	0.00	0.00	0.00	0.00	0.00	0.00	
Total Legal Expense	0.00	0.00	0.00	0.00	0.00	0.00	
<b>Travel Expense</b>							
10-1-000-002-4150.000 Travel - Staff	0.00	83.33	-83.33	333.32	0.00	1,000.00	-100.00
10-1-000-002-4150.010 Travel - Commissioners	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4150.100 Mileage - Admin	0.00	0.00	0.00	0.00	0.00	0.00	
Total Travel Expense	0.00	83.33	-83.33	333.32	0.00	1,000.00	-100.00

Date:  
Time:  
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**Knox County Housing Authority**  
**INCOME STATEMENT - AMP 2, Family Sites**  
*July, 2020*

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
<b>Other Expense</b>							
10-1-000-002-4120.400 Fee for Service Exp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4120.500 Other Fee Exp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4140.010 Training-Commissioners	0.00	0.00	0.00	0.00	-2,100.00	0.00	
10-1-000-002-4160.000 Consulting Services	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4160.500 Translating/Interp Serv.	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4170.000 Accounting Fee	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4190.000 Other Sundry	0.00	0.00	0.00	0.00	2,808.00	0.00	
10-1-000-002-4190.950 Background Verification	0.00	83.33	-83.33	333.32	32.10	1,000.00	-96.79
Total Other Expense	0.00	83.33	-83.33	333.32	740.10	1,000.00	-25.99
<b>TOTAL OPERATING EXPENSE - Admin</b>	<b>35,176.94</b>	<b>42,764.32</b>	<b>-7,587.38</b>	<b>171,057.28</b>	<b>126,201.94</b>	<b>513,172.00</b>	<b>-75.41</b>
<b>TENANT SERVICES</b>							
<b>Tenant Services - Salaries &amp; Benefits</b>							
10-1-000-002-4210.000 Ten Services-Salary	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4210.500 Emp Benefit-TenSer	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4215.000 T.S.- Part Time Pay	0.00	208.33	-208.33	833.32	0.00	2,500.00	-100.00
10-1-000-002-4215.500 T.S. - Part Time Benefits	0.00	25.00	-25.00	100.00	0.00	300.00	-100.00
Total Ten. Ser. - Salaries & Benefits	0.00	233.33	-233.33	933.32	0.00	2,800.00	-100.00
<b>Tenant Services - Other</b>							
10-1-000-002-4220.000 Ten Ser-Incentives	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4220.100 Ten Ser-Supplies	0.00	83.33	-83.33	333.32	0.00	1,000.00	-100.00
10-1-000-002-4220.110 Ten Ser-Recreation	0.00	25.00	-25.00	100.00	0.00	300.00	-100.00
10-1-000-002-4220.120 Ten Ser-Education	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4220.125 Ten Ser-Other	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4220.130 Ten Ser-Phone	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4220.140 Ten Ser-Transportation	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4220.150 Ten Ser-Boat Regatta	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4220.155 National Night Out	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4220.156 Bike Repair	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4220.160 TenSer-Printing&Postage	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4220.161 Ten Serv-advertizing	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4220.170 After School Prog Exp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4220.171 Summer Prog-Functions	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4220.172 Summer Prog-Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4220.173 T.S - Fingerprinting	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4220.175 Garden Program Expense	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4220.181 Winter Prog Functions	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4220.182 Winter Prog Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4220.192 GED Prog Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4220.200 Emergency Shelter	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4230.000 Child Care Contract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4230.174 Summer Prog Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4230.184 Winter Prog Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4230.194 GED Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4230.195 GED Testing	0.00	0.00	0.00	0.00	0.00	0.00	
Total Tenant Services - Other	0.00	108.33	-108.33	433.32	0.00	1,300.00	-100.00
<b>TOTAL TENANT SERVICES EXPENSE</b>	<b>0.00</b>	<b>341.66</b>	<b>-341.66</b>	<b>1,366.64</b>	<b>0.00</b>	<b>4,100.00</b>	<b>-100.00</b>
<b>MAINTENANCE &amp; OPERATIONS EXPENSE</b>							
<b>Maintenance - Labor &amp; OT</b>							

Date:  
Time:  
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**Knox County Housing Authority**  
**INCOME STATEMENT - AMP 2, Family Sites**  
**July, 2020**

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
10-1-000-002-4410.000 Maint - Labor	39,718.70	22,916.67	16,802.03	91,666.68	92,747.34	275,000.00	-66.27
10-1-000-002-4410.001 Comp Absences - Salaries	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4410.100 Maint Labor - OT	712.11	333.33	378.78	1,333.32	712.11	4,000.00	-82.20
10-1-000-002-4410.200 Maint Labor - Other Amps	0.00	0.00	0.00	0.00	428.00	0.00	
10-1-000-002-4410.300 Maint Labor - Seasonal	0.00	0.00	0.00	0.00	1,846.40	0.00	
<b>Total Maintenance - Labor &amp; OT</b>	<b>40,430.81</b>	<b>23,250.00</b>	<b>17,180.81</b>	<b>93,000.00</b>	<b>95,733.85</b>	<b>279,000.00</b>	<b>-65.69</b>
<b>Benefit Contributions - Maintenance</b>							
10-1-000-002-4410.500 Emp Benefit - Maint	12,147.38	9,479.17	2,668.21	37,916.68	32,755.33	113,750.00	-71.20
10-1-000-002-4410.501 Maint Wellness Benefit	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4410.502 Comp Absences - Benefits	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4410.503 Emp Benefit - Seasonal	0.00	0.00	0.00	0.00	581.83	0.00	
<b>Total Benefit Contributions - Maint.</b>	<b>12,147.38</b>	<b>9,479.17</b>	<b>2,668.21</b>	<b>37,916.68</b>	<b>33,337.16</b>	<b>113,750.00</b>	<b>-70.69</b>
<b>Maintenance - Materials/Supplies</b>							
10-1-000-002-4420.010 Garbage&Trash Supp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4420.020 Heating&Cooling Supp	526.19	208.33	317.86	833.32	1,297.96	2,500.00	-48.08
10-1-000-002-4420.030 Snow Removal Supplies	0.00	16.67	-16.67	66.68	0.00	200.00	-100.00
10-1-000-002-4420.031 Gas for Snow Removal	0.00	16.67	-16.67	66.68	0.00	200.00	-100.00
10-1-000-002-4420.040 Roofing Contract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4420.050 Landscape/Grounds Sup	13.98	116.67	-102.69	466.68	1,188.10	1,400.00	-15.14
10-1-000-002-4420.051 Gasoline for mowing	0.00	70.83	-70.83	283.32	45.85	850.00	-94.61
10-1-000-002-4420.070 Electrical Supplies	813.08	416.67	396.41	1,666.68	1,205.81	5,000.00	-75.88
10-1-000-002-4420.080 Plumbing Supplies	645.41	416.67	228.74	1,666.68	1,286.57	5,000.00	-74.27
10-1-000-002-4420.090 Extermination Supplies	80.90	125.00	-44.10	500.00	556.85	1,500.00	-62.88
10-1-000-002-4420.100 Janitorial Supplies	241.17	166.67	74.50	666.68	1,290.10	2,000.00	-35.50
10-1-000-002-4420.110 Routine Maint. Supplies	4,116.52	2,083.33	2,033.19	8,333.32	9,383.60	25,000.00	-62.47
10-1-000-002-4420.120 Other Misc. Supplies	0.00	12.50	-12.50	50.00	0.00	150.00	-100.00
10-1-000-002-4420.125 Mileage	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4420.126 Vehicle Supplies	0.00	375.00	-375.00	1,500.00	855.77	4,500.00	-80.98
10-1-000-002-4420.130 Security Supplies	0.00	125.00	-125.00	500.00	0.00	1,500.00	-100.00
<b>Total Maintenance - Materials/Supplies</b>	<b>6,437.25</b>	<b>4,150.01</b>	<b>2,287.24</b>	<b>16,600.04</b>	<b>17,110.61</b>	<b>49,800.00</b>	<b>-65.64</b>
<b>Maintenance - Contracts</b>							
10-1-000-002-4430.010 Garbage&Trash Cont	276.31	250.00	26.31	1,000.00	502.91	3,000.00	-83.24
10-1-000-002-4430.020 Heating&Cooling Cont	1,284.03	208.33	1,075.70	833.32	3,289.60	2,500.00	31.58
10-1-000-002-4430.030 Snow Removal Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4430.050 Landscape & Grds Cont	0.00	166.67	-166.67	666.68	0.00	2,000.00	-100.00
10-1-000-002-4430.060 Unit Turnaround Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4430.070 Electrical Contracts	0.00	29.17	-29.17	116.68	0.00	350.00	-100.00
10-1-000-002-4430.080 Plumbing Contracts	0.00	833.33	-833.33	3,333.32	2,947.87	10,000.00	-70.52
10-1-000-002-4430.090 Extermination Contracts	350.00	833.33	-483.33	3,333.32	1,919.80	10,000.00	-80.80
10-1-000-002-4430.100 Reg Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4430.110 Routine Maint Contr	0.00	250.00	-250.00	1,000.00	262.50	3,000.00	-91.25
10-1-000-002-4430.120 Other Misc Cont Cost	0.00	0.00	0.00	0.00	4,100.00	0.00	
10-1-000-002-4430.126 Vehicle Maint Cont	50.00	250.00	-200.00	1,000.00	458.07	3,000.00	-84.73
10-1-000-002-4431.000 Trash Removal	0.00	0.00	0.00	0.00	0.00	0.00	
<b>Total Maintenance - Contracts</b>	<b>1,960.34</b>	<b>2,820.83</b>	<b>-860.49</b>	<b>11,283.32</b>	<b>13,480.75</b>	<b>33,850.00</b>	<b>-60.18</b>
<b>TOTAL MAINTENANCE EXPENSES</b>	<b>60,975.78</b>	<b>39,700.01</b>	<b>21,275.77</b>	<b>158,800.04</b>	<b>159,662.37</b>	<b>476,400.00</b>	<b>-66.49</b>
<b>UTILITIES EXPENSE</b>							
<b>Utilities Expense</b>							
10-1-000-002-4310.000 Water	137.40	183.33	-45.93	733.32	131.55	2,200.00	-94.02



Date:  
Time:  
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**Knox County Housing Authority**  
**INCOME STATEMENT - AMP 2, Family Sites**  
*July, 2020*

	<u>Monthly Amt</u>	<u>Monthly Budget</u>	<u>Variance</u>	<u>YTD Budget</u>	<u>Current YTD</u>	<u>Budget</u>	<u>Variance %</u>
<b>TOTAL OPERATING EXPENSE</b>	<b>102,311.45</b>	<b>93,888.74</b>	<b>8,422.71</b>	<b>375,554.96</b>	<b>305,365.59</b>	<b>1,126,665.00</b>	<b>-72.90</b>
<b>NET (REVENUE)/EXPENSE</b>	<b>24,990.55</b>	<b>4,357.41</b>	<b>20,633.14</b>	<b>17,429.64</b>	<b>-79,651.23</b>	<b>52,289.00</b>	<b>-252.33</b>
<b><u>MISCELLANEOUS EXPENSE</u></b>							
<b>Extraordinary Expense</b>							
10-1-000-002-4610.010 Extraordinary Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4610.020 Extraordinary Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4610.030 Extraordinary Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Extraordinary Expense	0.00	0.00	0.00	0.00	0.00	0.00	
<b>Casualty Losses - Non-capitalized</b>							
10-1-000-002-4620.010 Casualty Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4620.020 Casualty Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4620.030 Casualty Contract Costs	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4620.040 Insur Proceeds	0.00	0.00	0.00	0.00	0.00	0.00	
Total Casualty Losses - Non-capitalized	0.00	0.00	0.00	0.00	0.00	0.00	
<b>Depreciation Expense</b>							
10-1-000-002-4800.000 Depreciation Exp Fam	29,000.00	35,416.67	-6,416.67	141,666.68	116,000.00	425,000.00	-72.71
Total Depreciation Expense	29,000.00	35,416.67	-6,416.67	141,666.68	116,000.00	425,000.00	-72.71
<b>TOTAL MISCELLANEOUS EXPENSES</b>	<b>29,000.00</b>	<b>35,416.67</b>	<b>-6,416.67</b>	<b>141,666.68</b>	<b>116,000.00</b>	<b>425,000.00</b>	<b>-72.71</b>
<b>TOTAL EXPENSES</b>	<b>53,990.55</b>	<b>39,774.08</b>	<b>14,216.47</b>	<b>159,096.32</b>	<b>36,348.77</b>	<b>477,289.00</b>	<b>-92.38</b>
<b><u>OTHER FINANCING SOURCES (USES)</u></b>							
<b>Prior Period Adjustment</b>							
10-1-000-002-6010.000 Prior Yr Adj-ARR	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-6020.000 Prior Yr Adj-NARR	0.00	0.00	0.00	0.00	0.00	0.00	
Total Prior Period Adjustment	0.00	0.00	0.00	0.00	0.00	0.00	
<b>Operating Transfers In/Out</b>							
10-1-000-002-7010.000 Prov Oper Reserve	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-9111.000 Operating Xfers - In	0.00	-16,666.67	16,666.67	-66,666.68	0.00	-200,000.00	-100.00
10-1-000-002-9111.100 Operating Xfers - Out	0.00	0.00	0.00	0.00	0.00	0.00	
Total Operating Transfers In/Out	0.00	-16,666.67	16,666.67	-66,666.68	0.00	-200,000.00	-100.00
<b>TOTAL OTHER FINANCING SOURCES (USES)</b>	<b>0.00</b>	<b>-16,666.67</b>	<b>16,666.67</b>	<b>-66,666.68</b>	<b>0.00</b>	<b>-200,000.00</b>	<b>-100.00</b>
<b>EXCESS (REVENUE)/EXPENSE</b>	<b>53,990.55</b>	<b>23,107.41</b>	<b>30,883.14</b>	<b>92,429.64</b>	<b>36,348.77</b>	<b>277,289.00</b>	<b>-86.89</b>

Date:  
Time:  
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**Knox County Housing Authority**  
**INCOME STATEMENT - AMP 3, Bluebell**  
*July, 2020*

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
<b>REVENUE</b>							
pum	51.00	51.00	0.00	204.00	204.00	612.00	0.00
<b>TENANT REVENUE</b>							
<b>Tenant Rent Revenue</b>							
10-1-000-006-3110.000 Dwelling Rent	-14,070.00	-14,583.33	513.33	-58,333.32	-54,410.00	-175,000.00	-68.91
10-1-000-006-3111.000 Utility Allowance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Tenant Rent Revenue	-14,070.00	-14,583.33	513.33	-58,333.32	-54,410.00	-175,000.00	-68.91
<b>Tenant Revenue - Other</b>							
10-1-000-006-3120.000 Excess Utilities	-25.00	-4.17	-20.83	-16.68	-50.00	-50.00	0.00
10-1-000-006-3190.000 Nondwell Rent	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3690.000 Other Income	0.00	-16.67	16.67	-66.68	0.00	-200.00	-100.00
10-1-000-006-3690.100 Late Fees	0.00	-14.58	14.58	-58.32	0.00	-175.00	-100.00
10-1-000-006-3690.120 Violation Fees	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3690.140 Returned Check Charge	0.00	-4.17	4.17	-16.68	0.00	-50.00	-100.00
10-1-000-006-3690.150 Laundry Income	0.00	-500.00	500.00	-2,000.00	-90.00	-6,000.00	-98.50
10-1-000-006-3690.160 Vending Machine Inc	0.00	-20.83	20.83	-83.32	-45.26	-250.00	-81.90
10-1-000-006-3690.180 Labor	0.00	-41.67	41.67	-166.68	0.00	-500.00	-100.00
10-1-000-006-3690.200 Materials	0.00	-8.33	8.33	-33.32	0.00	-100.00	-100.00
Total Tenant Revenue Other	-25.00	-610.42	585.42	-2,441.68	-185.26	-7,325.00	-97.47
<b>TOTAL TENANT REVENUE</b>	<b>-14,095.00</b>	<b>-15,193.75</b>	<b>1,098.75</b>	<b>-60,775.00</b>	<b>-54,595.26</b>	<b>-182,325.00</b>	<b>-70.06</b>
<b>OTHER REVENUE</b>							
<b>HUD/Other Grants &amp; Investment Income</b>							
10-1-000-006-3404.000 Revenue-other gov grants	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3404.010 Other Inc - Operations	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3610.000 Interest Income	-6.37	-191.67	185.30	-766.68	-174.15	-2,300.00	-92.43
10-1-000-006-8020.000 Oper Sub - Curr Yr	-4,198.00	-5,012.67	814.67	-20,050.68	-22,755.00	-60,152.00	-62.17
Total HUD/Other Grants & Invest Income	-4,204.37	-5,204.34	999.97	-20,817.36	-22,929.15	-62,452.00	-63.29
<b>Other Revenue</b>							
10-1-000-006-3850.000 Inspection(s) Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.005 Income from Amps	0.00	-20.83	20.83	-83.32	0.00	-250.00	-100.00
10-1-000-006-3850.010 Garbage&Trash Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.020 Htg & Cooling Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.030 Snow Removal Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.040 Elevator Maint Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.050 Landscape&Grds Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.060 Unit Turnaround Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.070 Electric Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.080 Plumbing Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.090 Exterminator Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.100 Janitorial Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.110 Routine Main. Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.120 Other Misc Inc	0.00	0.00	0.00	0.00	0.00	0.00	
Total Other Revenue	0.00	-20.83	20.83	-83.32	0.00	-250.00	-100.00
<b>TOTAL OTHER REVENUE</b>	<b>-4,204.37</b>	<b>-5,225.17</b>	<b>1,020.80</b>	<b>-20,900.68</b>	<b>-22,929.15</b>	<b>-62,702.00</b>	<b>-63.43</b>
<b>TOTAL REVENUE</b>	<b>-18,299.37</b>	<b>-20,418.92</b>	<b>2,119.55</b>	<b>-81,675.68</b>	<b>-77,524.41</b>	<b>-245,027.00</b>	<b>-68.36</b>

**EXPENSES**



Date:  
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**Knox County Housing Authority**  
**INCOME STATEMENT - AMP 3, Bluebell**  
**July, 2020**

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
10-1-000-006-4160.500 Translating/Interp Serv.	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4170.000 Accounting Fee	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4190.000 Other Sundry	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4190.950 Background Verification	0.00	12.50	-12.50	50.00	21.40	150.00	-85.73
Total Other Expense	0.00	12.50	-12.50	50.00	-503.60	150.00	-435.73
<b>TOTAL OPERATING EXPENSE - Admin</b>	<b>7,228.52</b>	<b>8,116.41</b>	<b>-887.89</b>	<b>32,465.64</b>	<b>26,330.25</b>	<b>97,397.00</b>	<b>-72.97</b>
<b><u>TENANT SERVICES</u></b>							
<b>Tenant Services - Other</b>							
10-1-000-006-4220.100 Ten Ser-Supplies	0.00	20.83	-20.83	83.32	0.00	250.00	-100.00
10-1-000-006-4220.110 Ten Ser-Recreation	0.00	20.83	-20.83	83.32	0.00	250.00	-100.00
Total Tenant Services - Other	0.00	41.66	-41.66	166.64	0.00	500.00	-100.00
<b>TOTAL TENANT SERVICES EXPENSE</b>	<b>0.00</b>	<b>41.66</b>	<b>-41.66</b>	<b>166.64</b>	<b>0.00</b>	<b>500.00</b>	<b>-100.00</b>
<b><u>MAINTENANCE &amp; OPERATIONS EXPENSE</u></b>							
<b>Maintenance - Labor &amp; OT</b>							
10-1-000-006-4410.000 Maint - Labor	5,342.10	3,083.33	2,258.77	12,333.32	13,665.30	37,000.00	-63.07
10-1-000-006-4410.001 Comp Absences - Salaries	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4410.100 Maint Labor - OT	104.04	83.33	20.71	333.32	104.04	1,000.00	-89.60
10-1-000-006-4410.200 Maint Labor - Other Amps	125.28	0.00	125.28	0.00	519.68	0.00	
Total Maintenance - Labor & OT	5,571.42	3,166.66	2,404.76	12,666.64	14,289.02	38,000.00	-62.40
<b>Benefit Contributions - Maintenance</b>							
10-1-000-006-4410.500 Maint Emp Benefit	1,245.65	750.00	495.65	3,000.00	3,159.18	9,000.00	-64.90
10-1-000-006-4410.501 Maint Wellness Benefit	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4410.502 Comp Absences - Benefits	0.00	0.00	0.00	0.00	0.00	0.00	
Total Benefit Contributions - Maint.	1,245.65	750.00	495.65	3,000.00	3,159.18	9,000.00	-64.90
<b>Maintenance - Materials/Supplies</b>							
10-1-000-006-4420.010 Garbage&Trash Supp	0.00	12.50	-12.50	50.00	0.00	150.00	-100.00
10-1-000-006-4420.020 Heating&Cooling Supp	0.00	125.00	-125.00	500.00	1,037.04	1,500.00	-30.86
10-1-000-006-4420.030 Snow Removal Supplies	0.00	12.50	-12.50	50.00	0.00	150.00	-100.00
10-1-000-006-4420.031 Gas for Snow Removal	0.00	4.17	-4.17	16.68	0.00	50.00	-100.00
10-1-000-006-4420.050 Landscape/Grounds Sup	56.98	50.00	6.98	200.00	56.98	600.00	-90.50
10-1-000-006-4420.051 Gasoline for mowing	0.00	16.67	-16.67	66.68	19.76	200.00	-90.12
10-1-000-006-4420.070 Electrical Supplies	0.53	29.17	-28.64	116.68	41.91	350.00	-88.03
10-1-000-006-4420.080 Plumbing Supplies	18.18	70.83	-52.65	283.32	332.58	850.00	-60.87
10-1-000-006-4420.090 Extermination Supplies	0.00	20.83	-20.83	83.32	0.00	250.00	-100.00
10-1-000-006-4420.100 Janitorial Supplies	19.99	125.00	-105.01	500.00	435.83	1,500.00	-70.94
10-1-000-006-4420.110 Routine Maint.Supplies	1,833.24	458.33	1,374.91	1,833.32	4,709.32	5,500.00	-14.38
10-1-000-006-4420.120 Other Misc Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4420.121 Laundry Equip Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4420.125 Mileage	0.00	4.17	-4.17	16.68	0.00	50.00	-100.00
10-1-000-006-4420.130 Security Supplies	0.00	83.33	-83.33	333.32	0.00	1,000.00	-100.00
Total Maintenance - Materials/Supplies	1,928.92	1,012.50	916.42	4,050.00	6,633.42	12,150.00	-45.40
<b>Maintenance - Contracts</b>							
10-1-000-006-4430.010 Garbage & Trash Cont	120.00	166.67	-46.67	666.68	480.00	2,000.00	-76.00
10-1-000-006-4430.020 Heating & Cooling Cont	0.00	166.67	-166.67	666.68	3,477.04	2,000.00	73.85
10-1-000-006-4430.030 Snow Removal Contract	0.00	29.17	-29.17	116.68	0.00	350.00	-100.00
10-1-000-006-4430.040 Elevator Maint Cont	0.00	500.00	-500.00	2,000.00	1,067.70	6,000.00	-82.21
10-1-000-006-4430.050 Landscape & Grds Cont	0.00	41.67	-41.67	166.68	190.00	500.00	-62.00
10-1-000-006-4430.070 Electrical Contracts	0.00	83.33	-83.33	333.32	0.00	1,000.00	-100.00



Date:  
Time:  
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**Knox County Housing Authority**  
**INCOME STATEMENT - AMP 3, Bluebell**  
*July, 2020*

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
10-1-000-006-4430.080 Plumbing Contracts	0.00	750.00	-750.00	3,000.00	1,296.75	9,000.00	-85.59
10-1-000-006-4430.090 Extermination Contracts	0.00	291.67	-291.67	1,166.68	327.42	3,500.00	-90.65
10-1-000-006-4430.100 Janitorial Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4430.110 Routing Maint Cont	993.08	291.67	701.41	1,166.68	3,205.59	3,500.00	-8.41
10-1-000-006-4430.120 Other Misc. Cont Cost	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4430.121 Laundry Equip Contract	0.00	25.00	-25.00	100.00	0.00	300.00	-100.00
10-1-000-006-4431.000 Trash Removal	0.00	0.00	0.00	0.00	0.00	0.00	
Total Maintenance - Contracts	1,113.08	2,345.85	-1,232.77	9,383.40	10,044.50	28,150.00	-64.32
<b>TOTAL MAINTENANCE EXPENSES</b>	<b>9,859.07</b>	<b>7,275.01</b>	<b>2,584.06</b>	<b>29,100.04</b>	<b>34,126.12</b>	<b>87,300.00</b>	<b>-60.91</b>
<b><u>UTILITIES EXPENSE</u></b>							
<b>Utilities Expense</b>							
10-1-000-006-4310.000 Water	294.59	312.50	-17.91	1,250.00	725.81	3,750.00	-80.65
10-1-000-006-4315.000 Sewer	237.73	250.00	-12.27	1,000.00	591.32	3,000.00	-80.29
10-1-000-006-4320.000 Electric	931.42	1,000.00	-68.58	4,000.00	2,553.68	12,000.00	-78.72
10-1-000-006-4330.000 Gas	273.62	750.00	-476.38	3,000.00	1,771.32	9,000.00	-80.32
Total Utilities Expense	1,737.36	2,312.50	-575.14	9,250.00	5,642.13	27,750.00	-79.67
<b>TOTAL UTILITIES EXPENSE</b>	<b>1,737.36</b>	<b>2,312.50</b>	<b>-575.14</b>	<b>9,250.00</b>	<b>5,642.13</b>	<b>27,750.00</b>	<b>-79.67</b>
<b><u>TOTAL PROTECTIVE SERVICES EXPENSE</u></b>							
<b>Protective Services - Contract</b>							
10-1-000-006-4480.000 Police Contract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4480.100 ADT Contract	605.01	208.33	396.68	833.32	1,167.81	2,500.00	-53.29
10-1-000-006-4480.500 Security Contract	0.00	333.33	-333.33	1,333.32	0.00	4,000.00	-100.00
Total Protective Services - Contract	605.01	541.66	63.35	2,166.64	1,167.81	6,500.00	-82.03
<b>TOTAL PROTECTIVE SERVICES EXPENSE</b>	<b>605.01</b>	<b>541.66</b>	<b>63.35</b>	<b>2,166.64</b>	<b>1,167.81</b>	<b>6,500.00</b>	<b>-82.03</b>
<b><u>INSURANCE PREMIUMS EXPENSE</u></b>							
<b>Insurance Expenses</b>							
10-1-000-006-4510.010 Property Insurance	912.13	925.00	-12.87	3,700.00	3,648.52	11,100.00	-67.13
10-1-000-006-4510.015 Equipment Insurance	35.19	37.50	-2.31	150.00	140.76	450.00	-68.72
10-1-000-006-4510.020 Liability Insurance	121.24	125.00	-3.76	500.00	484.96	1,500.00	-67.67
10-1-000-006-4510.025 PE & PO Insurance	79.62	83.33	-3.71	333.32	318.48	1,000.00	-68.15
10-1-000-006-4510.030 Work Comp	142.94	145.83	-2.89	583.32	571.76	1,750.00	-67.33
10-1-000-006-4510.035 Auto Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4510.040 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Insurance Expenses	1,291.12	1,316.66	-25.54	5,266.64	5,164.48	15,800.00	-67.31
<b>TOTAL INSURANCE PREMIUMS EXPENSE</b>	<b>1,291.12</b>	<b>1,316.66</b>	<b>-25.54</b>	<b>5,266.64</b>	<b>5,164.48</b>	<b>15,800.00</b>	<b>-67.31</b>
<b><u>GENERAL EXPENSES</u></b>							
<b>General Expenses</b>							
10-1-000-006-4530.000 Term Leave Pay	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4590.000 Other General	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4595.000 Compensated Absences	0.00	0.00	0.00	0.00	0.00	0.00	
Total General Expenses	0.00	0.00	0.00	0.00	0.00	0.00	
<b>Payment In Lieu Of Taxes - PILOT Tax</b>							
10-1-000-006-4520.000 Pay in lieu of Tax	1,233.27	1,750.67	-517.40	7,002.68	4,876.79	21,008.00	-76.79
Total Payment In Lieu Of Taxes - PILOT	1,233.27	1,750.67	-517.40	7,002.68	4,876.79	21,008.00	-76.79

Date:  
Time:  
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**Knox County Housing Authority**  
**INCOME STATEMENT - AMP 3, Bluebell**  
*July, 2020*

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
<b>Bad Debt Write-Offs - Tenant Rents</b>							
10-1-000-006-4570.000 Collection Losses	179.00	0.00	179.00	0.00	89.99	0.00	
Total Bad Debt Write-Offs - Tenant Rents	179.00	0.00	179.00	0.00	89.99	0.00	
<b>TOTAL OTHER GENERAL EXPENSES</b>	<b>1,412.27</b>	<b>1,750.67</b>	<b>-338.40</b>	<b>7,002.68</b>	<b>4,966.78</b>	<b>21,008.00</b>	<b>-76.36</b>
<b><u>INTEREST EXP &amp; AMORTIZATION COST</u></b>							
<b>Interest Expense</b>							
Total Interest Expense	0.00	0.00	0.00	0.00	0.00	0.00	
<b>TOTAL INTEREST EXP &amp; AMORT COST</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
<b>TOTAL OPERATING EXPENSE</b>	<b>22,133.35</b>	<b>21,354.57</b>	<b>778.78</b>	<b>85,418.28</b>	<b>77,397.57</b>	<b>256,255.00</b>	<b>-69.80</b>
<b>NET (REVENUE)/EXPENSE</b>	<b>3,833.98</b>	<b>935.65</b>	<b>2,898.33</b>	<b>3,742.60</b>	<b>-126.84</b>	<b>11,228.00</b>	<b>-101.13</b>
<b><u>MISCELLANEOUS EXPENSE</u></b>							
<b>Extraordinary &amp; Casualty Expense</b>							
10-1-000-006-4610.010 Extraordinary Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4610.020 Extraordinary Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4610.030 Extraordinary Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Extraordinary Expense	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4620.010 Casualty Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4620.020 Casualty Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4620.030 Casualty Contract Costs	0.00	0.00	0.00	0.00	0.00	0.00	
Total Casualty Losses - Non-capitalized	0.00	0.00	0.00	0.00	0.00	0.00	
<b>Depreciation Expense</b>							
10-1-000-006-4800.000 Depreciation Exp BB	11,000.00	14,083.33	-3,083.33	56,333.32	44,000.00	169,000.00	-73.96
Total Depreciation Expense	11,000.00	14,083.33	-3,083.33	56,333.32	44,000.00	169,000.00	-73.96
<b>TOTAL MISCELLANEOUS EXPENSES</b>	<b>11,000.00</b>	<b>14,083.33</b>	<b>-3,083.33</b>	<b>56,333.32</b>	<b>44,000.00</b>	<b>169,000.00</b>	<b>-73.96</b>
<b>TOTAL EXPENSES</b>	<b>14,833.98</b>	<b>15,018.98</b>	<b>-185.00</b>	<b>60,075.92</b>	<b>43,873.16</b>	<b>180,228.00</b>	<b>-75.66</b>
<b><u>OTHER FINANCING SOURCES (USES)</u></b>							
<b>Prior Period Adjustment</b>							
10-1-000-006-6010.000 Prior Yr Adj-ARR	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-6020.000 Prior Yr Adj-NARR	0.00	0.00	0.00	0.00	0.00	0.00	
Total Prior Period Adjustment	0.00	0.00	0.00	0.00	0.00	0.00	
<b>Operating/Reserve Transfers In/Out</b>							
10-1-000-006-7010.000 Prov Oper Reserve	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-9111.000 Operating Xfers - In	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-9111.100 Operating Xfers - Out	0.00	0.00	0.00	0.00	0.00	0.00	
Total Operating/Reserve Transfers In/Out	0.00	0.00	0.00	0.00	0.00	0.00	
<b>TOTAL OTHER FINANCING SOURCES</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
<b>EXCESS (REVENUE)/EXPENSE</b>	<b>14,833.98</b>	<b>15,018.98</b>	<b>-185.00</b>	<b>60,075.92</b>	<b>43,873.16</b>	<b>180,228.00</b>	<b>-75.66</b>



Date:  
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**Knox County Housing Authority**  
**INCOME STATEMENT - HCV (ADMIN & HAP) HAP**  
*July, 2020*

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
30-1-000-000-4190.401 Printing Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4190.550 Computers	0.00	250.00	-250.00	1,000.00	173.00	3,000.00	-94.23
30-1-000-000-4190.800 Internet Services	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4190.850 IT Support	0.00	33.33	-33.33	133.32	157.50	400.00	-60.63
30-1-000-000-4190.950 Background Verification	53.50	66.67	-13.17	266.68	117.70	800.00	-85.29
Total Admin Sundry & w/o Sundry	744.72	1,162.50	-417.78	4,650.00	2,581.97	13,950.00	-81.49
<b>TOTAL ADMIN EXPENSE</b>	<b>15,211.51</b>	<b>12,298.84</b>	<b>2,912.67</b>	<b>49,195.36</b>	<b>47,898.70</b>	<b>147,586.00</b>	<b>-67.55</b>
<b>General Expense</b>							
30-1-000-000-4400.000 Maint & Operation	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4510.000 Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4510.025 PE & PO Insurance	79.62	83.33	-3.71	333.32	318.48	1,000.00	-68.15
30-1-000-000-4510.030 Work Comp Insurance	252.20	256.25	-4.05	1,025.00	1,008.80	3,075.00	-67.19
30-1-000-000-4510.035 Auto Insurance	41.93	43.75	-1.82	175.00	167.72	525.00	-68.05
30-1-000-000-4510.040 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4530.000 Term Leave Pay	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4540.000 Employee Benefits	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4570.100 Collection Loss Admin	-157.00	41.67	-198.67	166.68	306.13	500.00	-38.77
30-1-000-000-4590.000 Other General Exp	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4590.010 Admin Gen Exp-Port	348.12	400.00	-51.88	1,600.00	1,355.76	4,800.00	-71.76
30-1-000-000-4595.000 Compensated Absences	0.00	0.00	0.00	0.00	0.00	0.00	
Total General Expense	564.87	825.00	-260.13	3,300.00	3,156.89	9,900.00	-68.11
<b>TOTAL GENERAL EXPENSE</b>	<b>564.87</b>	<b>825.00</b>	<b>-260.13</b>	<b>3,300.00</b>	<b>3,156.89</b>	<b>9,900.00</b>	<b>-68.11</b>
<b>Surplus Adjustments</b>							
30-1-000-000-6010.000 Prior Yr Adj - ARR	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-6020.000 Prior Yr Adj - NARR	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-6120.000 Gain/Loss-Nonex Eq	0.00	0.00	0.00	0.00	0.00	0.00	
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	0.00	
<b>Provision for Reserve</b>							
30-1-000-000-7016.000 Prov for Oper Rsrve	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-7027.000 Prov for Proj Rsrve	0.00	0.00	0.00	0.00	0.00	0.00	
Total Provision for Reserve	0.00	0.00	0.00	0.00	0.00	0.00	
<b>Capital Expenditures</b>							
30-1-000-000-7520.000 Replace Nonexp Eq	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-7530.000 Repts Nonex Eq NR	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-7540.010 Labor	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-7540.020 Materials	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-7540.030 NonExp Equipment	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-7540.040 Contract Costs	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-7590.000 Oper Exp Prop Contra	0.00	0.00	0.00	0.00	0.00	0.00	
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	0.00	
<b>Depreciation Expense</b>							
30-1-000-000-4800.000 Dpreciation Expense	0.00	0.00	0.00	0.00	0.00	0.00	
Total Depreciation Expense	0.00	0.00	0.00	0.00	0.00	0.00	
<b>TOTAL ADMIN EXPENSES</b>	<b>15,776.38</b>	<b>13,123.84</b>	<b>2,652.54</b>	<b>52,495.36</b>	<b>51,055.59</b>	<b>157,486.00</b>	<b>-67.58</b>
<b>ADMIN (Profit)/Loss w/ Depreciation</b>	<b>6,288.97</b>	<b>3,693.59</b>	<b>2,595.38</b>	<b>14,774.36</b>	<b>-13,047.71</b>	<b>44,323.00</b>	<b>-129.44</b>

Date:  
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**Knox County Housing Authority**  
**INCOME STATEMENT - HCV (ADMIN & HAP) HAP**  
**July, 2020**

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
<b>HAP REVENUE</b>							
<b>HAP Income</b>							
30-1-000-000-3300.200 Fraud Recovery - HAP	-83.00	-416.67	333.67	-1,666.68	-1,069.00	-5,000.00	-78.62
30-1-000-000-3300.500 Int Reserve Surplus-HAP	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-8026.000 Ann Contr-Cur Yr	-57,871.00	-77,052.08	19,181.08	-308,208.32	-282,398.00	-924,625.00	-69.46
30-1-000-000-8027.000 Ann Contr - Pr Yr	0.00	0.00	0.00	0.00	0.00	0.00	
Total Income	-57,954.00	-77,468.75	19,514.75	-309,875.00	-283,467.00	-929,625.00	-69.51
<b>TOTAL HAP INCOME</b>	<b>-57,954.00</b>	<b>-77,468.75</b>	<b>19,514.75</b>	<b>-309,875.00</b>	<b>-283,467.00</b>	<b>-929,625.00</b>	<b>-69.51</b>
<b>HAP EXPENSES</b>							
<b>HAP Expenses</b>							
30-1-000-000-4715.010 HAP-Occupied Units	60,564.00	61,544.00	-980.00	246,176.00	242,614.00	738,528.00	-67.15
30-1-000-000-4715.015 HAP Mid Month Lease	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4715.020 HAP-Repayments	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4715.021 HAP-FraudRepay-HUD	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4715.030 HAP-Port Ins	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4715.040 HAP-Util Payments	2,844.00	2,333.33	510.67	9,333.32	13,162.00	28,000.00	-52.99
30-1-000-000-4715.050 HAP-Homeownership	174.00	175.00	-1.00	700.00	903.00	2,100.00	-57.00
30-1-000-000-4715.070 HAP-Portable	12,538.00	14,583.33	-2,045.33	58,333.32	53,786.00	175,000.00	-69.27
30-1-000-000-4715.080 HAP Hard to House	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4718.000 HAP-Escrow Certs	0.00	0.00	0.00	0.00	0.00	0.00	
Total HAP Expenses	76,120.00	78,635.66	-2,515.66	314,542.64	310,465.00	943,628.00	-67.10
<b>TOTAL HAP EXPENSE</b>	<b>76,120.00</b>	<b>78,635.66</b>	<b>-2,515.66</b>	<b>314,542.64</b>	<b>310,465.00</b>	<b>943,628.00</b>	<b>-67.10</b>
<b>General HAP Expenses</b>							
30-1-000-000-4570.200 Collection Loss HUD	-156.42	41.67	-198.09	166.68	306.71	500.00	-38.66
Total General HAP Expenses	-156.42	41.67	-198.09	166.68	306.71	500.00	-38.66
<b>TOTAL GENERAL HAP EXPENSES</b>	<b>-156.42</b>	<b>41.67</b>	<b>-198.09</b>	<b>166.68</b>	<b>306.71</b>	<b>500.00</b>	<b>-38.66</b>
<b>Prior Year Adj - HAP</b>							
30-1-000-000-6010.010 Prior Year Adj HAP	0.00	0.00	0.00	0.00	0.00	0.00	
Total Prior Year Adj HAP	0.00	0.00	0.00	0.00	0.00	0.00	
<b>TOTAL HAP EXPENSES</b>	<b>75,963.58</b>	<b>78,677.33</b>	<b>-2,713.75</b>	<b>314,709.32</b>	<b>310,771.71</b>	<b>944,128.00</b>	<b>-67.08</b>
<b>Remaining HAP to/from Reserve</b>	<b>18,009.58</b>	<b>1,208.58</b>	<b>16,801.00</b>	<b>4,834.32</b>	<b>27,304.71</b>	<b>14,503.00</b>	<b>88.27</b>

Date:  
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**Knox County Housing Authority**  
**INCOME STATEMENT - AHP Brentwood**  
*July, 2020*

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
PUM - Brentwood	72.00	72.00	0.00	288.00	288.00	864.00	0.00
<b>REVENUE</b>							
<u>TENANT REVENUE</u>							
<b>Tenant Rent Revenue</b>							
60-1-000-000-5120.000 Rent - Brentwood	-27,406.00	-28,060.00	654.00	-112,240.00	-111,805.00	-336,720.00	-66.80
60-1-000-000-5125.000 PHA Rent	-4,429.00	-4,300.00	-129.00	-17,200.00	-16,323.00	-51,600.00	-68.37
60-1-000-000-5320.000 Rent Adjustments	33.00	0.00	33.00	0.00	728.00	0.00	
Total Tenant Rent Revenue	-31,802.00	-32,360.00	558.00	-129,440.00	-127,400.00	-388,320.00	-67.19
<b>Excess Rent</b>							
60-1-000-000-5970.000 Excess Rent	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5971.000 Excess Rent to HUD	0.00	0.00	0.00	0.00	0.00	0.00	
Total Excess Rent	0.00	0.00	0.00	0.00	0.00	0.00	
<b>Vacancies Revenue</b>							
60-1-000-000-5220.000 Vacancies - Brentwood	0.00	566.25	-566.25	2,265.00	0.00	6,795.00	-100.00
Total Vacancies Revenue	0.00	566.25	-566.25	2,265.00	0.00	6,795.00	-100.00
<b>TOTAL TENANT REVENUE</b>	<b>-31,802.00</b>	<b>-31,793.75</b>	<b>-8.25</b>	<b>-127,175.00</b>	<b>-127,400.00</b>	<b>-381,525.00</b>	<b>-66.61</b>
<u>INVESTMENT REVENUE</u>							
<b>Investment Revenue</b>							
60-1-000-000-5410.000 Interest Income	-5.87	-366.67	360.80	-1,466.68	-214.33	-4,400.00	-95.13
60-1-000-000-5420.000 Interst Sec Deposits	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5440.000 Rep Res Interest	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5500.000 Other Inc - HUD Int Crd	0.00	0.00	0.00	0.00	0.00	0.00	
Total Investment Revenue	-5.87	-366.67	360.80	-1,466.68	-214.33	-4,400.00	-95.13
<b>TOTAL INVESTMENT INCOME</b>	<b>-5.87</b>	<b>-366.67</b>	<b>360.80</b>	<b>-1,466.68</b>	<b>-214.33</b>	<b>-4,400.00</b>	<b>-95.13</b>
<u>OTHER REVENUE</u>							
<b>Other Revenue</b>							
60-1-000-000-5900.000 Other Income	0.00	-4.17	4.17	-16.68	0.00	-50.00	-100.00
60-1-000-000-5901.000 Income - LR Amps	0.00	-29.17	29.17	-116.68	0.00	-350.00	-100.00
60-1-000-000-5910.000 Laundry Income	-530.00	-733.33	203.33	-2,933.32	-2,631.25	-8,800.00	-70.10
60-1-000-000-5920.000 Bad Check Charges	-20.00	-1.67	-18.33	-6.68	-20.00	-20.00	0.00
60-1-000-000-5920.100 Deposits Forfeited	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5922.000 Labor & Materials	-502.00	-416.67	-85.33	-1,666.68	-1,147.00	-5,000.00	-77.06
60-1-000-000-5923.000 Misc Charges	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5925.000 Late Charges	-47.00	-183.33	136.33	-733.32	-212.00	-2,200.00	-90.36
60-1-000-000-5926.000 Violation Charges	0.00	-37.92	37.92	-151.68	-297.00	-455.00	-34.73
60-1-000-000-5930.000 Retained HAP	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5991.000 ECRM Grant Inc-BW	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5991.100 ECRM Grant #2 Inc-BW	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5992.000 Carver Center Grant-BW	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5992.500 Late Charges	0.00	0.00	0.00	0.00	0.00	0.00	
Total Other Revenue	-1,099.00	-1,406.26	307.26	-5,625.04	-4,307.25	-16,875.00	-74.48
<b>TOTAL OTHER REVENUE</b>	<b>-1,099.00</b>	<b>-1,406.26</b>	<b>307.26</b>	<b>-5,625.04</b>	<b>-4,307.25</b>	<b>-16,875.00</b>	<b>-74.48</b>
<b>TOTAL REVENUE</b>	<b>-32,906.87</b>	<b>-33,566.68</b>	<b>659.81</b>	<b>-134,266.72</b>	<b>-131,921.58</b>	<b>-402,800.00</b>	<b>-67.25</b>
<b>EXPENSES</b>							

Date:  
Time:  
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**Knox County Housing Authority**  
**INCOME STATEMENT - AHP Brentwood**  
*July, 2020*

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
<u>OPERATING EXPENSES</u>							
<b>Administrative Salaries &amp; Benefits</b>							
60-1-000-000-6330.000 Manager Salaries	4,081.50	2,583.33	1,498.17	10,333.32	11,187.00	31,000.00	-63.91
60-1-000-000-6330.001 Salaries Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6330.500 Manager's Benefits	1,195.46	883.33	312.13	3,533.32	3,554.69	10,600.00	-66.47
60-1-000-000-6330.501 Wellness Benefit-Admin	0.00	0.00	0.00	0.00	0.00	0.00	
Total Administrative Salaries & Benefits	5,276.96	3,466.66	1,810.30	13,866.64	14,741.69	41,600.00	-64.56
<b>Admin Sundry</b>							
60-1-000-000-6210.000 Admin. Advertisement	9.50	33.33	-23.83	133.32	28.50	400.00	-92.88
60-1-000-000-6250.000 Misc Renting Expense	187.00	108.33	78.67	433.32	340.00	1,300.00	-73.85
60-1-000-000-6311.000 Office Expense-Brent	60.23	150.00	-89.77	600.00	360.30	1,800.00	-79.98
60-1-000-000-6311.050 Office Rental Expense	225.00	225.00	0.00	900.00	900.00	2,700.00	-66.67
60-1-000-000-6311.100 Phone/Internet Service	171.37	108.33	63.04	433.32	477.49	1,300.00	-63.27
60-1-000-000-6311.150 IT Support	0.00	33.33	-33.33	133.32	24.75	400.00	-93.81
60-1-000-000-6340.000 Legal	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6350.000 Audit	0.00	75.00	-75.00	300.00	0.00	900.00	-100.00
60-1-000-000-6360.000 Training - Staff	0.00	87.50	-87.50	350.00	0.00	1,050.00	-100.00
60-1-000-000-6360.010 Training - Commiss	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6365.000 Travel - Staff	77.34	129.17	-51.83	516.68	190.34	1,550.00	-87.72
60-1-000-000-6365.010 Travel - Commissioners	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6370.000 Bad Debt	-121.00	83.33	-204.33	333.32	-4,923.59	1,000.00	-592.36
60-1-000-000-6380.000 Consulting Services	0.00	41.67	-41.67	166.68	0.00	500.00	-100.00
60-1-000-000-6380.500 Translating/Interp Serv.	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6399.000 Other Administrative	0.00	75.00	-75.00	300.00	0.00	900.00	-100.00
Total Admin Sundry	609.44	1,149.99	-540.55	4,599.96	-2,602.21	13,800.00	-118.86
<b>Fee Expense</b>							
60-1-000-000-6320.000 Management Fees	5,116.30	5,263.00	-146.70	21,052.00	20,684.47	63,156.00	-67.25
60-1-000-000-6351.000 Bookkeeping Fees	630.00	648.00	-18.00	2,592.00	2,547.00	7,776.00	-67.25
60-1-000-000-6390.000 Fee for Service Exp	6.00	0.00	6.00	0.00	6.00	0.00	
Total Fee Expense	5,752.30	5,911.00	-158.70	23,644.00	23,237.47	70,932.00	-67.24
<b>TOTAL OPERATING EXPENSES</b>	<b>11,638.70</b>	<b>10,527.65</b>	<b>1,111.05</b>	<b>42,110.60</b>	<b>35,376.95</b>	<b>126,332.00</b>	<b>-72.00</b>
<u>UTILITIES</u>							
<b>Utilities Expense</b>							
60-1-000-000-6450.000 Utilites - Electric	941.65	458.33	483.32	1,833.32	1,033.06	5,500.00	-81.22
60-1-000-000-6451.000 Utilities - Water	842.20	850.00	-7.80	3,400.00	2,641.60	10,200.00	-74.10
60-1-000-000-6452.000 Utilities - Gas	140.27	125.00	15.27	500.00	293.57	1,500.00	-80.43
60-1-000-000-6453.000 Utilities - Sewer	1,137.73	808.33	329.40	3,233.32	3,550.82	9,700.00	-63.39
Total Utilities	3,061.85	2,241.66	820.19	8,966.64	7,519.05	26,900.00	-72.05
<b>TOTAL UTILITIES</b>	<b>3,061.85</b>	<b>2,241.66</b>	<b>820.19</b>	<b>8,966.64</b>	<b>7,519.05</b>	<b>26,900.00</b>	<b>-72.05</b>
<u>MAINTENANCE EXPENSES</u>							
<b>Maintenance Salaries</b>							
60-1-000-000-6510.000 Maintenance Salaries	7,379.85	4,416.67	2,963.18	17,666.68	18,967.05	53,000.00	-64.21
60-1-000-000-6510.001 Salaries Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6510.100 OT Maintenance	0.00	20.83	-20.83	83.32	0.00	250.00	-100.00
60-1-000-000-6510.200 Maint from Amps	0.00	20.83	-20.83	83.32	0.00	250.00	-100.00
60-1-000-000-6510.500 Maint. Employee Ben.	3,088.82	2,166.67	922.15	8,666.68	8,248.20	26,000.00	-68.28
60-1-000-000-6510.501 Wellness Benefit - Maint	0.00	0.00	0.00	0.00	0.00	0.00	
Total Maintenance Salaries	10,468.67	6,625.00	3,843.67	26,500.00	27,215.25	79,500.00	-65.77

Date:  
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**Knox County Housing Authority**  
**INCOME STATEMENT - AHP Brentwood**  
**July, 2020**

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
<b>Maintenance Supplies</b>							
60-1-000-000-6515.010 Garbage/Trash Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6515.020 Heating/Cooling Supplies	0.00	91.67	-91.67	366.68	0.00	1,100.00	-100.00
60-1-000-000-6515.030 Snow Removal Supplies	0.00	41.67	-41.67	166.68	0.00	500.00	-100.00
60-1-000-000-6515.050 Lndscape/Grnd Supplies	62.50	258.33	-195.83	1,033.32	160.41	3,100.00	-94.83
60-1-000-000-6515.070 Electrical Supplies	40.17	472.92	-432.75	1,891.68	3,514.62	5,675.00	-38.07
60-1-000-000-6515.080 Plumbing Supplies	354.27	400.00	-45.73	1,600.00	428.18	4,800.00	-91.08
60-1-000-000-6515.100 Janitorial Supplies	41.14	108.33	-67.19	433.32	593.16	1,300.00	-54.37
60-1-000-000-6515.110 Routine Maint. Supplies	278.71	1,509.17	-1,230.46	6,036.68	490.39	18,110.00	-97.29
60-1-000-000-6515.114 Painting Supplies - BW	0.00	200.00	-200.00	800.00	0.00	2,400.00	-100.00
60-1-000-000-6515.115 Refrigerators	0.00	125.00	-125.00	500.00	1,497.00	1,500.00	-0.20
60-1-000-000-6515.116 Stoves	0.00	85.00	-85.00	340.00	0.00	1,020.00	-100.00
60-1-000-000-6515.120 Misc. Other Supplies	0.00	41.67	-41.67	166.68	32.06	500.00	-93.59
Total Maintenance Supplies	776.79	3,333.76	-2,556.97	13,335.04	6,715.82	40,005.00	-83.21
<b>Maintenance Contracts</b>							
60-1-000-000-6516.000 Interior Repr/Repl-BW	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6516.200 Carpet Repr/Repl-BW	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6520.010 Garbage/Trash Contract	986.75	1,008.33	-21.58	4,033.32	3,867.96	12,100.00	-68.03
60-1-000-000-6520.020 Heat/Cool Contract	0.00	41.67	-41.67	166.68	0.00	500.00	-100.00
60-1-000-000-6520.030 Snow Removal Contract	0.00	165.00	-165.00	660.00	0.00	1,980.00	-100.00
60-1-000-000-6520.050 Landscape&Grds Cont	0.00	416.67	-416.67	1,666.68	0.00	5,000.00	-100.00
60-1-000-000-6520.070 Electrical Contract	0.00	66.67	-66.67	266.68	0.00	800.00	-100.00
60-1-000-000-6520.080 Plumbing Contract	0.00	162.50	-162.50	650.00	142.50	1,950.00	-92.69
60-1-000-000-6520.090 Extermination Contract	350.00	212.50	137.50	850.00	902.24	2,550.00	-64.62
60-1-000-000-6520.100 Janitorial Contract	29.99	108.33	-78.34	433.32	284.98	1,300.00	-78.08
60-1-000-000-6520.110 Routine Maint. Contract	0.00	100.00	-100.00	400.00	539.42	1,200.00	-55.05
60-1-000-000-6520.111 Carpet Repr/Repl Cont.	0.00	558.33	-558.33	2,233.32	0.00	6,700.00	-100.00
60-1-000-000-6520.120 Misc. Other Contracts	0.00	2,866.67	-2,866.67	11,466.68	0.00	34,400.00	-100.00
Total Maintenance Contracts	1,366.74	5,706.67	-4,339.93	22,826.68	5,737.10	68,480.00	-91.62
<b>TOTAL MAINTENANCE</b>	<b>12,612.20</b>	<b>15,665.43</b>	<b>-3,053.23</b>	<b>62,661.72</b>	<b>39,668.17</b>	<b>187,985.00</b>	<b>-78.90</b>
<b>TAXES &amp; INSURANCE EXPENSE</b>							
<b>Taxes &amp; Insurance Expense</b>							
60-1-000-000-6710.000 PILOT - Real Estate Tax	1,459.96	1,477.58	-17.62	5,910.32	5,994.05	17,731.00	-66.19
60-1-000-000-6720.000 Property Insurance	829.21	841.67	-12.46	3,366.68	3,316.84	10,100.00	-67.16
60-1-000-000-6720.500 Equipment Insurance	49.98	52.08	-2.10	208.32	199.92	625.00	-68.01
60-1-000-000-6721.000 Liability Insurance	172.21	175.00	-2.79	700.00	688.84	2,100.00	-67.20
60-1-000-000-6721.500 PE & PO Insuranace	79.62	83.33	-3.71	333.32	318.48	1,000.00	-68.15
60-1-000-000-6722.000 Work Comp Insurance	249.22	254.17	-4.95	1,016.68	996.88	3,050.00	-67.32
60-1-000-000-6722.500 Auto Insurnace	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6724.000 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6790.000 Other General Exp	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6795.000 Compensated Absences	0.00	0.00	0.00	0.00	0.00	0.00	
Total Taxes & Insurance Expense	2,840.20	2,883.83	-43.63	11,535.32	11,515.01	34,606.00	-66.73
<b>TOTAL TAXES &amp; INSURANCE EXPENSE</b>	<b>2,840.20</b>	<b>2,883.83</b>	<b>-43.63</b>	<b>11,535.32</b>	<b>11,515.01</b>	<b>34,606.00</b>	<b>-66.73</b>
<b>MISCELLANEOUS EXPENSE</b>							



Date:  
Time:  
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**Knox County Housing Authority**  
**INCOME STATEMENT - AHP Brentwood**  
*July, 2020*

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
<b>Financial Expenses</b>							
60-1-000-000-6810.000 Interest Expense Payable	1,879.15	1,878.17	0.98	7,512.68	7,706.62	22,538.00	-65.81
60-1-000-000-6860.000 Security Deposit Interest	0.00	0.00	0.00	0.00	0.00	0.00	
Total Financial Expenses	1,879.15	1,878.17	0.98	7,512.68	7,706.62	22,538.00	-65.81
<b>Amortization Expense</b>							
Total Amortization Expense	0.00	0.00	0.00	0.00	0.00	0.00	
<b>Surplus Adjustments</b>							
60-1-000-000-6010.000 Prior Yr Adj - BW	0.00	0.00	0.00	0.00	0.00	0.00	
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	0.00	
<b>Provision for Reserve</b>							
60-1-000-000-7010.000 Provision For Reserve	0.00	0.00	0.00	0.00	0.00	0.00	
Total Provision for Reserve	0.00	0.00	0.00	0.00	0.00	0.00	
<b>Capital Expenditures</b>							
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	0.00	
<b>Vandalism Expenditures</b>							
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	0.00	
<b>Transfers In/Out</b>							
60-1-000-000-9111.000 Operating Xfers - In	0.00	0.00	0.00	0.00	0.00	0.00	
Total Transfers In/Out	0.00	0.00	0.00	0.00	0.00	0.00	
<b>TOTAL MISCELLANEOUS EXPENSE</b>	<b>1,879.15</b>	<b>1,878.17</b>	<b>0.98</b>	<b>7,512.68</b>	<b>7,706.62</b>	<b>22,538.00</b>	<b>-65.81</b>
<b>TOTAL EXPENSES BEFORE DEPRECIATION</b>	<b>32,032.10</b>	<b>33,196.74</b>	<b>-1,164.64</b>	<b>132,786.96</b>	<b>101,785.80</b>	<b>398,361.00</b>	<b>-74.45</b>
<b>NET REVENUE/EXPENSES (PROFIT)/LOSS</b>	<b>-874.77</b>	<b>-369.94</b>	<b>-504.83</b>	<b>-1,479.76</b>	<b>-30,135.78</b>	<b>-4,439.00</b>	<b>578.89</b>
<b>Depreciation Expense</b>							
60-1-000-000-6600.000 Depreciation Expense	8,000.00	7,500.00	500.00	30,000.00	32,000.00	90,000.00	-64.44
Total Depreciation Expense	8,000.00	7,500.00	500.00	30,000.00	32,000.00	90,000.00	-64.44
<b>TOTAL DEPRECIATION EXPENSE</b>	<b>8,000.00</b>	<b>7,500.00</b>	<b>500.00</b>	<b>30,000.00</b>	<b>32,000.00</b>	<b>90,000.00</b>	<b>-64.44</b>
<b>NET REVENUE/EXPENSE (PROFIT)/LOSS AFTER DEPRECIATION EXPENSE</b>	<b>7,125.23</b>	<b>7,130.06</b>	<b>-4.83</b>	<b>28,520.24</b>	<b>1,864.22</b>	<b>85,561.00</b>	<b>-97.82</b>
<b>TOTAL BOND PAYMENT</b>	<b>2,008.35</b>	<b>0.00</b>	<b>2,008.35</b>	<b>0.00</b>	<b>7,843.39</b>	<b>0.00</b>	

Date:  
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**Knox County Housing Authority**  
**INCOME STATEMENT - AHP, Prairieland**  
*July, 2020*

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
PUM - Prairieland	65.00	65.00	0.00	260.00	260.00	780.00	0.00
<b>REVENUE</b>							
<b>TENANT REVENUE</b>							
<b>Tenant Rent Revenue</b>							
60-1-000-001-5120.000 Rent - Prairieland	-22,434.00	-22,811.00	377.00	-91,244.00	-90,398.00	-273,732.00	-66.98
60-1-000-001-5125.000 PHA Rent	-1,358.00	-1,816.67	458.67	-7,266.68	-5,938.00	-21,800.00	-72.76
60-1-000-001-5126.000 Georgia HAP - Prairie S8	-3,461.00	-3,083.33	-377.67	-12,333.32	-12,977.00	-37,000.00	-64.93
60-1-000-001-5320.000 Rent Adjustments	-71.00	0.00	-71.00	0.00	4.00	0.00	
Total Tenant Rent Revenue	-27,324.00	-27,711.00	387.00	-110,844.00	-109,309.00	-332,532.00	-67.13
<b>Excess Rent</b>							
60-1-000-001-5970.000 Excess Rent	-681.00	-625.00	-56.00	-2,500.00	-2,827.00	-7,500.00	-62.31
60-1-000-001-5971.000 Excess Rent to HUD	0.00	0.00	0.00	0.00	0.00	0.00	
Total Excess Rent	-681.00	-625.00	-56.00	-2,500.00	-2,827.00	-7,500.00	-62.31
<b>Vacancies Revenue</b>							
60-1-000-001-5220.000 Vacancies	0.00	497.33	-497.33	1,989.32	0.00	5,968.00	-100.00
Total Vacancies Revenue	0.00	497.33	-497.33	1,989.32	0.00	5,968.00	-100.00
<b>TOTAL TENANT REVENUE</b>	<b>-28,005.00</b>	<b>-27,838.67</b>	<b>-166.33</b>	<b>-111,354.68</b>	<b>-112,136.00</b>	<b>-334,064.00</b>	<b>-66.43</b>
<b>INVESTMENT REVENUE</b>							
<b>Investment Revenue</b>							
60-1-000-001-5410.000 Interest Income	0.00	0.00	0.00	0.00	-8.26	0.00	
60-1-000-001-5420.000 Interest Sec Dep	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5440.000 Rep Res Interest	0.00	-2.00	2.00	-8.00	0.00	-24.00	-100.00
60-1-000-001-5450.000 Residual Res Int Inc	0.00	-1.00	1.00	-4.00	0.00	-12.00	-100.00
60-1-000-001-5500.000 HUD Interest Payment	0.00	0.00	0.00	0.00	0.00	0.00	
Total Investment Revenue	0.00	-3.00	3.00	-12.00	-8.26	-36.00	-77.06
<b>TOTAL INVESTMENT INCOME</b>	<b>0.00</b>	<b>-3.00</b>	<b>3.00</b>	<b>-12.00</b>	<b>-8.26</b>	<b>-36.00</b>	<b>-77.06</b>
<b>OTHER REVENUE</b>							
<b>Other Revenue</b>							
60-1-000-001-5127.000 Office Rent Receipt	-225.00	-225.00	0.00	-900.00	-900.00	-2,700.00	-66.67
60-1-000-001-5900.000 Other Income	0.00	-12.50	12.50	-50.00	0.00	-150.00	-100.00
60-1-000-001-5901.000 Income - LR Amps	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5910.000 Laundry Income	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5920.000 Bad Check Charges	0.00	-1.67	1.67	-6.68	0.00	-20.00	-100.00
60-1-000-001-5920.100 Deposits Forfeited	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5922.000 Labor & Materials	-530.00	-350.00	-180.00	-1,400.00	-1,225.00	-4,200.00	-70.83
60-1-000-001-5923.000 Misc Charges	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5925.000 Late Charges	-58.00	-200.00	142.00	-800.00	-124.00	-2,400.00	-94.83
60-1-000-001-5926.000 Violation Charges	-330.00	-35.42	-294.58	-141.68	-755.00	-425.00	77.65
60-1-000-001-5930.000 Retained HAP	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5979.000 Gifts	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5990.300 T.S. Income - Grants	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5991.000 ECRM Grant Inc-PL	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5992.500 Late Charges	0.00	0.00	0.00	0.00	0.00	0.00	
Total Other Revenue	-1,143.00	-824.59	-318.41	-3,298.36	-3,004.00	-9,895.00	-69.64
<b>TOTAL OTHER REVENUE</b>	<b>-1,143.00</b>	<b>-824.59</b>	<b>-318.41</b>	<b>-3,298.36</b>	<b>-3,004.00</b>	<b>-9,895.00</b>	<b>-69.64</b>
<b>TOTAL REVENUE</b>	<b>-29,148.00</b>	<b>-28,666.26</b>	<b>-481.74</b>	<b>-114,665.04</b>	<b>-115,148.26</b>	<b>-343,995.00</b>	<b>-66.53</b>

**EXPENSES**

Date:  
Time:  
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**Knox County Housing Authority**  
**INCOME STATEMENT - AHP, Prairieland**  
*July, 2020*

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
<b>OPERATING EXPENSES</b>							
<b>Administrative Salaries &amp; Benefits</b>							
60-1-000-001-6330.000 Manager's Salaries	4,081.50	2,583.33	1,498.17	10,333.32	11,187.00	31,000.00	-63.91
60-1-000-001-6330.001 Salary - Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6330.500 Manager's Benefits	1,195.42	883.33	312.09	3,533.32	3,554.61	10,600.00	-66.47
60-1-000-001-6330.501 Wellness Benefit-Admin	0.00	0.00	0.00	0.00	0.00	0.00	
Total Administrative Salaries & Benefits	5,276.92	3,466.66	1,810.26	13,866.64	14,741.61	41,600.00	-64.56
<b>Admin Sundry</b>							
60-1-000-001-6210.000 Admin. Advertisement	9.50	33.33	-23.83	133.32	28.50	400.00	-92.88
60-1-000-001-6250.000 Misc. Rent Expense	119.00	100.00	19.00	400.00	187.00	1,200.00	-84.42
60-1-000-001-6311.000 Office Expense-Prairie	57.90	150.00	-92.10	600.00	354.72	1,800.00	-80.29
60-1-000-001-6311.050 Office Rental Expense	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6311.100 Phone/Internet Service	171.34	108.33	63.01	433.32	449.93	1,300.00	-65.39
60-1-000-001-6311.150 IT Support	0.00	33.33	-33.33	133.32	24.75	400.00	-93.81
60-1-000-001-6340.000 Legal	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6350.000 Audit	0.00	75.00	-75.00	300.00	0.00	900.00	-100.00
60-1-000-001-6350.500 Accounting Fee	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6360.000 Training - Staff	0.00	87.50	-87.50	350.00	0.00	1,050.00	-100.00
60-1-000-001-6360.010 Training - Commiss	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6365.000 Travel - Staff	77.34	129.17	-51.83	516.68	190.31	1,550.00	-87.72
60-1-000-001-6365.010 Travel - Commissioners	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6370.000 Bad Debt	342.00	208.33	133.67	833.32	-278.50	2,500.00	-111.14
60-1-000-001-6380.000 Consulting Services	0.00	41.67	-41.67	166.68	0.00	500.00	-100.00
60-1-000-001-6380.500 Translating/Interp Serv.	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6399.000 Other Administrative	0.00	100.00	-100.00	400.00	0.00	1,200.00	-100.00
Total Admin Sundry	777.08	1,066.66	-289.58	4,266.64	956.71	12,800.00	-92.53
<b>Fee Expense</b>							
60-1-000-001-6320.000 Management Fees	4,604.67	4,751.00	-146.33	19,004.00	18,637.95	57,012.00	-67.31
60-1-000-001-6351.000 Bookkeeping Fees	567.00	585.00	-18.00	2,340.00	2,295.00	7,020.00	-67.31
60-1-000-001-6352.000 Computer Fees	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6390.000 Fee for Service Exp	7.00	0.00	7.00	0.00	7.00	0.00	
Total Fee Expense	5,178.67	5,336.00	-157.33	21,344.00	20,939.95	64,032.00	-67.30
<b>TOTAL OPERATING EXPENSES</b>	<b>11,232.67</b>	<b>9,869.32</b>	<b>1,363.35</b>	<b>39,477.28</b>	<b>36,638.27</b>	<b>118,432.00</b>	<b>-69.06</b>
<b>UTILITIES</b>							
<b>Utilities Expense</b>							
60-1-000-001-6450.000 Utilities Electric	252.21	425.00	-172.79	1,700.00	422.16	5,100.00	-91.72
60-1-000-001-6451.000 Utilities Water	1,028.60	858.33	170.27	3,433.32	3,205.80	10,300.00	-68.88
60-1-000-001-6452.000 Utilities Gas	72.03	125.00	-52.97	500.00	313.90	1,500.00	-79.07
60-1-000-001-6453.000 Utilities Sewer	1,415.92	858.33	557.59	3,433.32	4,391.38	10,300.00	-57.37
Total Utilities	2,768.76	2,266.66	502.10	9,066.64	8,333.24	27,200.00	-69.36
<b>TOTAL UTILITIES</b>	<b>2,768.76</b>	<b>2,266.66</b>	<b>502.10</b>	<b>9,066.64</b>	<b>8,333.24</b>	<b>27,200.00</b>	<b>-69.36</b>
<b>MAINTENANCE EXPENSES</b>							
<b>Maintenance Salaries</b>							
60-1-000-001-6510.000 Maintenance Salaries	7,379.85	4,416.67	2,963.18	17,666.68	18,967.05	53,000.00	-64.21
60-1-000-001-6510.001 Salaries Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6510.100 OT Maintenance	0.00	20.83	-20.83	83.32	0.00	250.00	-100.00
60-1-000-001-6510.200 Maint from Amps	0.00	20.83	-20.83	83.32	0.00	250.00	-100.00
60-1-000-001-6510.500 Maint. Employee Ben.	3,088.64	2,166.67	921.97	8,666.68	8,247.65	26,000.00	-68.28
60-1-000-001-6510.501 Wellness Benefit - Maint	0.00	0.00	0.00	0.00	0.00	0.00	
Total Maintenance Salaries	10,468.49	6,625.00	3,843.49	26,500.00	27,214.70	79,500.00	-65.77

Date:  
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**Knox County Housing Authority**  
**INCOME STATEMENT - AHP, Prairieland**  
**July, 2020**

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
<b>Maintenance Supplies</b>							
60-1-000-001-6515.010 Garbage/Trash Supples	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6515.020 Heating/Cooling Supplies	326.24	100.00	226.24	400.00	326.24	1,200.00	-72.81
60-1-000-001-6515.030 Snow Removal Supplies	0.00	41.67	-41.67	166.68	0.00	500.00	-100.00
60-1-000-001-6515.050 Lndscape/Grnd Supplies	62.50	208.33	-145.83	833.32	362.74	2,500.00	-85.49
60-1-000-001-6515.070 Electrical Supplies	24.61	352.08	-327.47	1,408.32	2,883.95	4,225.00	-31.74
60-1-000-001-6515.080 Plumbing Supplies	677.44	241.67	435.77	966.68	1,663.65	2,900.00	-42.63
60-1-000-001-6515.100 Janitorial Supplies	20.69	58.33	-37.64	233.32	290.88	700.00	-58.45
60-1-000-001-6515.110 Routine Maint. Supplies	638.01	591.67	46.34	2,366.68	640.33	7,100.00	-90.98
60-1-000-001-6515.114 Painting Supplies - PL	0.00	150.00	-150.00	600.00	0.00	1,800.00	-100.00
60-1-000-001-6515.115 Refrigerators	0.00	80.83	-80.83	323.32	0.00	970.00	-100.00
60-1-000-001-6515.116 Stoves	0.00	66.67	-66.67	266.68	0.00	800.00	-100.00
60-1-000-001-6515.120 Other Misc. Supplies	30.45	41.67	-11.22	166.68	94.91	500.00	-81.02
Total Maintenance Supplies	1,779.94	1,932.92	-152.98	7,731.68	6,262.70	23,195.00	-73.00
<b>Maintenance Contracts</b>							
60-1-000-001-6516.000 Interior Repr/Repl-PL	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6516.200 Carpet Repr/Repl-PL	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6520.010 Garbage/Trash Contract	749.50	754.17	-4.67	3,016.68	2,975.50	9,050.00	-67.12
60-1-000-001-6520.020 Heat/Cool Contract	0.00	50.00	-50.00	200.00	0.00	600.00	-100.00
60-1-000-001-6520.030 Snow Removal Contract	0.00	125.00	-125.00	500.00	0.00	1,500.00	-100.00
60-1-000-001-6520.050 Landscape&Grnds Cont	0.00	500.00	-500.00	2,000.00	0.00	6,000.00	-100.00
60-1-000-001-6520.070 Electrical Contract	0.00	16.67	-16.67	66.68	0.00	200.00	-100.00
60-1-000-001-6520.080 Plumbing Contract	2,559.79	41.67	2,518.12	166.68	2,822.29	500.00	464.46
60-1-000-001-6520.090 Extermin Contract	0.00	170.83	-170.83	683.32	423.72	2,050.00	-79.33
60-1-000-001-6520.100 Janitorial	34.99	16.67	18.32	66.68	79.47	200.00	-60.27
60-1-000-001-6520.110 Routine Main. Contract	39.00	39.58	-0.58	158.32	357.46	475.00	-24.75
60-1-000-001-6520.111 Carpet Repr/Repl Cont.	849.57	750.00	99.57	3,000.00	2,566.81	9,000.00	-71.48
60-1-000-001-6520.120 Other Misc. Contracts	0.00	66.67	-66.67	266.68	0.00	800.00	-100.00
Total Maintenance Contracts	4,232.85	2,531.26	1,701.59	10,125.04	9,225.25	30,375.00	-69.63
<b>TOTAL MAINTENANCE</b>	<b>16,481.28</b>	<b>11,089.18</b>	<b>5,392.10</b>	<b>44,356.72</b>	<b>42,702.65</b>	<b>133,070.00</b>	<b>-67.91</b>
<b>TAXES &amp; INSURANCE EXPENSE</b>							
<b>Taxes &amp; Insurance Expense</b>							
60-1-000-001-6710.000 PILOT - Real Estate Tax	1,242.36	1,278.58	-36.22	5,114.32	5,093.79	15,343.00	-66.80
60-1-000-001-6720.000 Prpoerty Insurance	829.21	841.67	-12.46	3,366.68	3,316.84	10,100.00	-67.16
60-1-000-001-6720.500 Equipment Insurance	44.78	47.92	-3.14	191.68	179.12	575.00	-68.85
60-1-000-001-6721.000 Liability Insurance	154.30	158.33	-4.03	633.32	617.20	1,900.00	-67.52
60-1-000-001-6721.500 PE & PO Insuranace	79.62	83.33	-3.71	333.32	318.48	1,000.00	-68.15
60-1-000-001-6722.000 Work Comp Insurance	249.22	254.17	-4.95	1,016.68	996.88	3,050.00	-67.32
60-1-000-001-6722.500 Auto Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6724.000 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6790.000 Other General Expense	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6795.000 Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
Total Taxes & Insurance Expense	2,599.49	2,664.00	-64.51	10,656.00	10,522.31	31,968.00	-67.08
<b>TOTAL TAXES &amp; INSURANCE EXPENSE</b>	<b>2,599.49</b>	<b>2,664.00</b>	<b>-64.51</b>	<b>10,656.00</b>	<b>10,522.31</b>	<b>31,968.00</b>	<b>-67.08</b>
<b>MISCELLANEOUS EXPENSE</b>							
<b>Financial Expenses</b>							
60-1-000-001-6810.000 Interest Expense Payable	1,879.15	1,878.08	1.07	7,512.32	7,706.61	22,537.00	-65.80
60-1-000-001-6860.000 Sec Dep Int	0.00	0.00	0.00	0.00	0.00	0.00	
Total Financial Expenses	1,879.15	1,878.08	1.07	7,512.32	7,706.61	22,537.00	-65.80
<b>Amortization Expense</b>							

Date:  
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**Knox County Housing Authority**  
**INCOME STATEMENT - AHP, Prairieland**  
*July, 2020*

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Total Amortization Expense	0.00	0.00	0.00	0.00	0.00	0.00	
<b>Surplus Adjustments</b>							
60-1-000-001-6010.000 Prior Yr Adj - PL	0.00	0.00	0.00	0.00	0.00	0.00	
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	0.00	
<b>Provision for Reserve</b>							
60-1-000-001-7010.000 Provision For Reserve	0.00	0.00	0.00	0.00	0.00	0.00	
Total Provision for Reserve	0.00	0.00	0.00	0.00	0.00	0.00	
<b>Capital Expenditures</b>							
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	0.00	
<b>Vandalism Expenditures</b>							
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	0.00	
<b>Transfers In/Out</b>							
60-1-000-001-9111.000 Operating Xfers - In	0.00	0.00	0.00	0.00	0.00	0.00	
Total Transfers In/Out	0.00	0.00	0.00	0.00	0.00	0.00	
<b>TOTAL MISCELLANEOUS EXPENSE</b>	<b>1,879.15</b>	<b>1,878.08</b>	<b>1.07</b>	<b>7,512.32</b>	<b>7,706.61</b>	<b>22,537.00</b>	<b>-65.80</b>
<b>TOTAL EXPENSES BEFORE DEPRECIATION</b>	<b>34,961.35</b>	<b>27,767.24</b>	<b>7,194.11</b>	<b>111,068.96</b>	<b>105,903.08</b>	<b>333,207.00</b>	<b>-68.22</b>
<b>NET REVENUE/EXPENSES (PROFIT)/LOSS</b>	<b>5,813.35</b>	<b>-899.02</b>	<b>6,712.37</b>	<b>-3,596.08</b>	<b>-9,245.18</b>	<b>-10,788.00</b>	<b>-14.30</b>
<b>Depreciation Expense</b>							
60-1-000-001-6600.000 Depreciation Expense	6,257.00	6,258.33	-1.33	25,033.32	25,028.00	75,100.00	-66.67
Total Depreciation Expense	6,257.00	6,258.33	-1.33	25,033.32	25,028.00	75,100.00	-66.67
<b>TOTAL DEPRECIATION EXPENSE</b>	<b>6,257.00</b>	<b>6,258.33</b>	<b>-1.33</b>	<b>25,033.32</b>	<b>25,028.00</b>	<b>75,100.00</b>	<b>-66.67</b>
<b>NET REVENUE/EXPENSE (PROFIT)/LOSS AFTER DEPRECIATION EXPENSE</b>	<b>12,070.35</b>	<b>5,359.31</b>	<b>6,711.04</b>	<b>21,437.24</b>	<b>15,782.82</b>	<b>64,312.00</b>	<b>-75.46</b>
TOTAL BOND PAYMENT	2,008.35	0.00	2,008.35	0.00	7,843.39	0.00	

**Knox County Housing Authority**  
**BOARD - COCC CASH FLOW STATEMENT**  
**July 31, 2020**

COCC - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
<b>OPERATING INCOME</b>						
Total Operating Income	52,458.74	54,166.67	-1,707.93	209,996.12	650,000.00	-67.69
<b>TOTAL OPERATING INCOME</b>	<b>52,458.74</b>	<b>54,166.67</b>	<b>-1,707.93</b>	<b>209,996.12</b>	<b>650,000.00</b>	<b>-67.69</b>
<b>OPERATING EXPENSE</b>						
Total Administration Expenses	79,498.76	49,770.83	29,727.93	206,588.98	597,250.00	-65.41
Total Tenant Services	0.00	0.00	0.00	0.00	0.00	
Total Utilities Expenses	348.64	466.67	-118.03	1,132.53	5,600.00	-79.78
Total Maintenance Expenses	179.14	483.30	-304.16	4,162.68	5,800.00	-28.23
General Expense	1,529.66	1,554.16	-24.50	6,118.64	18,650.00	-67.19
<b>TOTAL ROUTINE OPERATING EXPENSES</b>	<b>81,556.20</b>	<b>52,274.96</b>	<b>29,281.24</b>	<b>218,002.83</b>	<b>627,300.00</b>	<b>-65.25</b>
Total Non-Routine Expense	0.00	0.00	0.00	0.00	0.00	
Total Other Credit & Charges	0.00	0.00	0.00	0.00	0.00	
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	
Total Prov. for Operating Reserve	0.00	0.00	0.00	0.00	0.00	
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
<b>TOTAL OPERATING EXPENSES</b>	<b>81,556.20</b>	<b>52,274.96</b>	<b>29,281.24</b>	<b>218,002.83</b>	<b>627,300.00</b>	<b>-65.25</b>
<b>NET REVENUE/-EXPENSE PROFIT/-LOSS</b>						
	<b>-29,097.46</b>	<b>1,891.71</b>	<b>-30,989.17</b>	<b>-8,006.71</b>	<b>22,700.00</b>	<b>-135.27</b>
<b>Total Depreciation Expense</b>						
	45.00	50.00	-5.00	180.00	600.00	-70.00
<b>NET REVENUE W/DEPRECIATION PROFIT/-LOSS</b>	<b>-29,142.46</b>	<b>1,841.71</b>	<b>-30,984.17</b>	<b>-8,186.71</b>	<b>22,100.00</b>	<b>-137.04</b>

**Knox County Housing Authority**  
**BOARD - AMP001 CASH FLOW STATEMENT**  
**July 31, 2020**

MOON TOWERS - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
<b>OPERATING INCOME</b>						
Total Operating Income	65,751.44	69,666.66	-3,915.22	273,785.59	836,000.00	-67.25
<b>TOTAL OPERATING INCOME</b>	<b>65,751.44</b>	<b>69,666.66</b>	<b>-3,915.22</b>	<b>273,785.59</b>	<b>836,000.00</b>	<b>-67.25</b>
<b>OPERATING EXPENSE</b>						
Total Administration Expenses	30,767.88	25,230.84	5,537.04	107,195.26	302,770.00	-64.60
Total Tenant Services	0.00	41.67	-41.67	230.82	500.00	-53.84
Total Utilities Expenses	6,890.67	8,999.99	-2,109.32	24,320.72	108,000.00	-77.48
Total Maintenance Expenses	35,927.81	24,604.17	11,323.64	105,394.56	295,250.00	-64.30
General Expense	6,536.38	6,783.32	-246.94	26,896.11	81,400.00	-66.96
<b>TOTAL ROUTINE OPERATING EXPENSES</b>	<b>80,122.74</b>	<b>65,659.99</b>	<b>14,462.75</b>	<b>264,037.47</b>	<b>787,920.00</b>	<b>-66.49</b>
Total Non-Routine Expense	0.00	0.00	0.00	0.00	0.00	
Total Other Credit & Charges	0.00	0.00	0.00	0.00	0.00	
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	
Total Prov. for Operating Reserve	0.00	0.00	0.00	0.00	0.00	
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
<b>TOTAL OPERATING EXPENSES</b>	<b>80,122.74</b>	<b>65,659.99</b>	<b>14,462.75</b>	<b>264,037.47</b>	<b>787,920.00</b>	<b>-66.49</b>
<b>NET REVENUE/EXPENSE PROFIT/-LOSS</b>	<b>-14,371.30</b>	<b>4,006.67</b>	<b>-18,377.97</b>	<b>9,748.12</b>	<b>48,080.00</b>	<b>-79.73</b>
<b>Total Depreciation Expense</b>						
Total Depreciation Expense	14,500.00	29,583.33	-15,083.33	58,000.00	355,000.00	-83.66
<b>NET REVENUE W/DEPRECIATION PROFIT/-LOSS</b>	<b>-28,871.30</b>	<b>-25,576.66</b>	<b>-3,294.64</b>	<b>-48,251.88</b>	<b>-306,920.00</b>	<b>-84.28</b>

**Knox County Housing Authority**  
**BOARD - AMP002 CASH FLOW STATEMENT**  
**July 31, 2020**

FAMILY - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
<b>OPERATING INCOME</b>						
Total Operating Income	77,320.90	89,531.33	-12,210.43	385,016.82	1,074,376.00	-64.16
<b>TOTAL OPERATING INCOME</b>	<b><u>77,320.90</u></b>	<b><u>89,531.33</u></b>	<b><u>-12,210.43</u></b>	<b><u>385,016.82</u></b>	<b><u>1,074,376.00</u></b>	<b><u>-64.16</u></b>
<b>OPERATING EXPENSE</b>						
Total Administration Expenses	35,176.94	42,764.32	-7,587.38	126,201.94	513,172.00	-75.41
Total Tenant Services	0.00	341.66	-341.66	0.00	4,100.00	-100.00
Total Utilities Expenses	1,753.51	2,295.83	-542.32	5,048.41	27,550.00	-81.68
Total Maintenance Expenses	60,975.78	40,923.34	20,052.44	160,150.44	491,080.00	-67.39
General Expense	4,405.22	7,563.59	-3,158.37	13,964.80	90,763.00	-84.61
<b>TOTAL ROUTINE OPERATING EXPENSES</b>	<b><u>102,311.45</u></b>	<b><u>93,888.74</u></b>	<b><u>8,422.71</u></b>	<b><u>305,365.59</u></b>	<b><u>1,126,665.00</u></b>	<b><u>-72.90</u></b>
Total Non-Routine Expense	0.00	0.00	0.00	0.00	0.00	
Total Other Credit & Charges	0.00	0.00	0.00	0.00	0.00	
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	
Total Prov. for Operating Reserve	0.00	0.00	0.00	0.00	0.00	
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
<b>TOTAL OPERATING EXPENSES</b>	<b><u>102,311.45</u></b>	<b><u>93,888.74</u></b>	<b><u>8,422.71</u></b>	<b><u>305,365.59</u></b>	<b><u>1,126,665.00</u></b>	<b><u>-72.90</u></b>
<b>NET REVENUE/EXPENSE PROFIT/-LOSS</b>	<b><u>-24,990.55</u></b>	<b><u>-4,357.41</u></b>	<b><u>-20,633.14</u></b>	<b><u>79,651.23</u></b>	<b><u>-52,289.00</u></b>	<b><u>-252.33</u></b>
Total Depreciation Expense	29,000.00	35,416.67	-6,416.67	116,000.00	425,000.00	-72.71
<b>NET REVENUE W/DEPRECIATION PROFIT/-LOSS</b>	<b><u>-53,990.55</u></b>	<b><u>-39,774.08</u></b>	<b><u>-14,216.47</u></b>	<b><u>-36,348.77</u></b>	<b><u>-477,289.00</u></b>	<b><u>-92.38</u></b>



**Knox County Housing Authority**  
**BOARD - AMP003 CASH FLOW STATEMENT**  
**July 31, 2020**

<b>BLUEBELL - OPERATING STATEMENT</b>	<b>Current Period</b>	<b>Period Budget</b>	<b>Variance</b>	<b>Current Year</b>	<b>Year Budget</b>	<b>Variance Percent</b>
<b>OPERATING INCOME</b>						
Total Operating Income	18,299.37	20,418.92	-2,119.55	77,524.41	245,027.00	-68.36
<b>TOTAL OPERATING INCOME</b>	<b><u>18,299.37</u></b>	<b><u>20,418.92</u></b>	<b><u>-2,119.55</u></b>	<b><u>77,524.41</u></b>	<b><u>245,027.00</u></b>	<b><u>-68.36</u></b>
<b>OPERATING EXPENSE</b>						
Total Administration Expenses	7,228.52	8,116.41	-887.89	26,330.25	97,397.00	-72.97
Total Tenant Services	0.00	41.66	-41.66	0.00	500.00	-100.00
Total Utilities Expenses	1,737.36	2,312.50	-575.14	5,642.13	27,750.00	-79.67
Total Maintenance Expenses	10,464.08	7,816.67	2,647.41	35,293.93	93,800.00	-62.37
General Expense	2,703.39	3,067.33	-363.94	10,131.26	36,808.00	-72.48
<b>TOTAL ROUTINE OPERATING EXPENSES</b>	<b><u>22,133.35</u></b>	<b><u>21,354.57</u></b>	<b><u>778.78</u></b>	<b><u>77,397.57</u></b>	<b><u>256,255.00</u></b>	<b><u>-69.80</u></b>
Total Non-Routine Expense	0.00	0.00	0.00	0.00	0.00	
Total Other Credit & Charges	0.00	0.00	0.00	0.00	0.00	
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	
Total Prov. for Operating Reserve	0.00	0.00	0.00	0.00	0.00	
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
<b>TOTAL OPERATING EXPENSES</b>	<b><u>22,133.35</u></b>	<b><u>21,354.57</u></b>	<b><u>778.78</u></b>	<b><u>77,397.57</u></b>	<b><u>256,255.00</u></b>	<b><u>-69.80</u></b>
<b>NET REVENUE/EXPENSE PROFIT/-LOSS</b>						
	<b><u>-3,833.98</u></b>	<b><u>-935.65</u></b>	<b><u>-2,898.33</u></b>	<b><u>126.84</u></b>	<b><u>-11,228.00</u></b>	<b><u>-101.13</u></b>
<b>Total Depreciation Expense</b>						
	11,000.00	14,083.33	-3,083.33	44,000.00	169,000.00	-73.96
<b>NET REVENUE W/DEPRECIATION PROFIT/-LOSS</b>	<b><u>-14,833.98</u></b>	<b><u>-15,018.98</u></b>	<b><u>185.00</u></b>	<b><u>-43,873.16</u></b>	<b><u>-180,228.00</u></b>	<b><u>-75.66</u></b>

**Knox County Housing Authority**  
**BOARD - LOW RENT CASH FLOW STATEMENT**  
**July 31, 2020**

COCC, MT, FAMILY, BB COMBINED OS	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
<b>OPERATING INCOME</b>						
Total Operating Income	213,830.45	233,783.58	-19,953.13	946,322.94	2,805,403.00	-66.27
<b>TOTAL OPERATING INCOME</b>	<b>213,830.45</b>	<b>233,783.58</b>	<b>-19,953.13</b>	<b>946,322.94</b>	<b>2,805,403.00</b>	<b>-66.27</b>
<b>OPERATING EXPENSE</b>						
Total Administration Expenses	152,672.10	125,882.40	26,789.70	466,316.43	1,510,589.00	-69.13
Total Tenant Services	0.00	424.99	-424.99	230.82	5,100.00	-95.47
Total Utilities Expenses	10,730.18	14,074.99	-3,344.81	36,143.79	168,900.00	-78.60
Total Maintenance Expenses	107,546.81	73,827.48	33,719.33	305,001.61	885,930.00	-65.57
General Expense	15,174.65	18,968.40	-3,793.75	57,110.81	227,621.00	-74.91
<b>TOTAL ROUTINE OPERATING EXPENSES</b>	<b>286,123.74</b>	<b>233,178.26</b>	<b>52,945.48</b>	<b>864,803.46</b>	<b>2,798,140.00</b>	<b>-69.09</b>
Total Non-Routine Expense	0.00	0.00	0.00	0.00	0.00	
Total Other Credit & Charges	0.00	0.00	0.00	0.00	0.00	
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	
Total Prov. for Operating Reserve	0.00	0.00	0.00	0.00	0.00	
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
<b>TOTAL OPERATING EXPENSES</b>	<b>286,123.74</b>	<b>233,178.26</b>	<b>52,945.48</b>	<b>864,803.46</b>	<b>2,798,140.00</b>	<b>-69.09</b>
<b>NET REVENUE/EXPENSE PROFIT/-LOSS</b>						
	<b>-72,293.29</b>	<b>605.32</b>	<b>-72,898.61</b>	<b>81,519.48</b>	<b>7,263.00</b>	<b>1,022.39</b>
<b>Total Depreciation Expense</b>						
Total Depreciation Expense	54,545.00	79,133.33	-24,588.33	218,180.00	949,600.00	-77.02
<b>NET REVENUE W/DEPRECIATION PROFIT/-LOSS</b>	<b>-126,838.29</b>	<b>-78,528.01</b>	<b>-48,310.28</b>	<b>-136,660.52</b>	<b>-942,337.00</b>	<b>-85.50</b>

**Knox County Housing Authority**  
**BOARD - HCV CASH FLOW STATEMENT**  
**July 31, 2020**

	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
<b>HCV - OPERATING STATEMENT</b>						
<b>ADMIN OPERATING INCOME</b>						
Total Admin Operating Income	9,570.41	9,846.92	-276.51	65,172.30	118,163.00	-44.85
<b>TOTAL ADMIN OPERATING INCOME</b>	<b>9,570.41</b>	<b>9,846.92</b>	<b>-276.51</b>	<b>65,172.30</b>	<b>118,163.00</b>	<b>-44.85</b>
<b>OPERATING EXPENSES</b>						
Total Admin Expenses	11,643.01	8,345.84	3,297.17	33,819.70	100,150.00	-66.23
Total Fees Expenses	3,568.50	3,953.00	-384.50	14,079.00	47,436.00	-70.32
Total General Expenses	564.87	825.00	-260.13	3,156.89	9,900.00	-68.11
<b>TOTAL OPERATING EXPENSES</b>	<b>15,776.38</b>	<b>13,123.84</b>	<b>2,652.54</b>	<b>51,055.59</b>	<b>157,486.00</b>	<b>-67.58</b>
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	
Total Provision for Reserve	0.00	0.00	0.00	0.00	0.00	
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
<b>TOTAL EXPENSES</b>	<b>15,776.38</b>	<b>13,123.84</b>	<b>2,652.54</b>	<b>51,055.59</b>	<b>157,486.00</b>	<b>-67.58</b>
<b>NET REVENUE PROFIT/-LOSS</b>	<b>-6,205.97</b>	<b>-3,276.92</b>	<b>-2,929.05</b>	<b>14,116.71</b>	<b>-39,323.00</b>	<b>-135.90</b>
Total Depreciation Expense	0.00	0.00	0.00	0.00	0.00	
<b>NET REVENUE w/Deprecitation PROFIT/-LOSS</b>	<b>-6,205.97</b>	<b>-3,276.92</b>	<b>-2,929.05</b>	<b>14,116.71</b>	<b>-39,323.00</b>	<b>-135.90</b>

**HAP - OPERATING STATEMENT**

<b>HAP INCOME</b>						
Total Income	57,954.00	77,468.75	-19,514.75	283,467.00	929,625.00	-69.51
<b>TOTAL HAP INCOME</b>	<b>57,954.00</b>	<b>77,468.75</b>	<b>-19,514.75</b>	<b>283,467.00</b>	<b>929,625.00</b>	<b>-69.51</b>
<b>HAP EXPENSES</b>						
Total HAP Expenses	76,120.00	78,635.66	-2,515.66	310,465.00	943,628.00	-67.10
Total General HAP Expenses	-156.42	41.67	-198.09	306.71	500.00	-38.66
<b>TOTAL HAP EXPENSES</b>	<b>75,963.58</b>	<b>78,677.33</b>	<b>-2,713.75</b>	<b>310,771.71</b>	<b>944,128.00</b>	<b>-67.08</b>
Total Prior Year Adj HAP	0.00	0.00	0.00	0.00	0.00	
<b>REMAINING HAP from RESERVE +/-LOSS</b>	<b>-18,009.58</b>	<b>-1,208.58</b>	<b>-16,801.00</b>	<b>-27,304.71</b>	<b>-14,503.00</b>	<b>88.27</b>

**Knox County Housing Authority**  
**BOARD - BRENTWOOD CASH FLOW STATEMENT**  
**July 31, 2020**

<b>BRENTWOOD - OPERATING STATEMENT</b>	<b>Current Period</b>	<b>Period Budget</b>	<b>Variance</b>	<b>Current Year</b>	<b>Year Budget</b>	<b>Variance Percent</b>
<b>OPERATING INCOME</b>						
Total Operating Income	32,906.87	33,566.68	-659.81	131,921.58	402,800.00	-67.25
<b>TOTAL OPERATING INCOME</b>	<b><u>32,906.87</u></b>	<b><u>33,566.68</u></b>	<b><u>-659.81</u></b>	<b><u>131,921.58</u></b>	<b><u>402,800.00</u></b>	<b><u>-67.25</u></b>
<b>OPERATING EXPENSE</b>						
Total Administration Expenses	5,892.40	4,616.65	1,275.75	12,145.48	55,400.00	-78.08
Total Fee Expenses	5,746.30	5,911.00	-164.70	23,231.47	70,932.00	-67.25
Total Utilities Expenses	3,061.85	2,241.66	820.19	7,519.05	26,900.00	-72.05
Total Maintenance Expenses	12,612.20	15,665.43	-3,053.23	39,668.17	187,985.00	-78.90
Total Taxes & Insurance Expense	2,840.20	2,883.83	-43.63	11,515.01	34,606.00	-66.73
Total Financial Expenses	1,879.15	1,878.17	0.98	7,706.62	22,538.00	-65.81
<b>TOTAL ROUTINE OPERATING EXPENSE</b>	<b><u>32,032.10</u></b>	<b><u>33,196.74</u></b>	<b><u>-1,164.64</u></b>	<b><u>101,785.80</u></b>	<b><u>398,361.00</u></b>	<b><u>-74.45</u></b>
Total Amortization Expense	0.00	0.00	0.00	0.00	0.00	
Total Provision for Reserve	0.00	0.00	0.00	0.00	0.00	
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Transfers In/Out	0.00	0.00	0.00	0.00	0.00	
<b>TOTAL ALL EXPENSES BEFORE DEPRECIATION</b>	<b><u>32,032.10</u></b>	<b><u>33,196.74</u></b>	<b><u>-1,164.64</u></b>	<b><u>101,785.80</u></b>	<b><u>398,361.00</u></b>	<b><u>-74.45</u></b>
<b>NET REVENUE PROFIT/-LOSS</b>						
	<b><u>874.77</u></b>	<b><u>369.94</u></b>	<b><u>504.83</u></b>	<b><u>30,135.78</u></b>	<b><u>4,439.00</u></b>	<b><u>578.89</u></b>
<b>Total Depreciation Expense</b>						
	8,000.00	7,500.00	500.00	32,000.00	90,000.00	-64.44
<b>NET REVENUE w/Depreciation PROFIT/-LOSS</b>	<b><u>-7,125.23</u></b>	<b><u>-7,130.06</u></b>	<b><u>4.83</u></b>	<b><u>-1,864.22</u></b>	<b><u>-85,561.00</u></b>	<b><u>-97.82</u></b>

**Knox County Housing Authority**  
**BOARD - PRAIRIELAND CASH FLOW STATEMENT**  
**July 31, 2020**

PRAIRIELAND - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
<b>OPERATING INCOME</b>						
Total Operating Income	29,148.00	28,666.26	481.74	115,148.26	343,995.00	-66.53
<b>TOTAL OPERATING INCOME</b>	<b>29,148.00</b>	<b>28,666.26</b>	<b>481.74</b>	<b>115,148.26</b>	<b>343,995.00</b>	<b>-66.53</b>
<b>OPERATING EXPENSE</b>						
Total Administration Expenses	6,061.00	4,533.32	1,527.68	15,705.32	54,400.00	-71.13
Total Fee Expenses	5,171.67	5,336.00	-164.33	20,932.95	64,032.00	-67.31
Total Utilities Expenses	2,768.76	2,266.66	502.10	8,333.24	27,200.00	-69.36
Total Maintenance Expenses	16,481.28	11,089.18	5,392.10	42,702.65	133,070.00	-67.91
Total Taxes & Insurance Expense	2,599.49	2,664.00	-64.51	10,522.31	31,968.00	-67.08
Total Financial Expenses	1,879.15	1,878.08	1.07	7,706.61	22,537.00	-65.80
<b>TOTAL ROUTINE OPERATING EXPENSE</b>	<b>34,961.35</b>	<b>27,767.24</b>	<b>7,194.11</b>	<b>105,903.08</b>	<b>333,207.00</b>	<b>-68.22</b>
Total Amortization Expense	0.00	0.00	0.00	0.00	0.00	
Total Provision for Reserve	0.00	0.00	0.00	0.00	0.00	
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Transfers In/Out	0.00	0.00	0.00	0.00	0.00	
<b>TOTAL ALL EXPENSES BEFORE DEPRECIATION</b>	<b>34,961.35</b>	<b>27,767.24</b>	<b>7,194.11</b>	<b>105,903.08</b>	<b>333,207.00</b>	<b>-68.22</b>
<b>NET REVENUE PROFIT/-LOSS</b>						
	<b>-5,813.35</b>	<b>899.02</b>	<b>-6,712.37</b>	<b>9,245.18</b>	<b>10,788.00</b>	<b>-14.30</b>
<b>Total Depreciation Expense</b>						
	6,257.00	6,258.33	-1.33	25,028.00	75,100.00	-66.67
<b>NET REVENUE w/Depreciation PROFIT/-LOSS</b>	<b>-12,070.35</b>	<b>-5,359.31</b>	<b>-6,711.04</b>	<b>-15,782.82</b>	<b>-64,312.00</b>	<b>-75.46</b>

**Knox County Housing Authority**  
**BOARD - AHP CASH FLOW STATEMENT**  
**July 31, 2020**

BRENTWOOD & PRAIRIELAND COMBINED	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
<b>OPERATING INCOME</b>						
Total Operating Income	62,054.87	62,232.94	-178.07	247,069.84	746,795.00	-66.92
<b>TOTAL OPERATING INCOME</b>	<b>62,054.87</b>	<b>62,232.94</b>	<b>-178.07</b>	<b>247,069.84</b>	<b>746,795.00</b>	<b>-66.92</b>
<b>OPERATING EXPENSE</b>						
Total Administration Expenses	11,953.40	9,149.97	2,803.43	27,850.80	109,800.00	-74.63
Total Fee Expenses	10,917.97	11,247.00	-329.03	44,164.42	134,964.00	-67.28
Total Utilities Expenses	5,830.61	4,508.32	1,322.29	15,852.29	54,100.00	-70.70
Total Maintenance Expenses	29,093.48	26,754.61	2,338.87	82,370.82	321,055.00	-74.34
Total Taxes & Insurance Expense	5,439.69	5,547.83	-108.14	22,037.32	66,574.00	-66.90
Total Financial Expenses	3,758.30	3,756.25	2.05	15,413.23	45,075.00	-65.81
<b>TOTAL ROUTINE OPERATING EXPENSE</b>	<b>66,993.45</b>	<b>60,963.98</b>	<b>6,029.47</b>	<b>207,688.88</b>	<b>731,568.00</b>	<b>-71.61</b>
Total Amortization Expense	0.00	0.00	0.00	0.00	0.00	
Total Provision for Reserve	0.00	0.00	0.00	0.00	0.00	
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Transfers In/Out	0.00	0.00	0.00	0.00	0.00	
<b>TOTAL ALL EXPENSES BEFORE DEPRECIATION</b>	<b>66,993.45</b>	<b>60,963.98</b>	<b>6,029.47</b>	<b>207,688.88</b>	<b>731,568.00</b>	<b>-71.61</b>
<b>NET REVENUE PROFIT/-LOSS</b>						
	<b>-4,938.58</b>	<b>1,268.96</b>	<b>-6,207.54</b>	<b>39,380.96</b>	<b>15,227.00</b>	<b>158.63</b>
<b>Total Depreciation Expense</b>						
	14,257.00	13,758.33	498.67	57,028.00	165,100.00	-65.46
<b>NET REVENUE w/Depreciation PROFIT/-LOSS</b>	<b>-19,195.58</b>	<b>-12,489.37</b>	<b>-6,706.21</b>	<b>-17,647.04</b>	<b>-149,873.00</b>	<b>-88.23</b>

**Knox County Housing Authority**  
**CLAIMS REPORT - LOW RENT**  
*July, 2020*

	<b>Current Period</b>	<b>Last Year Same</b>	<b>Variance</b>	<b>Current Year</b>
<b>AMP001 - MOON TOWERS</b>				
Salaries	37,371.66	23,941.96	13,429.70	104,053.27
Employee W/H Payments	0.00	0.00	0.00	0.00
Management Fees	15,793.66	15,953.84	-160.18	63,171.64
Administrative Expenses	1,069.22	2,540.94	-1,471.72	6,382.93
Tenant Services	0.00	61.98	-61.98	230.82
Utilities	6,890.67	6,796.66	94.01	24,320.72
Maintenance Supplies/Contracts	12,461.15	15,389.77	-2,928.62	38,981.98
Mileage	0.00	0.00	0.00	0.00
General Expenses	6,536.38	5,701.98	834.40	26,896.11
Non-Routine Expense	0.00	0.00	0.00	0.00
<b>TOTAL MOON TOWERS CLAIMS</b>	<b>80,122.74</b>	<b>70,387.13</b>	<b>9,735.61</b>	<b>264,037.47</b>
<b>AMP002 - FAMILY</b>				
Salaries	69,447.05	45,690.48	23,756.57	178,483.86
Employee W/H Payments	0.00	0.00	0.00	0.00
Management Fees	17,513.87	16,889.74	624.13	69,733.12
Administrative Expenses	794.21	3,382.11	-2,587.90	7,055.97
Tenant Services	0.00	0.00	0.00	0.00
Utilities	1,753.51	2,452.57	-699.06	5,048.41
Maintenance Supplies/Contracts	8,397.59	12,244.72	-3,847.13	31,079.43
Mileage	0.00	0.00	0.00	0.00
General Expenses	4,405.22	6,545.39	-2,140.17	13,964.80
Non-Routine Expenses	0.00	0.00	0.00	0.00
<b>TOTAL FAMILY CLAIMS</b>	<b>102,311.45</b>	<b>87,205.01</b>	<b>15,106.44</b>	<b>305,365.59</b>
<b>AMP003 - BLUEBELL</b>				
Salaries	9,048.64	5,792.55	3,256.09	23,698.97
Employee W/H Payments	0.00	0.00	0.00	0.00
Management Fees	4,620.09	4,458.91	161.18	18,158.00
Administrative Expenses	376.86	769.57	-392.71	1,921.48
Tenant Services	0.00	0.00	0.00	0.00
Utilities	1,737.36	2,125.51	-388.15	5,642.13
Maintenance Supplies/Contracts	3,647.01	966.20	2,680.81	17,845.73
Mileage	0.00	0.00	0.00	0.00
General Expenses	2,703.39	3,011.05	-307.66	10,131.26
Non-Routine Expenses	0.00	0.00	0.00	0.00
<b>TOTAL BLUEBELL CLAIMS</b>	<b>22,133.35</b>	<b>17,123.79</b>	<b>5,009.56</b>	<b>77,397.57</b>
<b>COCC</b>				
Salaries	73,617.96	37,031.45	36,586.51	187,546.12
Employee W/H Payments	-273.49	145.99	-419.48	-1,811.08
Management Fees	0.00	0.00	0.00	0.00
Administrative Expenses	5,927.20	12,666.66	-6,739.46	19,140.30
Tenant Services	0.00	0.00	0.00	0.00
Utilities	348.64	336.96	11.68	1,132.53
Maintenance Supplies/Contracts	132.74	-46.59	179.33	4,065.24
Mileage	0.00	0.00	0.00	0.00
General Expenses	1,529.66	1,339.04	190.62	6,118.64
Non-Routine Expenses	0.00	0.00	0.00	0.00
<b>TOTAL COCC CLAIMS</b>	<b>81,282.71</b>	<b>51,473.51</b>	<b>29,809.20</b>	<b>216,191.75</b>
<b>COMBINED - AMP1, AMP2, AMP3, &amp; COCC</b>				
Salaries	189,485.31	112,456.44	77,028.87	493,782.22
Employee W/H Payments	-273.49	145.99	-419.48	-1,811.08
Management Fees	37,927.62	37,302.49	625.13	151,062.76
Administrative Expenses	8,167.49	19,359.28	-11,191.79	34,500.68
Tenant Services	0.00	61.98	-61.98	230.82
Utilities	10,730.18	11,711.70	-981.52	36,143.79
Maintenance Supplies	24,638.49	28,554.10	-3,915.61	91,972.38
Mileage	0.00	0.00	0.00	0.00
General Expenses	15,174.65	16,597.46	-1,422.81	57,110.81
Non-Routine Expenses	0.00	0.00	0.00	0.00
<b>TOTAL LOW RENT CLAIMS</b>	<b>285,850.25</b>	<b>226,189.44</b>	<b>59,660.81</b>	<b>862,992.38</b>

**Knox County Housing Authority**  
**CLAIMS REPORT - AHP / HCV**  
*July, 2020*

	Current Period	Last Year Same Period	Variance
<b>BRENTWOOD</b>			
Salaries	15,745.63	9,081.72	6,663.91
Employee W/H Payments	0.00	0.00	0.00
Management Fees	5,746.30	5,828.39	-82.09
Administrative Expenses	609.44	281.08	328.36
Utilities	3,061.85	1,766.25	1,295.60
Maintenance Supplies/Contracts	2,143.53	3,726.46	-1,582.93
Tax & Insurance Expenses	2,840.20	2,983.79	-143.59
Finacial Expenses	1,879.15	2,003.17	-124.02
<b>TOTAL BRENTWOOD CLAIMS</b>	<b><u>32,026.10</u></b>	<b><u>25,670.86</u></b>	<b><u>6,355.24</u></b>
<b>PRAIRIELAND</b>			
Salaries	15,745.41	9,081.55	6,663.86
Employee W/H Payments	0.00	0.00	0.00
Management Fees	5,171.67	5,335.85	-164.18
Administrative Expenses	777.08	211.06	566.02
Utilities	2,768.76	2,363.55	405.21
Maintenance Supplies/Contracts	6,012.79	1,459.33	4,553.46
Taxes & Insurance Expenses	2,599.49	2,749.67	-150.18
Financial Expenses	1,879.15	2,003.17	-124.02
<b>TOTAL PRAIRIELAND CLAIMS</b>	<b><u>34,954.35</u></b>	<b><u>23,204.18</u></b>	<b><u>11,750.17</u></b>
<b>AHP - BRENTWOOD &amp; PRAIRIELAND</b>			
Salaries	31,491.04	18,163.27	13,327.77
Employee W/H Payments	0.00	0.00	0.00
Management Fees	10,917.97	11,164.24	-246.27
Administrative Expenses	1,386.52	492.14	894.38
Utilities	5,830.61	4,129.80	1,700.81
Maintenance Supplies	8,156.32	5,185.79	2,970.53
Taxes & Insurance Expenses	5,439.69	5,733.46	-293.77
Financial Expenses	3,758.30	4,006.34	-248.04
<b>TOTAL AHP CLAIMS</b>	<b><u>66,980.45</u></b>	<b><u>48,875.04</u></b>	<b><u>18,105.41</u></b>
<b>HOUSING CHOICE VOUCHER - HCV</b>			
Salaries	10,898.29	7,147.05	3,751.24
Employee W/H Payments	0.00	0.00	0.00
Management Fees	3,568.50	3,724.50	-156.00
Administrative Expenses	744.72	700.54	44.18
General Expense-Admin	564.87	688.84	-123.97
<b>Total HCV Expenses</b>	<b><u>15,776.38</u></b>	<b><u>12,260.93</u></b>	<b><u>3,515.45</u></b>
HAP Expenses	76,120.00	74,559.00	1,561.00
General Expenses	-156.42	-32.50	-123.92
<b>Total HAP Expenses</b>	<b><u>75,963.58</u></b>	<b><u>74,526.50</u></b>	<b><u>1,437.08</u></b>
<b>TOTAL HCV CLAIMS</b>	<b><u>91,739.96</u></b>	<b><u>86,787.43</u></b>	<b><u>4,952.53</u></b>



**Knox County Housing Authority**  
**CLAIMS REPORT - GRANT PROGRAMS**  
*July, 2020*

	Current Period	Last Year Same	Current Year	Cumulative
<b>CFG 2019 - \$1,083,874</b>				
Admin / Operations	0.00	0.00	0.00	300,000.00
General CFP Activity	0.00	0.00	0.00	8,735.00
<b>TOTAL CFG 2019 CLAIMS</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>308,735.00</b>
<b>CFG 2018 - \$1,044,578</b>				
Admin. / Operations	0.00	0.00	0.00	0.00
General CFP Activity	0.00	107,985.99	0.00	1,044,578.00
<b>TOTAL CFG 2018 CLAIMS</b>	<b>0.00</b>	<b>107,985.99</b>	<b>0.00</b>	<b>1,044,578.00</b>
<b>CFG 2017 - \$673,386</b>				
Admin. / Operations	0.00	0.00	0.00	0.00
General CFP Activity	0.00	0.00	0.00	673,386.00
<b>TOTAL CFG 2017 CLAIMS</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>673,386.00</b>
<b>CFG 2016 - \$608,598</b>				
Admin. / Operations	0.00	0.00	0.00	0.00
Fees & Costs	0.00	0.00	0.00	14,000.00
Site Improvement	0.00	0.00	0.00	0.00
Dwelling Structure	0.00	0.00	0.00	594,598.00
Dwelling Equipment	0.00	0.00	0.00	0.00
Non-Dwelling Equipment	0.00	0.00	0.00	0.00
<b>TOTAL CFG 2016 CLAIMS</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>608,598.00</b>
<b>TOTAL CFG GRANT(S) CLAIMS</b>	<b>0.00</b>	<b>107,985.99</b>	<b>0.00</b>	<b>2,635,297.00</b>

**Knox County Housing Authority**  
**CLAIMS REPORT TOTALS**  
*July, 2020*

	<b>Current Period</b>	<b>Last Year Same</b>	<b>Variance</b>	<b>Current Year</b>
<b>TOTALS</b>				
<hr/>				
<u>LOW RENT</u>				
AMP001 - MOON TOWERS	80,122.74	70,387.13	9,735.61	264,037.47
AMP002 - FAMILY	102,311.45	87,205.01	15,106.44	305,365.59
AMP003 - BLUEBELL	22,133.35	17,123.79	5,009.56	77,397.57
COCC	81,282.72	51,473.52	29,809.20	216,191.79
<b>TOTAL LOW RENT</b>	<b>285,850.26</b>	<b>226,189.45</b>	<b>59,660.81</b>	<b>862,992.42</b>
<u>A.H.P.</u>				
BRENTWOOD	32,032.10	25,670.86	6,361.24	101,785.80
PRAIRIELAND	34,961.35	23,204.18	11,757.17	105,903.08
<b>TOTAL A.H.P.</b>	<b>66,993.45</b>	<b>48,875.04</b>	<b>18,118.41</b>	<b>207,688.88</b>
<u>HOUSING CHOICE VOUCHER - HCV</u>				
HCV (Administrative Only)	15,776.38	12,260.93	3,515.45	51,055.59
<b>TOTAL HCV</b>	<b>15,776.38</b>	<b>12,260.93</b>	<b>3,515.45</b>	<b>51,055.59</b>
<u>GRANTS</u>				
CAPITAL FUND GRANT 2019	0.00	0.00	0.00	0.00
CAPITAL FUND GRANT 2018	0.00	107,985.99	-107,985.99	0.00
CAPITAL FUND GRANT 2017	0.00	0.00	0.00	0.00
CAPITAL FUND GRANT 2016	0.00	0.00	0.00	0.00
<b>TOTAL GRANTS</b>	<b>0.00</b>	<b>107,985.99</b>	<b>-107,985.99</b>	<b>0.00</b>
<hr/>				
<b>TOTAL CLAIMS FOR MONTH</b>	<b>368,620.09</b>	<b>395,311.41</b>	<b>-26,691.32</b>	<b>1,121,736.89</b>

## BOARD MEMO

216 W. Simmons St.  
Galesburg, IL 61401

O: (309) 342-8129  
F: (309) 342-7206

[www.knoxcountyhousing.org](http://www.knoxcountyhousing.org)

**TO:** Board of Commissioners  
Knox County Housing Authority

**DATE:** 08/25/2020

**FROM:** Derek Antoine   
Executive Director

**BOARD MEETING:** 08/25/2020

**SUBJECT:** Legal Services Contract Extension

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### Executive Summary

At the 07/26/2016 regular meeting of the Board of Commissioners, the Board selected Jack Ball to provide legal counsel services to the agency, at the expense of \$600.00 monthly, for a term of one year, with clause to extend the contract through four one-year renewal options. The initial contract period began on 09/01/2016 and expires 08/31/2017.

Mr. Ball's contract was previously extended at the 08/24/2017, 08/28/2018, 08/29/2019 regular Board meetings. Due to the nature of agency procurement and the structure of the original contract, the upcoming contract period represents the final extension allowed. The terms of the current contract call for a fee of \$800.00 per month, \$9,600.00 annually.

In accordance with the contract provisions, Mr. Ball's performance of duties in reference to the general scope of services is assessed annually to determine eligibility for extension. Mr. Ball handles agency business with appropriate urgency, has displayed an extensive knowledge pertaining to landlord/tenant law, and has provided valuable counsel to the Board on agency matters. He has been present for the vast majority of Board meetings and has provided a detailed report of activities on behalf of the agency on a monthly basis. It is the determination of the Executive Director that Mr. Ball has served the agency well, provided fair value for services rendered, and displays professionalism and integrity in the performance of his duties.

### Fiscal Impact

Mr. Ball has not requested an increase in the monthly fee of \$800.00. The expense for legal services is split evenly amongst applicable KCHA programs.

### Recommendation

It is the recommendation of the Executive Director the Board of Commissioners approve an extension of the FYE 03/31/2017 contract between the Knox County Housing Authority and Jack P. Ball, Esq. for a period of one (1) year, effective 09/01/2020 through 08/31/2021 at the expense of \$800.00 monthly, \$9,600.00 annually.