

board agenda



Knox County Housing Authority
Regular Meeting of the Board of Commissioners
Zoom Teleconference
11/24/2020
10:00 a.m.

Opening	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 10-2020 Financial Reports	Vice Chair Hawkinson
<input type="checkbox"/> Lomac Payton	Review/Ratify 10-2020 Claims and Bills	Vice Chair Hawkinson
<input type="checkbox"/> Joseph Riley	COCC:	\$ 51,464.27
<input type="checkbox"/> Sara Robison	Moon Towers:	\$ 68,835.94
<input type="checkbox"/> Paula Sanford	Family:	\$ 94,845.85
<input type="checkbox"/> Paul H. Stewart	Bluebell:	\$ 17,769.96
<u>Excused:</u>	HCV:	\$ 84,069.68
	Brentwood:	\$ 25,803.02
	Prairieland:	\$ 25,429.66
<u>Others Present:</u>	Capital Fund 2019:	\$ 0.00
	Capital Fund 2020:	\$ 0.00
	Capital Fund 2021:	\$ 4,000.00

Old Business	None	
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New Business	Review/Approve Provider/Rates for CY 2021 Employee Group Medical/Dental/Vision Insurance	Derek Antoine
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Reports	Executive Director's Report – 11/2020 KCHA Legal Counsel Report – 11/2020	Derek Antoine Jack Ball
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Other Business	COVID Summary	Derek Antoine
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Adjournment

**MINUTES OF THE MONTHLY MEETING
OF THE BOARD OF COMMISSIONERS
OF THE KNOX COUNTY HOUSING AUTHORITY
October 27, 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: Wayne Allen
 Jared Hawkinson
 Lomac Payton
 Paula Sanford
 Paul H. Stewart

EXCUSED: Joseph Riley
 Sara Robison

ABSENT:

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

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. After brief discussion, Commissioner Allen made a motion to approve the minutes as received; Commissioner Sanford seconded. Roll call was taken as follows:

Commissioner Allen - aye
Commissioner Hawkinson - aye
Commissioner Payton - aye
Commissioner Sanford - aye
Commissioner Stewart - aye

Motion Carried, 5-0.

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

Commissioner Allen - aye
Commissioner Hawkinson - aye
Commissioner Payton - aye
Commissioner Sanford - aye
Commissioner Stewart - aye

Motion Carried, 5-0.

September 2020 claims against the HA Administration in the sum of \$511,179.69; Central Office Cost Center in the sum of \$62,822.68; Moon Towers in the sum of \$61,783.83; Family in the sum of \$92,847.17; Bluebell in the sum of \$17,218.98; Housing Choice Voucher Program in the sum of \$83,215.34; Brentwood (A.H.P.) in the sum of \$23,988.34; Prairieland (A.H.P.) in the sum of \$22,313.51; Capital Fund '19 in the sum of \$0.00 and Capital Fund '20 in the sum of \$0.00 were presented for approval. Commissioner Sanford made a motion to ratify the claims and bills for

September 2020; Commissioner Allen seconded. Roll call was taken as follows:

Commissioner Allen - aye
Commissioner Hawkinson - aye
Commissioner Payton - aye
Commissioner Sanford - aye
Commissioner Stewart - aye

Motion Carried, 5-0.

OLD BUSINESS

None.

NEW BUSINESS

Mr. Antoine asked the Board to review and approve Resolution 2020-08 Approval of Bad Debt Charge-Offs for the period ending 09/30/2020. Mr. Antoine reported that this amount was lower because of the COVID-19 pandemic eviction moratorium that prevents the agency from evictions due to non-payment of rent. Mr. Antoine also reviewed the agency's current collection efforts. After brief discussion, Commissioner Allen made a motion to approve Resolution 2020-08 Approval of Bad Debt Charge-Offs for the period ending 09/30/2020 in the amount of \$14,641.08;

Commissioner Sanford seconded. Roll call was taken as follows:

Commissioner Allen - aye
Commissioner Hawkinson - aye
Commissioner Payton - aye
Commissioner Sanford - aye
Commissioner Stewart - aye

Motion Carried, 5-0.

Mr. Antoine asked the Board to review and approve Resolution 2020-09 for Adoption of Public Housing Utility Allowance Schedule for FFY 09/30/2021. After brief discussion, Commissioner Sanford made a motion to approve Resolution 2020-09 for Public Housing Utility Allowance Schedule for FFY 09/30/2021; Commissioner Stewart seconded. Roll call was taken as follows:

Commissioner Allen - aye
Commissioner Hawkinson - aye
Commissioner Payton - aye
Commissioner Sanford - aye
Commissioner Stewart - aye

Motion Carried, 5-0.

Mr. Antoine asked the Board to review and approve Resolution 2020-10 for Adoption of Section 8 Housing Choice Voucher Utility Allowance Schedule for FFY 09/30/2021. After brief discussion, Commissioner Stewart made a motion to approve Resolution 2020-10 for Housing Choice Voucher Utility Allowance Schedule for FFY 09/30/2021; Commissioner Sanford seconded. Roll call was taken as follows:

Commissioner Allen - aye
Commissioner Hawkinson - aye
Commissioner Payton - aye
Commissioner Sanford - aye
Commissioner Stewart - aye

Motion Carried, 5-0.

Mr. Antoine asked the Board to review and approve Resolution 2020-11 for

Adoption of Public Housing Flat Rent Schedule. After brief discussion, Commissioner Stewart made a motion to approve Resolution 2020-11 for Public Housing Flat Rent Schedule; Commissioner Sanford seconded. Roll call was taken as follows:

Commissioner Allen - aye
Commissioner Hawkinson - aye
Commissioner Payton - aye
Commissioner Sanford - aye
Commissioner Stewart - aye

Motion Carried, 5-0.

Mr. Antoine asked the Board to review and approve Resolution 2020-12 for Approval of Housing Choice Voucher Program Payment Standard Schedule FFY 2021. After brief discussion, Commissioner Stewart made a motion to approve Resolution 2020-12 for Housing Choice Voucher Program Payment Standard Schedule FFY 2021; Commissioner Sanford seconded. Roll call was taken as follows:

Commissioner Allen - aye
Commissioner Hawkinson - aye
Commissioner Payton - aye
Commissioner Sanford - aye
Commissioner Stewart - aye

Motion Carried, 5-0.

Mr. Antoine asked the Board to review and approve Resolution 2019-13 for Outstanding Debt Collection Charge-Off for FYE 2020 Quarter 2 Period Ending 09/30/2019. After brief discussion, Commissioner Allen made a motion to approve Resolution 2019-13 for Outstanding Debt Collection Charge-Off for FYE 2020 Quarter 2 Period Ending 09/30/2019 in the amount of \$5464.45; Commissioner Riley seconded. Roll call was taken as follows:

Commissioner Allen - aye
Commissioner Payton - aye
Commissioner Riley - aye
Commissioner Robison - aye
Commissioner Sanford - aye

Motion Carried, 5-0.

REPORTS

There was no written report for the month, but Mr. Antoine highlighted the following: COVID-19 operations protocol are ongoing; several staff have been under recommended quarantines for exposure; occupancy rates are good; vouchers are being added; and maintenance work order protocol is in place. Commissioner Hawkinson asked for a report outlining the number of employees that have been quarantined. Mr. Antoine will prepare the report and send to the Board.

The Legal Counsel report was emailed prior to the meeting. Mr. Ball left the meeting prior to the Executive Director's report.

OTHER BUSINESS

None.

ADJOURNMENT

Commissioner Stewart made a motion to adjourn the meeting at 10:49 a.m.;

Commissioner Sanford seconded. Roll call was taken as follows:

Commissioner Allen - aye

Commissioner Hawkinson - aye

Commissioner Payton - aye

Commissioner Sanford - aye

Commissioner Stewart - aye

Motion Carried, 5-0.

Respectfully submitted,

Secretary

COCC

	<u>October-20</u>	<u>Current YTD</u>
Operating Income	\$73,902.95	\$391,344.01
Operating Expenses	\$51,660.62	\$418,562.07
Net Revenue Income/(Loss)	\$22,242.33	(\$27,218.06)

Discussion:

Revenue increased/(decreased) by the following for the month: **\$22,242.33**

\$54,036.43 of COCC's income comes from these monthly fee revenues: management fees, bookkeeping fees, and asset management fees. Another \$19,833 came from the CARES Act management fees transferred from the AMPs.

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

COCC's Cash, Investments, A/R, & A/P **\$1,323,223.81**

MOON TOWERS

	<u>October-20</u>	<u>Current YTD</u>
Operating Income	\$119,248.12	\$514,370.81
Operating Expenses	\$68,835.94	\$494,603.00
Net Revenue Income/(Loss)	\$50,412.18	\$19,767.81

Discussion:

Revenue increased/(decreased) by the following for the month: **\$50,412.18**

Moon Towers received \$25,919 from HUD for operations and \$59,812.53 from the CARES Act funding provided by HUD. The remaining income is from tenant revenue, interest, and income from other Amps.

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

Moon Towers' Cash, Investments, A/R, & A/P **\$482,972.16**

Minimum Reserve Position **\$282,630.29**

Over/(Under) minimum reserve position **\$200,341.87**

Transferred \$6,163 from the CARES Act funding drawn down to COCC as a management fee.

FAMILY SITES

	<u>October-20</u>	<u>Current YTD</u>
Operating Income	\$180,822.52	\$712,069.12
Operating Expenses	\$95,051.58	\$653,241.45
Net Revenue Income/(Loss)	\$85,770.94	\$58,827.67

Discussion:

Revenue increased/(decreased) by the following for the month: **\$85,770.94**

Family received \$53,586 from HUD for operations and \$114,938.03 from the CARES Act funding provided by HUD. The remaining income is from tenant revenue, interest, and income from other Amps.

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

Family's Cash, Investments, A/R, & A/P **\$401,891.60**

Minimum Reserve Position **\$373,280.83**

Over/(Under) minimum reserve position **\$28,610.77**

Transferred \$12,739 from the CARES Act funding drawn down to COCC as a management fee. Thompson Electronics Co. removed, replaced, repositioned, and trouble-shot some of the security equipment at family sites totaling \$9,470 for material and labor.

BLUEBELL

	<u>October-20</u>	<u>Current YTD</u>
Operating Income	\$26,756.02	\$140,673.81
Operating Expenses	\$17,769.96	\$132,510.68
Net Revenue Income/(Loss)	\$8,986.06	\$8,163.13

Discussion:

Revenue increased/(decreased) by the following for the month: **\$8,986.06**

Bluebell received \$3,918 from HUD for operations and \$7,854.52 from the CARES Act funding provided by HUD. The remaining income is from tenant revenue, interest, and income from other Amps.

Operated in the black for the month, remains red for the year.

Bluebell's Cash, Investments, A/R, & A/P **\$169,954.40**

Minimum Reserve Position **\$75,720.39**

Over/(Under) minimum reserve position **\$94,234.01**

Transferred \$931 from the CARES Act funding drawn down to COCC as a management fee.

BRENTWOOD

	October-20	Current YTD
Operating Income	\$33,049.10	\$231,390.81
Operating Expenses	\$25,811.02	\$179,846.43
Net Revenue Income/(Loss)	\$7,238.08	\$51,544.38

Discussion:

Revenue increased/(decreased) by the following for the month: **\$7,238.08**

Brentwood's tenant revenue totaled \$31,532 for the month, and the rest of the revenue coming from interest income and other income.

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

Brentwood's Cash, Investments, A/R, & A/P **\$146,819.90**

PRAIRIELAND

	October-20	Current YTD
Operating Income	\$28,383.00	\$201,322.45
Operating Expenses	\$25,432.66	\$180,268.75
Net Revenue Income/(Loss)	\$2,950.34	\$21,053.70

Discussion:

Revenue increased/(decreased) by the following for the month: **\$2,950.34**

PrairieLand's tenant revenue totaled \$27,969 for the month, and the rest of the revenue coming from interest income and other income.

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

PrairieLand's Cash, Investments, A/R, & A/P	\$75,245.47
<i>Restricted - Security Deposits</i>	<i>(\$480.00)</i>
<i>Restricted - Replacement Reserve</i>	<i>(\$160,917.06)</i>
<i>Restricted - Residual Receipts</i>	<i>(\$54,524.72)</i>
PL's Total Cash	(\$140,676.31)

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

ADMINISTRATIVE	October-20	Current YTD
Operating Income	\$10,029.58	\$119,723.68
Operating Expenses	\$12,066.68	\$116,289.20
Net Revenue Income/(Loss)	(\$2,037.10)	\$3,434.48

Discussion:

The Voucher Program (HCV) received \$9,398 from HUD for administrative expenses which ended up showing a decrease of \$2,037.10.

Deficit covered by the UNP.

Unrestricted Net Position (UNP)	\$83,725.41	<i>9/30/2020 Balance</i>
Investment in Fixed Assets	\$0.00	
Monthly VMS Net Revenue Income/(Loss)	(\$2,037.10)	
	\$0.00	<i>Transfer to NRP or Adjustment</i>
UNP Ending Balance Per VMS	\$81,688.31	For Admin Expenses and HAP (if needed)

HAP	Oct-20	Current YTD
Operating Income	\$78,715.00	\$515,030.00
Operating Expenses	\$72,003.00	\$528,706.41
Net Revenue Income/(Loss)	\$6,712.00	(\$13,676.41)

Discussion:

The Voucher Program (HCV) received \$78,715 from HUD for HAP expenses which the program underspent by \$6,712.00 for the month.

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

Net Restricted Position (NRP)	\$23,264.00	<i>9/30/2020 Balance</i>
	\$0.00	<i>Transfer from UNP or Adjustment</i>
Monthly VMS Net Revenue - Income/(Loss)	\$7,101.00	
NRP Ending Balance for HAP Per VMS	\$30,365.00	For HAP Expenses (Only)

Tenant Online Payments

Property Sites	Month	FYE 2021
AMPS - Moon, Family, Bluebell	\$ 3,074.00	\$ 16,482.49
AHP - Brentwood & Prairieland	\$ 6,617.00	\$ 36,966.50
Housing Choice Voucher	\$ 1,066.00	\$ 1,066.00
Total PHA	\$ 10,757.00	\$ 54,514.99

IDROP Bad Debt Collection

Property Sites	Month	FYE 2021
AMPS - Moon, Family, Bluebell	\$ 10.00	\$ 16,288.45
AHP - Brentwood & Prairieland	\$ -	\$ 7,588.33
Housing Choice Voucher	\$ -	\$ 1,922.00
Total PHA	\$ 10.00	\$ 25,798.78

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
REVENUE							
pum	15.00	15.00	0.00	105.00	105.00	180.00	0.00
FEE REVENUE							
Management Fees							
10-1-000-000-3810.000 Management Fee Inc	-44,069.43	-43,345.00	-724.43	-303,415.00	-300,767.19	-520,140.00	-42.18
10-1-000-000-3810.010 Mgmt Fees CFP	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-020-000-3810.000 Mgmt Fee - Cares Act	-19,833.00	0.00	-19,833.00	0.00	-19,833.00	0.00	
Total Management Fees	-63,902.43	-43,345.00	-20,557.43	-303,415.00	-320,600.19	-520,140.00	-38.36
Asset Management Fees							
10-1-000-000-3820.000 Asset Mgmt Fee Inc	-4,240.00	-4,240.00	0.00	-29,680.00	-29,680.00	-50,880.00	-41.67
Total Asset Management Fees	-4,240.00	-4,240.00	0.00	-29,680.00	-29,680.00	-50,880.00	-41.67
Book Keeping Fees							
10-1-000-000-3830.000 Bookkeeping Fee Inc	-5,727.00	-5,672.00	-55.00	-39,704.00	-39,942.00	-68,064.00	-41.32
Total Book Keeping Fees	-5,727.00	-5,672.00	-55.00	-39,704.00	-39,942.00	-68,064.00	-41.32
Other Fees							
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	
TOTAL FEE REVENUE	-73,869.43	-53,257.00	-20,612.43	-372,799.00	-390,222.19	-639,084.00	-38.94
OTHER REVENUE							
Other Grants & Investment Income							
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	-33.52	-909.67	876.15	-6,367.69	-796.22	-10,916.00	-92.71
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	-33.52	-909.67	876.15	-6,367.69	-796.22	-10,916.00	-92.71
Other Revenue							
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	-325.60	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	-325.60	0.00	
TOTAL OTHER REVENUE	-33.52	-909.67	876.15	-6,367.69	-1,121.82	-10,916.00	-89.72
TOTAL REVENUE	-73,902.95	-54,166.67	-19,736.28	-379,166.69	-391,344.01	-650,000.00	-39.79
EXPENSES							
ADMINISTRATIVE							
Administrative Salaries							
10-1-000-000-4110.000 Admin Salaries	33,406.55	30,437.50	2,969.05	213,062.50	235,945.28	365,250.00	-35.40
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	
10-1-020-000-4110.000 Admin Salary-Cares Act	0.00	0.00	0.00	0.00	14,664.09	0.00	
Total Administrative Salaries	33,406.55	30,437.50	2,969.05	213,062.50	250,609.37	365,250.00	-31.39
Administrative Benefits							
10-1-000-000-4110.500 Emp Benefit - Admin	10,916.36	10,250.00	666.36	71,750.00	77,633.79	123,000.00	-36.88
10-1-000-000-4110.550 Benefit - Life Ins.	458.74	0.00	458.74	0.00	2,728.14	0.00	
10-1-020-000-4110.500 Admin Benefit-Cares Act	0.00	0.00	0.00	0.00	431.46	0.00	
Total Administrative Benefits	11,375.10	10,250.00	1,125.10	71,750.00	80,793.39	123,000.00	-34.31

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Fee Expenses							
10-1-000-000-4171.000 Audit Fee	0.00	229.17	-229.17	1,604.19	0.00	2,750.00	-100.00
Total Fee Expenses	0.00	229.17	-229.17	1,604.19	0.00	2,750.00	-100.00
Advertising & Marketing							
10-1-000-000-4190.650 Advertising	0.00	62.50	-62.50	437.50	41.48	750.00	-94.47
Total Advertising & Marketing	0.00	62.50	-62.50	437.50	41.48	750.00	-94.47
Office Expense							
10-1-000-000-4140.000 Training - Staff	0.00	1,666.67	-1,666.67	11,666.69	2,518.00	20,000.00	-87.41
10-1-000-000-4180.000 Telephone	433.06	416.67	16.39	2,916.69	3,756.07	5,000.00	-24.88
10-1-000-000-4190.100 Postage	688.04	125.00	563.04	875.00	1,072.25	1,500.00	-28.52
10-1-000-000-4190.200 Office Supplies	82.38	125.00	-42.62	875.00	461.57	1,500.00	-69.23
10-1-000-000-4190.300 Paper Supplies	300.13	83.33	216.80	583.31	560.14	1,000.00	-43.99
10-1-000-000-4190.400 Printing/printers	0.00	16.67	-16.67	116.69	0.00	200.00	-100.00
10-1-000-000-4190.401 Printing Supplies	0.00	166.67	-166.67	1,166.69	321.90	2,000.00	-83.91
10-1-000-000-4190.500 Printer/Copier Supp-Cont	185.98	208.33	-22.35	1,458.31	1,115.88	2,500.00	-55.36
10-1-000-000-4190.550 Computers	0.00	583.33	-583.33	4,083.31	8,213.99	7,000.00	17.34
10-1-000-000-4190.600 Publications	0.00	41.67	-41.67	291.69	225.95	500.00	-54.81
10-1-000-000-4190.700 Member Dues/Fees	799.00	833.33	-34.33	5,833.31	2,824.00	10,000.00	-71.76
10-1-000-000-4190.800 Internet Services	156.86	250.00	-93.14	1,750.00	1,197.04	3,000.00	-60.10
10-1-000-000-4190.850 IT Support	112.50	416.67	-304.17	2,916.69	5,675.85	5,000.00	13.52
10-1-020-000-4190.200 Office Supply-Cares Act	0.00	0.00	0.00	0.00	179.39	0.00	
Total Office Expense	2,757.95	4,933.34	-2,175.39	34,533.38	28,122.03	59,200.00	-52.50
Legal Expense							
10-1-000-000-4130.000 Legal Expense	800.00	833.33	-33.33	5,833.31	4,800.00	10,000.00	-52.00
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	5,833.31	4,800.00	10,000.00	-52.00
Travel Expense							
10-1-000-000-4150.000 Travel - Staff	0.00	333.33	-333.33	2,333.31	1,250.63	4,000.00	-68.73
10-1-000-000-4150.010 Travel - Commissioners	0.00	416.67	-416.67	2,916.69	0.00	5,000.00	-100.00
10-1-000-000-4150.100 Mileage - Admin	0.00	8.33	-8.33	58.31	0.00	100.00	-100.00
Total Travel Expense	0.00	758.33	-758.33	5,308.31	1,250.63	9,100.00	-86.26
Other Expense							
10-1-000-000-4140.010 Training-Commissioners	0.00	833.33	-833.33	5,833.31	-2,100.00	10,000.00	-121.00
10-1-000-000-4160.000 Consulting Services	1,337.00	1,250.00	87.00	8,750.00	6,839.00	15,000.00	-54.41
10-1-000-000-4160.500 Translating/Interp Serv.	0.00	25.00	-25.00	175.00	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	962.50	1,253.76	1,650.00	-24.01
10-1-000-000-4190.950 Background Verification	0.00	20.83	-20.83	145.81	21.40	250.00	-91.44
Total Other Expense	1,337.00	2,266.66	-929.66	15,866.62	6,014.16	27,200.00	-77.89
TOTAL OPERATING EXPENSE - Admin	49,676.60	49,770.83	-94.23	348,395.81	371,631.06	597,250.00	-37.78
UTILITIES EXPENSE							
Utilities Expense							
10-1-000-000-4310.000 Water	18.41	25.00	-6.59	175.00	117.96	300.00	-60.68
10-1-000-000-4315.000 Sewer	6.99	12.50	-5.51	87.50	50.91	150.00	-66.06
10-1-000-000-4320.000 Electric	248.50	229.17	19.33	1,604.19	1,367.47	2,750.00	-50.27
10-1-000-000-4330.000 Gas	47.72	200.00	-152.28	1,400.00	663.68	2,400.00	-72.35
10-1-000-000-4340.000 Fuel	0.00	0.00	0.00	0.00	0.00	0.00	
Total Utilites Expense	321.62	466.67	-145.05	3,266.69	2,200.02	5,600.00	-60.71
TOTAL UTILITIES EXPENSE	321.62	466.67	-145.05	3,266.69	2,200.02	5,600.00	-60.71

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
<u>MAINTENANCE & OPERATIONS EXPENSE</u>							
Maintenance - Labor & OT							
10-1-000-000-4410.200 Maint Labor - Other Amps	0.00	0.00	0.00	0.00	209.64	0.00	
Total Maintenance - Labor & OT	0.00	0.00	0.00	0.00	209.64	0.00	
Benefit Contributions - Maintenance							
10-1-000-000-4410.500 Maint Emp Benefit	0.00	25.00	-25.00	175.00	0.00	300.00	-100.00
Total Benefit Contributions - Maint.	0.00	25.00	-25.00	175.00	0.00	300.00	-100.00
Maintenance - Materials/Supplies							
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	145.81	0.00	250.00	-100.00
10-1-000-000-4420.050 Landscape/Grounds Sup	0.00	20.83	-20.83	145.81	0.00	250.00	-100.00
10-1-000-000-4420.060 Maint - Supplies-BB	0.00	20.83	-20.83	145.81	0.00	250.00	-100.00
10-1-000-000-4420.070 Electrical Supplies	0.00	20.83	-20.83	145.81	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	175.00	114.51	300.00	-61.83
10-1-000-000-4420.110 Routine Maint. Supplies	0.00	25.00	-25.00	175.00	37.49	300.00	-87.50
10-1-000-000-4420.120 Other Misc Supply	0.00	8.33	-8.33	58.31	0.00	100.00	-100.00
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	175.00	8.45	300.00	-97.18
10-1-020-000-4420.000 Maint Supply-Cares Act	0.00	0.00	0.00	0.00	0.00	0.00	
Total Maintenance - Materials/Supplies	0.00	166.65	-166.65	1,166.55	160.45	2,000.00	-91.98
Maintenance - Contracts							
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	204.19	91.50	350.00	-73.86
10-1-000-000-4430.020 Heating&Cooling Cont	0.00	83.33	-83.33	583.31	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	291.69	0.00	500.00	-100.00
10-1-000-000-4430.080 Plumbing Contracts	0.00	20.83	-20.83	145.81	0.00	250.00	-100.00
10-1-000-000-4430.090 Extermination Cont	87.74	33.33	54.41	233.31	263.22	400.00	-34.20
10-1-000-000-4430.100 Janitorial Contracts	0.00	8.33	-8.33	58.31	0.00	100.00	-100.00
10-1-000-000-4430.110 Routine Maint Cont	0.00	20.83	-20.83	145.81	329.50	250.00	31.80
10-1-000-000-4430.120 Other Misc Maint Cont	0.00	20.83	-20.83	145.81	0.00	250.00	-100.00
10-1-000-000-4430.126 Vehicle Maint Cont	0.00	20.83	-20.83	145.81	28,185.00	250.00	11,174.00
10-1-000-000-4430.200 Copiers	0.00	12.50	-12.50	87.50	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	
10-1-020-000-4430.000 Maint Contract-Cares Act	0.00	0.00	0.00	0.00	0.00	0.00	
Total Maintenance - Contracts	132.74	291.65	-158.91	2,041.55	28,869.22	3,500.00	724.83
TOTAL MAINTENANCE EXPENSES	132.74	483.30	-350.56	3,383.10	29,239.31	5,800.00	404.13
<u>PROTECTIVE SERVICES EXPENSE</u>							
Protective Services - Contract							
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	225.00	0.00	
10-1-020-000-4480.000 Protective Serv-Cares Act	0.00	0.00	0.00	0.00	4,559.06	0.00	
Total Protective Services - Contract	0.00	0.00	0.00	0.00	4,784.06	0.00	
TOTAL PROTECTIVE SERVICES EXPENSEE	0.00	0.00	0.00	0.00	4,784.06	0.00	

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
<u>INSURANCE PREMIUMS EXPENSE</u>							
Insurance Expense							
10-1-000-000-4510.000 Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4510.010 Property Insurance	82.92	85.42	-2.50	597.94	580.44	1,025.00	-43.37
10-1-000-000-4510.015 Equipment Insurance	10.40	10.83	-0.43	75.81	72.80	130.00	-44.00
10-1-000-000-4510.020 Liability Insurance	35.82	37.50	-1.68	262.50	250.74	450.00	-44.28
10-1-000-000-4510.025 PE & PO Insurance	278.50	283.33	-4.83	1,983.31	1,949.50	3,400.00	-42.66
10-1-000-000-4510.030 Work Comp Insurance	1,080.09	1,093.75	-13.66	7,656.25	7,560.63	13,125.00	-42.40
10-1-000-000-4510.035 Auto Insurance	41.93	43.33	-1.40	303.31	293.51	520.00	-43.56
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	10,879.12	10,707.62	18,650.00	-42.59
TOTAL INSURANCE PREMIUMS EXPENSE	1,529.66	1,554.16	-24.50	10,879.12	10,707.62	18,650.00	-42.59
<u>GENERAL EXPENSES</u>							
General Expenses							
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	
TOTAL OTHER GENERAL EXPENSES	0.00	0.00	0.00	0.00	0.00	0.00	
<u>INTEREST EXP & AMORTIZATION COST</u>							
Interest Expense							
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	
TOTAL INTEREST EXP & AMORT COST	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL OPERATING EXPENSE	51,660.62	52,274.96	-614.34	365,924.72	418,562.07	627,300.00	-33.28
NET REVENUE/EXPENSE (GAIN/-LOSS)	-22,242.33	-1,891.71	-20,350.62	-13,241.97	27,218.06	-22,700.00	-219.90

MISCELLANEOUS EXPENSE
Extraordinary & Casualty Expense

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
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	
Depreciation Expense							
10-1-000-000-4800.000 Depreciation Exp COCC	45.00	50.00	-5.00	350.00	315.00	600.00	-47.50
Total Depreciation Expense	45.00	50.00	-5.00	350.00	315.00	600.00	-47.50
TOTAL MISCELLANEOUS EXPENSES	45.00	50.00	-5.00	350.00	315.00	600.00	-47.50
<u>OTHER FINANCING SOURCES (USES)</u>							
Operating Transfers In/Out							
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	
TOTAL OTHER FINANCING SOURCES	0.00	0.00	0.00	0.00	0.00	0.00	
EXCESS REVENUE/EXPENSE GAIN/-LOSS	-22,197.33	-1,841.71	-20,355.62	-12,891.97	27,533.06	-22,100.00	-224.58

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
REVENUE							
pum	177.00	177.00	0.00	1,239.00	1,239.00	2,124.00	0.00
TENANT REVENUE							
Tenant Rent Revenue							
10-1-000-001-3110.000 Dwelling Rent	-32,831.00	-33,333.33	502.33	-233,333.31	-217,275.00	-400,000.00	-45.68
10-1-000-001-3111.000 Utility Allowance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Tenant Rent Revenue	-32,831.00	-33,333.33	502.33	-233,333.31	-217,275.00	-400,000.00	-45.68
Tenant Revenue - Other							
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	-1,050.00	0.00	-1,800.00	-100.00
10-1-000-001-3690.000 Other Income	-53.11	-33.33	-19.78	-233.31	-414.79	-400.00	3.70
10-1-000-001-3690.100 Late Fees	0.00	-291.67	291.67	-2,041.69	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	-43.75	0.00	-75.00	-100.00
10-1-000-001-3690.150 Laundry Income	0.00	-833.33	833.33	-5,833.31	-9,566.00	-10,000.00	-4.34
10-1-000-001-3690.160 Vending Machines Inc.	-118.65	-141.67	23.02	-991.69	-834.92	-1,700.00	-50.89
10-1-000-001-3690.180 Labor	-472.00	-291.67	-180.33	-2,041.69	-1,629.25	-3,500.00	-53.45
10-1-000-001-3690.200 Materials	-22.50	-100.00	77.50	-700.00	-103.50	-1,200.00	-91.38
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	-666.26	-1,847.92	1,181.66	-12,935.44	-12,523.46	-22,175.00	-43.52
TOTAL TENANT REVENUE	-33,497.26	-35,181.25	1,683.99	-246,268.75	-229,798.46	-422,175.00	-45.57
OTHER REVENUE							
HUD PH Operating Subsidy							
10-1-000-001-8020.000 Oper Sub - Curr Yr	-25,919.00	-33,156.25	7,237.25	-232,093.75	-221,577.00	-397,875.00	-44.31
10-1-000-001-8021.000 Oper Sub - Prior Yr	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-020-001-8020.000 Oper Sub - Cares Act	-59,812.53	0.00	-59,812.53	0.00	-59,812.53	0.00	
Total HUD PH Operating Subsidy	-85,731.53	-33,156.25	-52,575.28	-232,093.75	-281,389.53	-397,875.00	-29.28
Other Grants & Investment Income							
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	-19.33	-870.83	851.50	-6,095.81	-563.34	-10,450.00	-94.61
Total Other Grants & Investment Income	-19.33	-870.83	851.50	-6,095.81	-563.34	-10,450.00	-94.61
Other Revenue							
10-1-000-001-3850.005 Income from Amps	0.00	-458.33	458.33	-3,208.31	-2,619.48	-5,500.00	-52.37
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	0.00	-458.33	458.33	-3,208.31	-2,619.48	-5,500.00	-52.37
TOTAL OTHER REVENUE	-85,750.86	-34,485.41	-51,265.45	-241,397.87	-284,572.35	-413,825.00	-31.23

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
10-1-000-001-4150.100 Mileage - Admin	0.00	0.00	0.00	0.00	0.00	0.00	
Total Travel Expense	0.00	83.33	-83.33	583.31	443.82	1,000.00	-55.62
Other Expense							
10-1-000-001-4140.010 Training-Commissioners	0.00	0.00	0.00	0.00	-1,575.00	0.00	
10-1-000-001-4160.000 Consulting Services	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4160.500 Translating/Interp Serv.	0.00	0.00	0.00	0.00	0.00	0.00	
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	10.97	83.33	-72.36	583.31	171.47	1,000.00	-82.85
Total Other Expense	10.97	83.33	-72.36	583.31	468.47	1,000.00	-53.15
TOTAL ADMINISTRATIVE EXPENSE	31,895.80	25,230.84	6,664.96	176,615.88	191,573.50	302,770.00	-36.73
TENANT SERVICES							
Tenant Services - Salaries & Benefits							
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	
Tenant Services - Other							
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	76.94	0.00	76.94	0.00	461.64	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	116.69	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	175.00	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	76.94	41.67	35.27	291.69	461.64	500.00	-7.67
TOTAL TENANT SERVICES EXPENSE	76.94	41.67	35.27	291.69	461.64	500.00	-7.67
MAINTENANCE & OPERATIONS EXPENSE							
Maintenance - Labor & OT							
10-1-000-001-4410.000 Maint - Labor	11,112.45	11,666.67	-554.22	81,666.69	77,909.07	140,000.00	-44.35
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	298.05	291.67	6.38	2,041.69	1,724.21	3,500.00	-50.74
10-1-000-001-4410.200 Maint Labor - Other Amps	0.00	0.00	0.00	0.00	317.60	0.00	
10-1-020-001-4410.000 Maint Labor - Cares Act	0.00	0.00	0.00	0.00	4,664.00	0.00	
Total Maintenance - Labor & OT	11,410.50	11,958.34	-547.84	83,708.38	84,614.88	143,500.00	-41.03
Benefit Contributions - Maintenance							

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Knox County Housing Authority
INCOME STATEMENT - AMP 1, Moon Towers
October, 2020

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
10-1-000-001-4410.500 Maint Emp Benefit	4,115.83	4,583.33	-467.50	32,083.31	28,911.95	55,000.00	-47.43
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	
10-1-020-001-4410.500 Maint Benefit-Cares Act	0.00	0.00	0.00	0.00	356.81	0.00	
Total Benefit Contributions - Maint.	4,115.83	4,583.33	-467.50	32,083.31	29,268.76	55,000.00	-46.78
Maintenance - Materials/Supplies							
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	0.00	333.33	-333.33	2,333.31	6,200.18	4,000.00	55.00
10-1-000-001-4420.030 Snow Removal Supplies	0.00	16.67	-16.67	116.69	0.00	200.00	-100.00
10-1-000-001-4420.031 Gas for Snow Removal	0.00	4.17	-4.17	29.19	0.00	50.00	-100.00
10-1-000-001-4420.050 Landscape/Grounds Sup	0.00	50.00	-50.00	350.00	482.59	600.00	-19.57
10-1-000-001-4420.051 Gasoline for Mowing	35.94	29.17	6.77	204.19	184.05	350.00	-47.41
10-1-000-001-4420.070 Electrical Supplies	70.94	83.33	-12.39	583.31	427.47	1,000.00	-57.25
10-1-000-001-4420.080 Plumbing Supplies	138.54	125.00	13.54	875.00	659.54	1,500.00	-56.03
10-1-000-001-4420.090 Extermination Supplies	0.00	125.00	-125.00	875.00	1,108.73	1,500.00	-26.08
10-1-000-001-4420.100 Janitorial Supplies	1,359.36	375.00	984.36	2,625.00	3,878.63	4,500.00	-13.81
10-1-000-001-4420.110 Routine Maint. Supplies	306.08	1,083.33	-777.25	7,583.31	5,389.44	13,000.00	-58.54
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 Supplies	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	145.81	0.00	250.00	-100.00
10-1-000-001-4420.126 Vehicle Supplies	1,621.99	25.00	1,596.99	175.00	1,826.94	300.00	508.98
10-1-000-001-4420.130 Securty Supplies	0.00	250.00	-250.00	1,750.00	0.00	3,000.00	-100.00
10-1-020-001-4420.000 Maint Supply-Cares Act	148.47	0.00	148.47	0.00	1,642.91	0.00	
Total Maintenance - Materials/Supplies	3,681.32	2,520.83	1,160.49	17,645.81	21,800.48	30,250.00	-27.93
Maintenance - Contracts							
10-1-000-001-4430.010 Garbage & Trash Con	353.20	416.67	-63.47	2,916.69	2,598.74	5,000.00	-48.03
10-1-000-001-4430.020 Heating & Cooling Cont	315.52	125.00	190.52	875.00	4,539.59	1,500.00	202.64
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	0.00	1,375.00	-1,375.00	9,625.00	9,499.76	16,500.00	-42.43
10-1-000-001-4430.050 Landscape & Grds Cont	195.00	62.50	132.50	437.50	3,210.49	750.00	328.07
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	0.00	16.67	-16.67	116.69	83.50	200.00	-58.25
10-1-000-001-4430.080 Plumbing Contracts	0.00	1,250.00	-1,250.00	8,750.00	759.50	15,000.00	-94.94
10-1-000-001-4430.090 Extermination Contracts	2,450.00	1,250.00	1,200.00	8,750.00	8,922.68	15,000.00	-40.52
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	143.00	125.00	18.00	875.00	6,340.96	1,500.00	322.73
10-1-000-001-4430.120 Other Misc Cont Cost	0.00	125.00	-125.00	875.00	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	583.31	36,212.00	1,000.00	3,521.20
Total Maintenance - Contracts	3,456.72	4,829.17	-1,372.45	33,804.19	72,167.22	57,950.00	24.53
TOTAL MAINTENANCE EXPENSES	22,664.37	23,891.67	-1,227.30	167,241.69	207,851.34	286,700.00	-27.50
UTILITIES EXPENSE							
Utilities Expense							
10-1-000-001-4310.000 Water	1,249.35	1,083.33	166.02	7,583.31	7,904.58	13,000.00	-39.20
10-1-000-001-4315.000 Sewer	2,109.26	1,250.00	859.26	8,750.00	13,131.31	15,000.00	-12.46
10-1-000-001-4320.000 Electric	1,889.51	2,083.33	-193.82	14,583.31	10,303.53	25,000.00	-58.79
10-1-000-001-4330.000 Gas	1,145.20	4,583.33	-3,438.13	32,083.31	13,238.44	55,000.00	-75.93
10-1-000-001-4330.010 Refuse	0.00	0.00	0.00	0.00	0.00	0.00	
Total Utilities Expense	6,393.32	8,999.99	-2,606.67	62,999.93	44,577.86	108,000.00	-58.72
TOTAL UTILITIES EXPENSE	6,393.32	8,999.99	-2,606.67	62,999.93	44,577.86	108,000.00	-58.72

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Knox County Housing Authority
INCOME STATEMENT - AMP 1, Moon Towers
October, 2020

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
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	
Depreciation Expense							
10-1-000-001-4800.000 Depreciation Exp MT	14,500.00	29,583.33	-15,083.33	207,083.31	101,500.00	355,000.00	-71.41
Total Depreciation Expense	14,500.00	29,583.33	-15,083.33	207,083.31	101,500.00	355,000.00	-71.41
TOTAL MISCELLANEOUS EXPENSES	14,500.00	29,583.33	-15,083.33	207,083.31	101,500.00	355,000.00	-71.41
TOTAL EXPENSES	-35,912.18	25,576.66	-61,488.84	179,036.62	81,732.19	306,920.00	-73.37
<u>OTHER FINANCING SOURCES (USES)</u>							
Prior Period Adjustment							
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	
Operating Transfers In/Out							
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	
TOTAL OTHER FINANCING SOURCES (USES)	0.00	0.00	0.00	0.00	0.00	0.00	
EXCESS (REVENUE)/EXPENSE	-35,912.18	25,576.66	-61,488.84	179,036.62	81,732.19	306,920.00	-73.37

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
REVENUE							
pum	196.00	196.00	0.00	1,372.00	1,372.00	2,352.00	0.00
TENANT REVENUE							
Tenant Rent Revenue							
10-1-000-002-3110.000 Dwelling Rent	-9,938.00	-16,666.67	6,728.67	-116,666.69	-111,378.50	-200,000.00	-44.31
10-1-000-002-3111.000 Utility Allowance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Tenant Rent Revenue	-9,938.00	-16,666.67	6,728.67	-116,666.69	-111,378.50	-200,000.00	-44.31
Tenant Revenue - Other							
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	-216.69	-166.67	-50.02	-1,166.69	-1,779.34	-2,000.00	-11.03
10-1-000-002-3690.100 Late Fees	0.00	-833.33	833.33	-5,833.31	0.00	-10,000.00	-100.00
10-1-000-002-3690.120 Violation Fees	0.00	-416.67	416.67	-2,916.69	-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	-43.75	0.00	-75.00	-100.00
10-1-000-002-3690.180 Labor	-1,226.00	-1,333.33	107.33	-9,333.31	-7,622.63	-16,000.00	-52.36
10-1-000-002-3690.200 Materials	-778.70	-583.33	-195.37	-4,083.31	-2,889.20	-7,000.00	-58.73
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	-2,221.39	-3,339.58	1,118.19	-23,377.06	-13,491.67	-40,075.00	-66.33
TOTAL TENANT REVENUE	-12,159.39	-20,006.25	7,846.86	-140,043.75	-124,870.17	-240,075.00	-47.99
OTHER REVENUE							
HUD PH Operating Subsidy							
10-1-000-002-8020.000 Oper Sub - Curr Yr	-53,586.00	-68,566.75	14,980.75	-479,967.25	-470,222.00	-822,801.00	-42.85
10-1-020-002-8020.000 Oper Sub - Cares Act	-114,938.03	0.00	-114,938.03	0.00	-114,938.03	0.00	
Total HUD PH Operating Subsidy	-168,524.03	-68,566.75	-99,957.28	-479,967.25	-585,160.03	-822,801.00	-28.88
Other Grants & Investment Income							
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	-14.10	-583.33	569.23	-4,083.31	-418.32	-7,000.00	-94.02
Total Other Grants & Investment Income	-14.10	-583.33	569.23	-4,083.31	-418.32	-7,000.00	-94.02
Other Revenue							
10-1-000-002-3195.000 Day Care Income	-125.00	-125.00	0.00	-875.00	-875.00	-1,500.00	-41.67
10-1-000-002-3850.005 Income from Amps	0.00	-250.00	250.00	-1,750.00	-745.60	-3,000.00	-75.15
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	-125.00	-375.00	250.00	-2,625.00	-1,620.60	-4,500.00	-63.99
TOTAL OTHER REVENUE	-168,663.13	-69,525.08	-99,138.05	-486,675.56	-587,198.95	-834,301.00	-29.62
TOTAL REVENUE	-180,822.52	-89,531.33	-91,291.19	-626,719.31	-712,069.12	-1,074,376.00	-33.72

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Total Travel Expense	0.00	83.33	-83.33	583.31	0.00	1,000.00	-100.00
Other Expense							
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	49.21	0.00	49.21	0.00	2,857.21	0.00	
10-1-000-002-4190.950 Background Verification	43.88	83.33	-39.45	583.31	75.98	1,000.00	-92.40
Total Other Expense	93.09	83.33	9.76	583.31	833.19	1,000.00	-16.68
TOTAL OPERATING EXPENSE - Admin	39,751.00	42,764.32	-3,013.32	299,350.24	223,119.71	513,172.00	-56.52
<u>TENANT SERVICES</u>							
Tenant Services - Salaries & Benefits							
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	1,458.31	0.00	2,500.00	-100.00
10-1-000-002-4215.500 T.S. - Part Time Benefits	0.00	25.00	-25.00	175.00	0.00	300.00	-100.00
Total Ten. Ser. - Salaries & Benefits	0.00	233.33	-233.33	1,633.31	0.00	2,800.00	-100.00
Tenant Services - Other							
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	583.31	0.00	1,000.00	-100.00
10-1-000-002-4220.110 Ten Ser-Recreation	0.00	25.00	-25.00	175.00	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-advetizing	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	758.31	0.00	1,300.00	-100.00
TOTAL TENANT SERVICES EXPENSE	0.00	341.66	-341.66	2,391.62	0.00	4,100.00	-100.00

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
<u>MAINTENANCE & OPERATIONS EXPENSE</u>							
Maintenance - Labor & OT							
10-1-000-002-4410.000 Maint - Labor	17,956.80	22,916.67	-4,959.87	160,416.69	151,532.39	275,000.00	-44.90
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	200.41	333.33	-132.92	2,333.31	1,440.82	4,000.00	-63.98
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	
10-1-020-002-4410.000 Maint Labor - Cares Act	0.00	0.00	0.00	0.00	6,517.50	0.00	
Total Maintenance - Labor & OT	18,157.21	23,250.00	-5,092.79	162,750.00	161,765.11	279,000.00	-42.02
Benefit Contributions - Maintenance							
10-1-000-002-4410.500 Emp Benefit - Maint	6,398.74	9,479.17	-3,080.43	66,354.19	55,144.26	113,750.00	-51.52
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	
10-1-020-002-4410.500 Maint Benefit-Cares Act	0.00	0.00	0.00	0.00	498.58	0.00	
Total Benefit Contributions - Maint.	6,398.74	9,479.17	-3,080.43	66,354.19	56,224.67	113,750.00	-50.57
Maintenance - Materials/Supplies							
10-1-000-002-4330.010 Refuse	0.00	83.33	-83.33	583.31	173.60	1,000.00	-82.64
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	229.35	208.33	21.02	1,458.31	1,766.94	2,500.00	-29.32
10-1-000-002-4420.030 Snow Removal Supplies	0.00	16.67	-16.67	116.69	0.00	200.00	-100.00
10-1-000-002-4420.031 Gas for Snow Removal	0.00	16.67	-16.67	116.69	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	44.85	116.67	-71.82	816.69	2,164.62	1,400.00	54.62
10-1-000-002-4420.051 Gasoline for mowing	36.84	70.83	-33.99	495.81	275.12	850.00	-67.63
10-1-000-002-4420.070 Electrical Supplies	91.02	416.67	-325.65	2,916.69	1,636.64	5,000.00	-67.27
10-1-000-002-4420.080 Plumbing Supplies	749.52	416.67	332.85	2,916.69	3,324.27	5,000.00	-33.51
10-1-000-002-4420.090 Extermination Supplies	0.00	125.00	-125.00	875.00	590.81	1,500.00	-60.61
10-1-000-002-4420.100 Janitorial Supplies	222.06	166.67	55.39	1,166.69	1,647.33	2,000.00	-17.63
10-1-000-002-4420.110 Routine Maint. Supplies	-32.65	2,083.33	-2,115.98	14,583.31	10,304.01	25,000.00	-58.78
10-1-000-002-4420.120 Other Misc. Supplies	34.93	12.50	22.43	87.50	2.33	150.00	-98.45
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	331.47	375.00	-43.53	2,625.00	2,066.18	4,500.00	-54.08
10-1-000-002-4420.130 Security Supplies	0.00	125.00	-125.00	875.00	0.00	1,500.00	-100.00
10-1-020-002-4420.000 Maint Supply-Cares Act	129.35	0.00	129.35	0.00	1,137.73	0.00	
Total Maintenance - Materials/Supplies	1,836.74	4,233.34	-2,396.60	29,633.38	25,089.58	50,800.00	-50.61
Maintenance - Contracts							
10-1-000-002-4430.010 Garbage&Trash Cont	178.10	250.00	-71.90	1,750.00	861.01	3,000.00	-71.30
10-1-000-002-4430.020 Heating&Cooling Cont	317.70	208.33	109.37	1,458.31	5,014.73	2,500.00	100.59
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	1,166.69	20.00	2,000.00	-99.00
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	204.19	0.00	350.00	-100.00
10-1-000-002-4430.080 Plumbing Contracts	281.85	833.33	-551.48	5,833.31	12,535.84	10,000.00	25.36
10-1-000-002-4430.090 Extermination Contracts	0.00	833.33	-833.33	5,833.31	3,139.60	10,000.00	-68.60
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	413.82	250.00	163.82	1,750.00	9,937.70	3,000.00	231.26
10-1-000-002-4430.120 Other Misc Cont Cost	0.00	0.00	0.00	0.00	4,168.60	0.00	
10-1-000-002-4430.126 Vehicle Maint Cont	0.00	250.00	-250.00	1,750.00	85,193.07	3,000.00	2,739.77
10-1-000-002-4431.000 Trash Removal	0.00	0.00	0.00	0.00	0.00	0.00	
Total Maintenance - Contracts	1,191.47	2,820.83	-1,629.36	19,745.81	120,870.55	33,850.00	257.08

Date:
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Knox County Housing Authority
INCOME STATEMENT - AMP 2, Family Sites
October, 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>
TOTAL MAINTENANCE EXPENSES	27,584.16	39,783.34	-12,199.18	278,483.38	363,949.91	477,400.00	-23.76
<u>UTILITIES EXPENSE</u>							
Utilities Expense							
10-1-000-002-4310.000 Water	68.64	183.33	-114.69	1,283.31	449.93	2,200.00	-79.55
10-1-000-002-4315.000 Sewer	21.98	29.17	-7.19	204.19	281.63	350.00	-19.53
10-1-000-002-4320.000 Electric	1,181.09	1,250.00	-68.91	8,750.00	6,888.23	15,000.00	-54.08
10-1-000-002-4330.000 Gas	468.78	750.00	-281.22	5,250.00	3,315.96	9,000.00	-63.16
Total Utilities Expense	<u>1,740.49</u>	<u>2,212.50</u>	<u>-472.01</u>	<u>15,487.50</u>	<u>10,935.75</u>	<u>26,550.00</u>	<u>-58.81</u>
TOTAL UTILITIES EXPENSE	1,740.49	2,212.50	-472.01	15,487.50	10,935.75	26,550.00	-58.81
<u>TOTAL PROTECTIVE SERVICES EXPENSE</u>							
Protective Services - Contract							
10-1-000-002-4480.000 Police Contract	0.00	233.33	-233.33	1,633.31	375.69	2,800.00	-86.58
10-1-000-002-4480.100 ADT Contract	0.00	156.67	-156.67	1,096.69	976.14	1,880.00	-48.08
10-1-000-002-4480.500 Security Contract	9,831.00	833.33	8,997.67	5,833.31	9,831.00	10,000.00	-1.69
Total Protective Services - Contract	<u>9,831.00</u>	<u>1,223.33</u>	<u>8,607.67</u>	<u>8,563.31</u>	<u>11,182.83</u>	<u>14,680.00</u>	<u>-23.82</u>
TOTAL PROTECTIVE SERVICES EXPENSE	9,831.00	1,223.33	8,607.67	8,563.31	11,182.83	14,680.00	-23.82
<u>INSURANCE PREMIUMS EXPENSE</u>							
Insurance Expenses							
10-1-000-002-4510.000 Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4510.010 Property Ins	2,819.31	2,866.67	-47.36	20,066.69	19,735.17	34,400.00	-42.63
10-1-000-002-4510.015 Equipment Insurance	135.54	141.67	-6.13	991.69	948.78	1,700.00	-44.19
10-1-000-002-4510.020 Liability Ins	467.03	475.00	-7.97	3,325.00	3,269.21	5,700.00	-42.65
10-1-000-002-4510.025 PE & PO Insurance	397.76	408.33	-10.57	2,858.31	2,784.32	4,900.00	-43.18
10-1-000-002-4510.030 Work Comp Insurance	1,209.90	1,229.17	-19.27	8,604.19	8,469.30	14,750.00	-42.58
10-1-000-002-4510.035 Auto Insurance	209.63	212.50	-2.87	1,487.50	1,467.41	2,550.00	-42.45
10-1-000-002-4510.040 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Insurance Expenses	<u>5,239.17</u>	<u>5,333.34</u>	<u>-94.17</u>	<u>37,333.38</u>	<u>36,674.19</u>	<u>64,000.00</u>	<u>-42.70</u>
TOTAL INSURANCE PREMIUMS EXPENSE	5,239.17	5,333.34	-94.17	37,333.38	36,674.19	64,000.00	-42.70
<u>GENERAL EXPENSES</u>							
General Expenses							
10-1-000-002-4530.000 Term Leave Pay	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4590.000 Other General	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4595.000 Compensated Absences	0.00	0.00	0.00	0.00	0.00	0.00	
Total General Expenses	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	
Payment In Lieu Of Taxes - PILOT Tax							
10-1-000-002-4520.000 Pay in lieu of Tax	819.76	2,230.25	-1,410.49	15,611.75	10,026.92	26,763.00	-62.53
Total Payment In Lieu Of Taxes - PILOT	<u>819.76</u>	<u>2,230.25</u>	<u>-1,410.49</u>	<u>15,611.75</u>	<u>10,026.92</u>	<u>26,763.00</u>	<u>-62.53</u>
Bad Debt Write-Offs - Tenant Rents							
10-1-000-002-4570.000 Collection Losses	10,086.00	0.00	10,086.00	0.00	-2,647.86	0.00	
Total Bad Debt Write-Offs - Tenant Rents	<u>10,086.00</u>	<u>0.00</u>	<u>10,086.00</u>	<u>0.00</u>	<u>-2,647.86</u>	<u>0.00</u>	
TOTAL OTHER GENERAL EXPENSES	10,905.76	2,230.25	8,675.51	15,611.75	7,379.06	26,763.00	-72.43

INTEREST EXP & AMORTIZATION COST

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Interest Expense							
Total Interest Expense	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL INTEREST EXP & AMORT COST	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL OPERATING EXPENSE	95,051.58	93,888.74	1,162.84	657,221.18	653,241.45	1,126,665.00	-42.02
NET (REVENUE)/EXPENSE	-85,770.94	4,357.41	-90,128.35	30,501.87	-58,827.67	52,289.00	-212.50
<u>MISCELLANEOUS EXPENSE</u>							
Extraordinary Expense							
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	
Casualty Losses - Non-capitalized							
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	
Depreciation Expense							
10-1-000-002-4800.000 Depreciation Exp Fam	29,000.00	35,416.67	-6,416.67	247,916.69	203,000.00	425,000.00	-52.24
Total Depreciation Expense	29,000.00	35,416.67	-6,416.67	247,916.69	203,000.00	425,000.00	-52.24
TOTAL MISCELLANEOUS EXPENSES	29,000.00	35,416.67	-6,416.67	247,916.69	203,000.00	425,000.00	-52.24
TOTAL EXPENSES	-56,770.94	39,774.08	-96,545.02	278,418.56	144,172.33	477,289.00	-69.79
<u>OTHER FINANCING SOURCES (USES)</u>							
Prior Period Adjustment							
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	
Operating Transfers In/Out							
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	-116,666.69	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	-116,666.69	0.00	-200,000.00	-100.00
TOTAL OTHER FINANCING SOURCES (USES)	0.00	-16,666.67	16,666.67	-116,666.69	0.00	-200,000.00	-100.00
EXCESS (REVENUE)/EXPENSE	-56,770.94	23,107.41	-79,878.35	161,751.87	144,172.33	277,289.00	-48.01

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
REVENUE							
pum	51.00	51.00	0.00	357.00	357.00	612.00	0.00
TENANT REVENUE							
Tenant Rent Revenue							
10-1-000-006-3110.000 Dwelling Rent	-14,654.00	-14,583.33	-70.67	-102,083.31	-97,490.00	-175,000.00	-44.29
10-1-000-006-3111.000 Utility Allowance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Tenant Rent Revenue	-14,654.00	-14,583.33	-70.67	-102,083.31	-97,490.00	-175,000.00	-44.29
Tenant Revenue - Other							
10-1-000-006-3120.000 Ecess Utilities	0.00	-4.17	4.17	-29.19	-75.00	-50.00	50.00
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	-116.69	234.00	-200.00	-217.00
10-1-000-006-3690.100 Late Fees	0.00	-14.58	14.58	-102.06	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	-29.19	0.00	-50.00	-100.00
10-1-000-006-3690.150 Laundry Income	0.00	-500.00	500.00	-3,500.00	-90.00	-6,000.00	-98.50
10-1-000-006-3690.160 Vending Machine Inc	0.00	-20.83	20.83	-145.81	-45.26	-250.00	-81.90
10-1-000-006-3690.180 Labor	-290.50	-41.67	-248.83	-291.69	-290.50	-500.00	-41.90
10-1-000-006-3690.200 Materials	-31.75	-8.33	-23.42	-58.31	-31.75	-100.00	-68.25
Total Tenant Revenue Other	-322.25	-610.42	288.17	-4,272.94	-298.51	-7,325.00	-95.92
TOTAL TENANT REVENUE	-14,976.25	-15,193.75	217.50	-106,356.25	-97,788.51	-182,325.00	-46.37
OTHER REVENUE							
HUD/Other Grants & Investment Income							
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	-7.25	-191.67	184.42	-1,341.69	-194.78	-2,300.00	-91.53
10-1-000-006-8020.000 Oper Sub - Curr Yr	-3,918.00	-5,012.67	1,094.67	-35,088.69	-34,836.00	-60,152.00	-42.09
10-1-020-006-8020.000 Oper Sub - Cares Act	-7,854.52	0.00	-7,854.52	0.00	-7,854.52	0.00	
Total HUD/Other Grants & Invest Income	-11,779.77	-5,204.34	-6,575.43	-36,430.38	-42,885.30	-62,452.00	-31.33
Other Revenue							
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	-145.81	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	-145.81	0.00	-250.00	-100.00
TOTAL OTHER REVENUE	-11,779.77	-5,225.17	-6,554.60	-36,576.19	-42,885.30	-62,702.00	-31.60
TOTAL REVENUE	-26,756.02	-20,418.92	-6,337.10	-142,932.44	-140,673.81	-245,027.00	-42.59

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
EXPENSES							
ADMINISTRATIVE							
Administrative Salaries & Benefits							
10-1-000-006-4110.000 Admin Salaries	808.18	1,833.33	-1,025.15	12,833.31	6,250.49	22,000.00	-71.59
10-1-000-006-4110.001 Salaries Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4110.200 Admin - Other Amps	0.00	0.00	0.00	0.00	1,503.65	0.00	
10-1-020-006-4110.000 Admin Salary-Cares Act	0.00	0.00	0.00	0.00	111.89	0.00	
Total Administrative Salaries & Benefits	808.18	1,833.33	-1,025.15	12,833.31	7,866.03	22,000.00	-64.25
Benefit Contributions - Administrative							
10-1-000-006-4110.500 Emp Benefit - Admin	314.19	708.33	-394.14	4,958.31	2,331.45	8,500.00	-72.57
10-1-000-006-4110.501 Wellness Benefit-Admin	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4110.502 Benefit - Comp Absence	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-020-006-4110.500 Admin Benefit-Cares Act	0.00	0.00	0.00	0.00	8.56	0.00	
Total Benefit Contributions - Admin	314.19	708.33	-394.14	4,958.31	2,340.01	8,500.00	-72.47
Fee Expenses							
10-1-000-006-4120.100 Management Fee Exp	3,796.50	3,728.00	68.50	26,096.00	25,938.59	44,736.00	-42.02
10-1-000-006-4120.200 Asset Mngt Fee Exp	510.00	510.00	0.00	3,570.00	3,570.00	6,120.00	-41.67
10-1-000-006-4120.300 Bookkeeping Exp	375.00	383.00	-8.00	2,681.00	2,632.50	4,596.00	-42.72
10-1-000-006-4120.400 Fee for Service Exp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4120.500 Other Fee Exp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4171.000 Audit Fee	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-020-006-4120.100 Mgmt Fee Exp - Cares Act	931.00	0.00	931.00	0.00	931.00	0.00	
Total Fee Expenses	5,612.50	4,621.00	991.50	32,347.00	33,072.09	55,452.00	-40.36
Advertising & Marketing							
10-1-000-006-4190.650 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	
Office Expense							
10-1-000-006-4140.000 Training - Staff	0.00	125.00	-125.00	875.00	525.00	1,500.00	-65.00
10-1-000-006-4180.000 Telephone	305.61	416.67	-111.06	2,916.69	2,131.09	5,000.00	-57.38
10-1-000-006-4190.100 Postage	7.50	10.00	-2.50	70.00	46.50	120.00	-61.25
10-1-000-006-4190.200 Office Supplies	0.00	12.50	-12.50	87.50	14.90	150.00	-90.07
10-1-000-006-4190.300 Paper Supplies	0.00	14.58	-14.58	102.06	-109.59	175.00	-162.62
10-1-000-006-4190.400 Printing/printers	0.00	0.00	0.00	0.00	89.16	0.00	
10-1-000-006-4190.401 Printing Supplies	0.00	12.50	-12.50	87.50	0.00	150.00	-100.00
10-1-000-006-4190.500 Printer/Copier Supp-Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4190.550 Computers	0.00	125.00	-125.00	875.00	1,296.00	1,500.00	-13.60
10-1-000-006-4190.600 Publications	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4190.700 Member Dues/Fees	19.74	25.00	-5.26	175.00	118.44	300.00	-60.52
10-1-000-006-4190.800 Internet Services	169.95	150.00	19.95	1,050.00	946.77	1,800.00	-47.40
10-1-000-006-4190.850 IT Support	0.00	25.00	-25.00	175.00	139.75	300.00	-53.42
Total Office Expense	502.80	916.25	-413.45	6,413.75	5,198.02	10,995.00	-52.72
Legal Expense							
10-1-000-006-4130.000 Legal Expense	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4190.900 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	
Travel Expense							
10-1-000-006-4150.000 Travel - Staff	0.00	16.67	-16.67	116.69	0.00	200.00	-100.00
10-1-000-006-4150.010 Travel - Commissioners	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4150.100 Mileage - Admin	0.00	8.33	-8.33	58.31	0.00	100.00	-100.00
Total Travel Expense	0.00	25.00	-25.00	175.00	0.00	300.00	-100.00
Other Expense							

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Knox County Housing Authority
INCOME STATEMENT - AMP 3, Bluebell
October, 2020

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
10-1-000-006-4140.010 Training-Commissioners	0.00	0.00	0.00	0.00	-525.00	0.00	
10-1-000-006-4160.000 Consulting Services	0.00	0.00	0.00	0.00	0.00	0.00	
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	87.50	32.10	150.00	-78.60
Total Other Expense	0.00	12.50	-12.50	87.50	-492.90	150.00	-428.60
TOTAL OPERATING EXPENSE - Admin	7,237.67	8,116.41	-878.74	56,814.87	47,983.25	97,397.00	-50.73
<u>TENANT SERVICES</u>							
Tenant Services - Other							
10-1-000-006-4220.100 Ten Ser-Supplies	0.00	20.83	-20.83	145.81	0.00	250.00	-100.00
10-1-000-006-4220.110 Ten Ser-Recreation	0.00	20.83	-20.83	145.81	19.39	250.00	-92.24
Total Tenant Services - Other	0.00	41.66	-41.66	291.62	19.39	500.00	-96.12
TOTAL TENANT SERVICES EXPENSE	0.00	41.66	-41.66	291.62	19.39	500.00	-96.12
<u>MAINTENANCE & OPERATIONS EXPENSE</u>							
Maintenance - Labor & OT							
10-1-000-006-4410.000 Maint - Labor	2,830.40	3,083.33	-252.93	21,583.31	21,230.63	37,000.00	-42.62
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	0.00	83.33	-83.33	583.31	104.04	1,000.00	-89.60
10-1-000-006-4410.200 Maint Labor - Other Amps	0.00	0.00	0.00	0.00	906.19	0.00	
10-1-020-006-4410.000 Maint Labor - Cares Act	0.00	0.00	0.00	0.00	1,180.50	0.00	
Total Maintenance - Labor & OT	2,830.40	3,166.66	-336.26	22,166.62	23,421.36	38,000.00	-38.36
Benefit Contributions - Maintenance							
10-1-000-006-4410.500 Maint Emp Benefit	645.33	750.00	-104.67	5,250.00	5,063.32	9,000.00	-43.74
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	
10-1-020-006-4410.500 Maint Benefit-Cares Act	0.00	0.00	0.00	0.00	90.31	0.00	
Total Benefit Contributions - Maint.	645.33	750.00	-104.67	5,250.00	5,153.63	9,000.00	-42.74
Maintenance - Materials/Supplies							
10-1-000-006-4420.010 Garbage&Trash Supp	0.00	12.50	-12.50	87.50	0.00	150.00	-100.00
10-1-000-006-4420.020 Heating&Cooling Supp	0.00	125.00	-125.00	875.00	2,561.04	1,500.00	70.74
10-1-000-006-4420.030 Snow Removal Supplies	0.00	12.50	-12.50	87.50	0.00	150.00	-100.00
10-1-000-006-4420.031 Gas for Snow Removal	0.00	4.17	-4.17	29.19	0.00	50.00	-100.00
10-1-000-006-4420.050 Landscape/Grounds Sup	0.00	50.00	-50.00	350.00	725.10	600.00	20.85
10-1-000-006-4420.051 Gasoline for mowing	0.00	16.67	-16.67	116.69	44.08	200.00	-77.96
10-1-000-006-4420.070 Electrical Supplies	0.00	29.17	-29.17	204.19	91.03	350.00	-73.99
10-1-000-006-4420.080 Plumbing Supplies	0.00	70.83	-70.83	495.81	385.74	850.00	-54.62
10-1-000-006-4420.090 Extermination Supplies	0.00	20.83	-20.83	145.81	0.00	250.00	-100.00
10-1-000-006-4420.100 Janitorial Supplies	0.00	125.00	-125.00	875.00	399.54	1,500.00	-73.36
10-1-000-006-4420.110 Routine Maint.Supplies	266.74	458.33	-191.59	3,208.31	4,743.85	5,500.00	-13.75
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	29.19	0.00	50.00	-100.00
10-1-000-006-4420.130 Security Supplies	0.00	83.33	-83.33	583.31	0.00	1,000.00	-100.00
10-1-020-006-4420.000 Maint Supply-Cares Act	129.79	0.00	129.79	0.00	531.43	0.00	
Total Maintenance - Materials/Supplies	396.53	1,012.50	-615.97	7,087.50	9,481.81	12,150.00	-21.96
Maintenance - Contracts							
10-1-000-006-4430.010 Garbage & Trash Cont	165.00	166.67	-1.67	1,166.69	885.00	2,000.00	-55.75

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Knox County Housing Authority
INCOME STATEMENT - AMP 3, Bluebell
October, 2020

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Payment In Lieu Of Taxes - PILOT Tax							
10-1-000-006-4520.000 Pay in lieu of Tax	1,299.55	1,750.67	-451.12	12,254.69	8,670.69	21,008.00	-58.73
Total Payment In Lieu Of Taxes - PILOT	1,299.55	1,750.67	-451.12	12,254.69	8,670.69	21,008.00	-58.73
Bad Debt Write-Offs - Tenant Rents							
10-1-000-006-4570.000 Collection Losses	330.30	0.00	330.30	0.00	934.78	0.00	
Total Bad Debt Write-Offs - Tenant Rents	330.30	0.00	330.30	0.00	934.78	0.00	
TOTAL OTHER GENERAL EXPENSES	1,629.85	1,750.67	-120.82	12,254.69	9,605.47	21,008.00	-54.28
<u>INTEREST EXP & AMORTIZATION COST</u>							
Interest Expense							
Total Interest Expense	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL INTEREST EXP & AMORT COST	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL OPERATING EXPENSE	17,769.96	21,354.57	-3,584.61	149,481.99	132,510.68	256,255.00	-48.29
NET (REVENUE)/EXPENSE	-8,986.06	935.65	-9,921.71	6,549.55	-8,163.13	11,228.00	-172.70
<u>MISCELLANEOUS EXPENSE</u>							
Extraordinary & Casualty Expense							
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	
Depreciation Expense							
10-1-000-006-4800.000 Depreciation Exp BB	11,000.00	14,083.33	-3,083.33	98,583.31	77,000.00	169,000.00	-54.44
Total Depreciation Expense	11,000.00	14,083.33	-3,083.33	98,583.31	77,000.00	169,000.00	-54.44
TOTAL MISCELLANEOUS EXPENSES	11,000.00	14,083.33	-3,083.33	98,583.31	77,000.00	169,000.00	-54.44
TOTAL EXPENSES	2,013.94	15,018.98	-13,005.04	105,132.86	68,836.87	180,228.00	-61.81
<u>OTHER FINANCING SOURCES (USES)</u>							
Prior Period Adjustment							
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	
Operating/Reserve Transfers In/Out							
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	
TOTAL OTHER FINANCING SOURCES	0.00	0.00	0.00	0.00	0.00	0.00	
EXCESS (REVENUE)/EXPENSE	2,013.94	15,018.98	-13,005.04	105,132.86	68,836.87	180,228.00	-61.81

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Knox County Housing Authority
INCOME STATEMENT - HCV (ADMIN & HAP) HAP
October, 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	1,750.00	1,469.00	3,000.00	-51.03
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	233.31	297.25	400.00	-25.69
30-1-000-000-4190.950 Background Verification	153.58	66.67	86.91	466.69	395.01	800.00	-50.62
Total Admin Sundry & w/o Sundry	675.01	1,162.50	-487.49	8,137.50	6,432.15	13,950.00	-53.89
TOTAL ADMIN EXPENSE	11,348.33	12,298.84	-950.51	86,091.88	84,025.26	147,586.00	-43.07
General Expense							
30-1-000-000-4400.000 Maint & Operation	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4430.126 Vehicle Maint Cont	0.00	0.00	0.00	0.00	27,071.00	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	583.31	557.34	1,000.00	-44.27
30-1-000-000-4510.030 Work Comp Insurance	252.20	256.25	-4.05	1,793.75	1,765.40	3,075.00	-42.59
30-1-000-000-4510.035 Auto Insurance	41.93	43.75	-1.82	306.25	293.51	525.00	-44.09
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	0.00	41.67	-41.67	291.69	296.13	500.00	-40.77
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	344.60	400.00	-55.40	2,800.00	2,280.56	4,800.00	-52.49
30-1-000-000-4595.000 Compensated Absences	0.00	0.00	0.00	0.00	0.00	0.00	
Total General Expense	718.35	825.00	-106.65	5,775.00	32,263.94	9,900.00	225.90
TOTAL GENERAL EXPENSE	718.35	825.00	-106.65	5,775.00	32,263.94	9,900.00	225.90
Surplus Adjustments							
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	
Provision for Reserve							
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	
Capital Expenditures							
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 Rcpts 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	
Depreciation Expense							
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	
TOTAL ADMIN EXPENSES	12,066.68	13,123.84	-1,057.16	91,866.88	116,289.20	157,486.00	-26.16
ADMIN (Profit)/Loss w/ Depreciation	2,037.10	3,693.59	-1,656.49	25,855.13	-3,434.48	44,323.00	-107.75

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Knox County Housing Authority
INCOME STATEMENT - HCV (ADMIN & HAP) HAP
October, 2020

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
HAP REVENUE							
HAP Income							
30-1-000-000-3300.200 Fraud Recovery - HAP	-624.00	-416.67	-207.33	-2,916.69	-1,693.00	-5,000.00	-66.14
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	-78,091.00	-77,052.08	-1,038.92	-539,364.56	-513,337.00	-924,625.00	-44.48
30-1-000-000-8027.000 Ann Contr - Pr Yr	0.00	0.00	0.00	0.00	0.00	0.00	
Total Income	-78,715.00	-77,468.75	-1,246.25	-542,281.25	-515,030.00	-929,625.00	-44.60
TOTAL HAP INCOME	-78,715.00	-77,468.75	-1,246.25	-542,281.25	-515,030.00	-929,625.00	-44.60
HAP EXPENSES							
HAP Expenses							
30-1-000-000-4715.010 HAP-Occupied Units	58,658.00	61,544.00	-2,886.00	430,808.00	422,870.00	738,528.00	-42.74
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	2,290.00	2,333.33	-43.33	16,333.31	20,348.00	28,000.00	-27.33
30-1-000-000-4715.050 HAP-Homeownership	174.00	175.00	-1.00	1,225.00	1,425.00	2,100.00	-32.14
30-1-000-000-4715.070 HAP-Portable	10,881.00	14,583.33	-3,702.33	102,083.31	83,766.00	175,000.00	-52.13
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	72,003.00	78,635.66	-6,632.66	550,449.62	528,409.00	943,628.00	-44.00
TOTAL HAP EXPENSE	72,003.00	78,635.66	-6,632.66	550,449.62	528,409.00	943,628.00	-44.00
General HAP Expenses							
30-1-000-000-4570.200 Collection Loss HUD	0.00	41.67	-41.67	291.69	297.41	500.00	-40.52
Total General HAP Expenses	0.00	41.67	-41.67	291.69	297.41	500.00	-40.52
TOTAL GENERAL HAP EXPENSES	0.00	41.67	-41.67	291.69	297.41	500.00	-40.52
Prior Year Adj - HAP							
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	
TOTAL HAP EXPENSES	72,003.00	78,677.33	-6,674.33	550,741.31	528,706.41	944,128.00	-44.00
Remaining HAP to/from Reserve	-6,712.00	1,208.58	-7,920.58	8,460.06	13,676.41	14,503.00	-5.70

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Knox County Housing Authority
INCOME STATEMENT - AHP Brentwood
October, 2020

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
PUM - Brentwood	72.00	72.00	0.00	504.00	504.00	864.00	0.00
REVENUE							
<u>TENANT REVENUE</u>							
Tenant Rent Revenue							
60-1-000-000-5120.000 Rent - Brentwood	-28,244.00	-28,060.00	-184.00	-196,420.00	-195,778.00	-336,720.00	-41.86
60-1-000-000-5125.000 PHA Rent	-4,391.00	-4,300.00	-91.00	-30,100.00	-29,345.00	-51,600.00	-43.13
60-1-000-000-5320.000 Rent Adjustments	1,103.00	0.00	1,103.00	0.00	1,831.00	0.00	
Total Tenant Rent Revenue	-31,532.00	-32,360.00	828.00	-226,520.00	-223,292.00	-388,320.00	-42.50
Excess Rent							
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	
Vacancies Revenue							
60-1-000-000-5220.000 Vacancies - Brentwood	0.00	566.25	-566.25	3,963.75	0.00	6,795.00	-100.00
Total Vacancies Revenue	0.00	566.25	-566.25	3,963.75	0.00	6,795.00	-100.00
TOTAL TENANT REVENUE	-31,532.00	-31,793.75	261.75	-222,556.25	-223,292.00	-381,525.00	-41.47
<u>INVESTMENT REVENUE</u>							
Investment Revenue							
60-1-000-000-5410.000 Interest Income	-10.10	-366.67	356.57	-2,566.69	-241.25	-4,400.00	-94.52
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	-10.10	-366.67	356.57	-2,566.69	-241.25	-4,400.00	-94.52
TOTAL INVESTMENT INCOME	-10.10	-366.67	356.57	-2,566.69	-241.25	-4,400.00	-94.52
<u>OTHER REVENUE</u>							
Other Revenue							
60-1-000-000-5900.000 Other Income	0.00	-4.17	4.17	-29.19	0.00	-50.00	-100.00
60-1-000-000-5901.000 Income - LR Amps	0.00	-29.17	29.17	-204.19	0.00	-350.00	-100.00
60-1-000-000-5910.000 Laundry Income	-446.00	-733.33	287.33	-5,133.31	-4,743.50	-8,800.00	-46.10
60-1-000-000-5920.000 Bad Check Charges	0.00	-1.67	1.67	-11.69	-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	-626.00	-416.67	-209.33	-2,916.69	-2,111.06	-5,000.00	-57.78
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	0.00	-183.33	183.33	-1,283.31	-251.00	-2,200.00	-88.59
60-1-000-000-5926.000 Violation Charges	-435.00	-37.92	-397.08	-265.44	-732.00	-455.00	60.88
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	-1,507.00	-1,406.26	-100.74	-9,843.82	-7,857.56	-16,875.00	-53.44
TOTAL OTHER REVENUE	-1,507.00	-1,406.26	-100.74	-9,843.82	-7,857.56	-16,875.00	-53.44
TOTAL REVENUE	-33,049.10	-33,566.68	517.58	-234,966.76	-231,390.81	-402,800.00	-42.55
EXPENSES							

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Total Maintenance Salaries	5,888.98	6,625.00	-736.02	46,375.00	45,249.52	79,500.00	-43.08
Maintenance Supplies							
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	155.05	91.67	63.38	641.69	155.05	1,100.00	-85.90
60-1-000-000-6515.030 Snow Removal Supplies	0.00	41.67	-41.67	291.69	0.00	500.00	-100.00
60-1-000-000-6515.050 Lndscape/Grnd Supplies	0.00	258.33	-258.33	1,808.31	226.99	3,100.00	-92.68
60-1-000-000-6515.070 Electrical Supplies	112.19	472.92	-360.73	3,310.44	3,743.52	5,675.00	-34.03
60-1-000-000-6515.080 Plumbing Supplies	309.14	400.00	-90.86	2,800.00	814.12	4,800.00	-83.04
60-1-000-000-6515.100 Janitorial Supplies	0.00	108.33	-108.33	758.31	690.86	1,300.00	-46.86
60-1-000-000-6515.110 Routine Maint. Supplies	424.55	1,509.17	-1,084.62	10,564.19	947.36	18,110.00	-94.77
60-1-000-000-6515.114 Painting Supplies - BW	0.00	200.00	-200.00	1,400.00	0.00	2,400.00	-100.00
60-1-000-000-6515.115 Refrigerators	0.00	125.00	-125.00	875.00	1,497.00	1,500.00	-0.20
60-1-000-000-6515.116 Stoves	0.00	85.00	-85.00	595.00	0.00	1,020.00	-100.00
60-1-000-000-6515.120 Misc. Other Supplies	0.00	41.67	-41.67	291.69	101.87	500.00	-79.63
Total Maintenance Supplies	1,000.93	3,333.76	-2,332.83	23,336.32	8,176.77	40,005.00	-79.56
Maintenance Contracts							
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	969.35	1,008.33	-38.98	7,058.31	6,783.19	12,100.00	-43.94
60-1-000-000-6520.020 Heat/Cool Contract	0.00	41.67	-41.67	291.69	0.00	500.00	-100.00
60-1-000-000-6520.030 Snow Removal Contract	0.00	165.00	-165.00	1,155.00	0.00	1,980.00	-100.00
60-1-000-000-6520.050 Landscape&Grds Cont	0.00	416.67	-416.67	2,916.69	0.00	5,000.00	-100.00
60-1-000-000-6520.070 Electrical Contract	0.00	66.67	-66.67	466.69	0.00	800.00	-100.00
60-1-000-000-6520.080 Plumbing Contract	0.00	162.50	-162.50	1,137.50	142.50	1,950.00	-92.69
60-1-000-000-6520.090 Extermination Contract	0.00	212.50	-212.50	1,487.50	1,364.48	2,550.00	-46.49
60-1-000-000-6520.100 Janitorial Contract	0.00	108.33	-108.33	758.31	574.45	1,300.00	-55.81
60-1-000-000-6520.110 Routine Maint. Contract	0.00	100.00	-100.00	700.00	539.42	1,200.00	-55.05
60-1-000-000-6520.111 Carpet Repr/Repl Cont.	0.00	558.33	-558.33	3,908.31	0.00	6,700.00	-100.00
60-1-000-000-6520.120 Misc. Other Contracts	0.00	2,866.67	-2,866.67	20,066.69	0.00	34,400.00	-100.00
Total Maintenance Contracts	969.35	5,706.67	-4,737.32	39,946.69	9,404.04	68,480.00	-86.27
TOTAL MAINTENANCE	7,859.26	15,665.43	-7,806.17	109,658.01	62,830.33	187,985.00	-66.58
TAXES & INSURANCE EXPENSE							
Taxes & Insurance Expense							
60-1-000-000-6710.000 PILOT - Real Estate Tax	1,433.35	1,477.58	-44.23	10,343.06	10,371.66	17,731.00	-41.51
60-1-000-000-6720.000 Property Insurance	829.21	841.67	-12.46	5,891.69	5,804.47	10,100.00	-42.53
60-1-000-000-6720.500 Equipment Insurance	49.98	52.08	-2.10	364.56	349.86	625.00	-44.02
60-1-000-000-6721.000 Liability Insurance	172.21	175.00	-2.79	1,225.00	1,205.47	2,100.00	-42.60
60-1-000-000-6721.500 PE & PO Insuranace	79.62	83.33	-3.71	583.31	557.34	1,000.00	-44.27
60-1-000-000-6722.000 Work Comp Insurance	249.22	254.17	-4.95	1,779.19	1,744.54	3,050.00	-42.80
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	2,813.59	2,883.83	-70.24	20,186.81	20,033.34	34,606.00	-42.11
TOTAL TAXES & INSURANCE EXPENSE	2,813.59	2,883.83	-70.24	20,186.81	20,033.34	34,606.00	-42.11

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Knox County Housing Authority
INCOME STATEMENT - AHP Brentwood
October, 2020

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
MISCELLANEOUS EXPENSE							
Financial Expenses							
60-1-000-000-6810.000 Interest Expense Payable	1,847.01	1,878.17	-31.16	13,147.19	13,403.78	22,538.00	-40.53
60-1-000-000-6860.000 Security Deposit Interest	0.00	0.00	0.00	0.00	0.00	0.00	
Total Financial Expenses	1,847.01	1,878.17	-31.16	13,147.19	13,403.78	22,538.00	-40.53
Amortization Expense							
Total Amortization Expense	0.00	0.00	0.00	0.00	0.00	0.00	
Surplus Adjustments							
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	
Provision for Reserve							
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	
Capital Expenditures							
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	0.00	
Vandalism Expenditures							
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	0.00	
Transfers In/Out							
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	
TOTAL MISCELLANEOUS EXPENSE	1,847.01	1,878.17	-31.16	13,147.19	13,403.78	22,538.00	-40.53
TOTAL EXPENSES BEFORE DEPRECIATION	25,811.02	33,196.74	-7,385.72	232,377.18	179,846.43	398,361.00	-54.85
NET REVENUE/EXPENSES (PROFIT)/LOSS	-7,238.08	-369.94	-6,868.14	-2,589.58	-51,544.38	-4,439.00	1,061.17
Depreciation Expense							
60-1-000-000-6600.000 Depreciation Expense	8,000.00	7,500.00	500.00	52,500.00	56,000.00	90,000.00	-37.78
Total Depreciation Expense	8,000.00	7,500.00	500.00	52,500.00	56,000.00	90,000.00	-37.78
TOTAL DEPRECIATION EXPENSE	8,000.00	7,500.00	500.00	52,500.00	56,000.00	90,000.00	-37.78
NET REVENUE/EXPENSE (PROFIT)/LOSS AFTER DEPRECIATION EXPENSE	761.92	7,130.06	-6,368.14	49,910.42	4,455.62	85,561.00	-94.79
TOTAL BOND PAYMENT	2,040.49	0.00	2,040.49	0.00	13,808.75	0.00	

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
PUM - Prairieland	65.00	65.00	0.00	455.00	455.00	780.00	0.00
REVENUE							
TENANT REVENUE							
Tenant Rent Revenue							
60-1-000-001-5120.000 Rent - Prairieland	-21,717.00	-22,811.00	1,094.00	-159,677.00	-157,374.00	-273,732.00	-42.51
60-1-000-001-5125.000 PHA Rent	-1,710.00	-1,816.67	106.67	-12,716.69	-10,853.00	-21,800.00	-50.22
60-1-000-001-5126.000 Georgia HAP - Prairie S8	-3,450.00	-3,083.33	-366.67	-21,583.31	-23,745.00	-37,000.00	-35.82
60-1-000-001-5320.000 Rent Adjustments	-390.00	0.00	-390.00	0.00	122.00	0.00	
Total Tenant Rent Revenue	-27,267.00	-27,711.00	444.00	-193,977.00	-191,850.00	-332,532.00	-42.31
Excess Rent							
60-1-000-001-5970.000 Excess Rent	-702.00	-625.00	-77.00	-4,375.00	-4,919.00	-7,500.00	-34.41
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	-702.00	-625.00	-77.00	-4,375.00	-4,919.00	-7,500.00	-34.41
Vacancies Revenue							
60-1-000-001-5220.000 Vacancies	0.00	497.33	-497.33	3,481.31	0.00	5,968.00	-100.00
Total Vacancies Revenue	0.00	497.33	-497.33	3,481.31	0.00	5,968.00	-100.00
TOTAL TENANT REVENUE	-27,969.00	-27,838.67	-130.33	-194,870.69	-196,769.00	-334,064.00	-41.10
INVESTMENT REVENUE							
Investment Revenue							
60-1-000-001-5410.000 Interest Income	0.00	0.00	0.00	0.00	-13.45	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	-14.00	0.00	-24.00	-100.00
60-1-000-001-5450.000 Residual Res Int Inc	0.00	-1.00	1.00	-7.00	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	-21.00	-13.45	-36.00	-62.64
TOTAL INVESTMENT INCOME	0.00	-3.00	3.00	-21.00	-13.45	-36.00	-62.64
OTHER REVENUE							
Other Revenue							
60-1-000-001-5127.000 Office Rent Receipt	-225.00	-225.00	0.00	-1,575.00	-1,575.00	-2,700.00	-41.67
60-1-000-001-5900.000 Other Income	150.00	-12.50	162.50	-87.50	150.00	-150.00	-200.00
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	-11.69	-40.00	-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	-339.00	-350.00	11.00	-2,450.00	-2,091.00	-4,200.00	-50.21
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	0.00	-200.00	200.00	-1,400.00	-229.00	-2,400.00	-90.46
60-1-000-001-5926.000 Violation Charges	0.00	-35.42	35.42	-247.94	-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	-414.00	-824.59	410.59	-5,772.13	-4,540.00	-9,895.00	-54.12
TOTAL OTHER REVENUE	-414.00	-824.59	410.59	-5,772.13	-4,540.00	-9,895.00	-54.12
TOTAL REVENUE	-28,383.00	-28,666.26	283.26	-200,663.82	-201,322.45	-343,995.00	-41.48

EXPENSES

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
<u>OPERATING EXPENSES</u>							
Administrative Salaries & Benefits							
60-1-000-001-6330.000 Manager's Salaries	2,403.74	2,583.33	-179.59	18,083.31	18,556.86	31,000.00	-40.14
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	810.37	883.33	-72.96	6,183.31	6,022.16	10,600.00	-43.19
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	3,214.11	3,466.66	-252.55	24,266.62	24,579.02	41,600.00	-40.92
Admin Sundry							
60-1-000-001-6210.000 Admin. Advertisement	9.50	33.33	-23.83	233.31	166.50	400.00	-58.38
60-1-000-001-6250.000 Misc. Rent Expense	306.00	100.00	206.00	700.00	697.00	1,200.00	-41.92
60-1-000-001-6311.000 Office Expense-Prairie	74.97	150.00	-75.03	1,050.00	496.09	1,800.00	-72.44
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	68.91	108.33	-39.42	758.31	769.22	1,300.00	-40.83
60-1-000-001-6311.150 IT Support	0.00	33.33	-33.33	233.31	145.62	400.00	-63.60
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	525.00	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	612.50	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	60.66	129.17	-68.51	904.19	372.87	1,550.00	-75.94
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	757.70	208.33	549.37	1,458.31	580.21	2,500.00	-76.79
60-1-000-001-6380.000 Consulting Services	0.00	41.67	-41.67	291.69	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	700.00	0.00	1,200.00	-100.00
Total Admin Sundry	1,277.74	1,066.66	211.08	7,466.62	3,227.51	12,800.00	-74.79
Fee Expense							
60-1-000-001-6320.000 Management Fees	4,783.59	4,751.00	32.59	33,257.00	33,031.91	57,012.00	-42.06
60-1-000-001-6351.000 Bookkeeping Fees	567.00	585.00	-18.00	4,095.00	4,023.00	7,020.00	-42.69
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	3.00	0.00	3.00	0.00	13.00	0.00	
Total Fee Expense	5,353.59	5,336.00	17.59	37,352.00	37,067.91	64,032.00	-42.11
TOTAL OPERATING EXPENSES	9,845.44	9,869.32	-23.88	69,085.24	64,874.44	118,432.00	-45.22
<u>UTILITIES</u>							
Utilities Expense							
60-1-000-001-6450.000 Utilities Electric	367.36	425.00	-57.64	2,975.00	1,456.69	5,100.00	-71.44
60-1-000-001-6451.000 Utilities Water	1,028.60	858.33	170.27	6,008.31	6,476.60	10,300.00	-37.12
60-1-000-001-6452.000 Utilities Gas	122.71	125.00	-2.29	875.00	731.74	1,500.00	-51.22
60-1-000-001-6453.000 Utilities Sewer	1,415.92	858.33	557.59	6,008.31	8,860.54	10,300.00	-13.98
Total Utilities	2,934.59	2,266.66	667.93	15,866.62	17,525.57	27,200.00	-35.57
TOTAL UTILITIES	2,934.59	2,266.66	667.93	15,866.62	17,525.57	27,200.00	-35.57
<u>MAINTENANCE EXPENSES</u>							
Maintenance Salaries							
60-1-000-001-6510.000 Maintenance Salaries	3,928.80	4,416.67	-487.87	30,916.69	31,052.25	53,000.00	-41.41
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	145.81	0.00	250.00	-100.00
60-1-000-001-6510.200 Maint from Amps	0.00	20.83	-20.83	145.81	0.00	250.00	-100.00
60-1-000-001-6510.500 Maint. Employee Ben.	1,960.04	2,166.67	-206.63	15,166.69	14,196.34	26,000.00	-45.40
60-1-000-001-6510.501 Wellness Benefit - Maint	0.00	0.00	0.00	0.00	0.00	0.00	
Total Maintenance Salaries	5,888.84	6,625.00	-736.16	46,375.00	45,248.59	79,500.00	-43.08

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Knox County Housing Authority
INCOME STATEMENT - AHP, Prairieland
October, 2020

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Maintenance Supplies							
60-1-000-001-6515.010 Garbage/Trash Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6515.020 Heating/Cooling Supplies	459.56	100.00	359.56	700.00	828.03	1,200.00	-31.00
60-1-000-001-6515.030 Snow Removal Supplies	0.00	41.67	-41.67	291.69	0.00	500.00	-100.00
60-1-000-001-6515.050 Lndscape/Grnd Supplies	5.79	208.33	-202.54	1,458.31	415.34	2,500.00	-83.39
60-1-000-001-6515.070 Electrical Supplies	103.20	352.08	-248.88	2,464.56	2,987.15	4,225.00	-29.30
60-1-000-001-6515.080 Plumbing Supplies	-54.30	241.67	-295.97	1,691.69	1,800.13	2,900.00	-37.93
60-1-000-001-6515.100 Janitorial Supplies	111.13	58.33	52.80	408.31	603.59	700.00	-13.77
60-1-000-001-6515.110 Routine Maint. Supplies	49.46	591.67	-542.21	4,141.69	870.03	7,100.00	-87.75
60-1-000-001-6515.114 Painting Supplies - PL	488.50	150.00	338.50	1,050.00	1,052.93	1,800.00	-41.50
60-1-000-001-6515.115 Refrigerators	0.00	80.83	-80.83	565.81	0.00	970.00	-100.00
60-1-000-001-6515.116 Stoves	0.00	66.67	-66.67	466.69	0.00	800.00	-100.00
60-1-000-001-6515.120 Other Misc. Supplies	27.95	41.67	-13.72	291.69	122.86	500.00	-75.43
Total Maintenance Supplies	1,191.29	1,932.92	-741.63	13,530.44	8,680.06	23,195.00	-62.58
Maintenance Contracts							
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	719.50	754.17	-34.67	5,279.19	5,099.00	9,050.00	-43.66
60-1-000-001-6520.020 Heat/Cool Contract	0.00	50.00	-50.00	350.00	0.00	600.00	-100.00
60-1-000-001-6520.030 Snow Removal Contract	0.00	125.00	-125.00	875.00	0.00	1,500.00	-100.00
60-1-000-001-6520.050 Landscape&Grnds Cont	0.00	500.00	-500.00	3,500.00	0.00	6,000.00	-100.00
60-1-000-001-6520.070 Electrical Contract	0.00	16.67	-16.67	116.69	0.00	200.00	-100.00
60-1-000-001-6520.080 Plumbing Contract	0.00	41.67	-41.67	291.69	2,822.29	500.00	464.46
60-1-000-001-6520.090 Extermin Contract	0.00	170.83	-170.83	1,195.81	847.44	2,050.00	-58.66
60-1-000-001-6520.100 Janitorial	139.95	16.67	123.28	116.69	219.42	200.00	9.71
60-1-000-001-6520.110 Routine Main. Contract	281.04	39.58	241.46	277.06	686.50	475.00	44.53
60-1-000-001-6520.111 Carpet Repr/Repl Cont.	0.00	750.00	-750.00	5,250.00	2,566.81	9,000.00	-71.48
60-1-000-001-6520.120 Other Misc. Contracts	0.00	66.67	-66.67	466.69	0.00	800.00	-100.00
Total Maintenance Contracts	1,140.49	2,531.26	-1,390.77	17,718.82	12,241.46	30,375.00	-59.70
TOTAL MAINTENANCE	8,220.62	11,089.18	-2,868.56	77,624.26	66,170.11	133,070.00	-50.27
TAXES & INSURANCE EXPENSE							
Taxes & Insurance Expense							
60-1-000-001-6710.000 PILOT - Real Estate Tax	1,227.87	1,278.58	-50.71	8,950.06	8,794.97	15,343.00	-42.68
60-1-000-001-6720.000 Prpoerty Insurance	829.21	841.67	-12.46	5,891.69	5,804.47	10,100.00	-42.53
60-1-000-001-6720.500 Equipment Insurance	44.78	47.92	-3.14	335.44	313.46	575.00	-45.49
60-1-000-001-6721.000 Liability Insurance	154.30	158.33	-4.03	1,108.31	1,080.10	1,900.00	-43.15
60-1-000-001-6721.500 PE & PO Insuranace	79.62	83.33	-3.71	583.31	557.34	1,000.00	-44.27
60-1-000-001-6722.000 Work Comp Insurance	249.22	254.17	-4.95	1,779.19	1,744.54	3,050.00	-42.80
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	2,585.00	2,664.00	-79.00	18,648.00	18,294.88	31,968.00	-42.77
TOTAL TAXES & INSURANCE EXPENSE	2,585.00	2,664.00	-79.00	18,648.00	18,294.88	31,968.00	-42.77
MISCELLANEOUS EXPENSE							
Financial Expenses							
60-1-000-001-6810.000 Interest Expense Payable	1,847.01	1,878.08	-31.07	13,146.56	13,403.75	22,537.00	-40.53
60-1-000-001-6860.000 Sec Dep Int	0.00	0.00	0.00	0.00	0.00	0.00	
Total Financial Expenses	1,847.01	1,878.08	-31.07	13,146.56	13,403.75	22,537.00	-40.53
Amortization Expense							

Date:
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Knox County Housing Authority
INCOME STATEMENT - AHP, Prairieland
October, 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	
Surplus Adjustments							
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	
Provision for Reserve							
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	
Capital Expenditures							
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	0.00	
Vandalism Expenditures							
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	0.00	
Transfers In/Out							
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	
TOTAL MISCELLANEOUS EXPENSE	1,847.01	1,878.08	-31.07	13,146.56	13,403.75	22,537.00	-40.53
TOTAL EXPENSES BEFORE DEPRECIATION	25,432.66	27,767.24	-2,334.58	194,370.68	180,268.75	333,207.00	-45.90
NET REVENUE/EXPENSES (PROFIT)/LOSS	-2,950.34	-899.02	-2,051.32	-6,293.14	-21,053.70	-10,788.00	95.16
Depreciation Expense							
60-1-000-001-6600.000 Depreciation Expense	6,257.00	6,258.33	-1.33	43,808.31	43,799.00	75,100.00	-41.68
Total Depreciation Expense	6,257.00	6,258.33	-1.33	43,808.31	43,799.00	75,100.00	-41.68
TOTAL DEPRECIATION EXPENSE	6,257.00	6,258.33	-1.33	43,808.31	43,799.00	75,100.00	-41.68
NET REVENUE/EXPENSE (PROFIT)/LOSS AFTER DEPRECIATION EXPENSE	3,306.66	5,359.31	-2,052.65	37,515.17	22,745.30	64,312.00	-64.63
TOTAL BOND PAYMENT	2,040.49	0.00	2,040.49	0.00	13,808.75	0.00	

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

COCC - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	73,902.95	54,166.67	19,736.28	391,344.01	650,000.00	-39.79
TOTAL OPERATING INCOME	73,902.95	54,166.67	19,736.28	391,344.01	650,000.00	-39.79
OPERATING EXPENSE						
Total Administration Expenses	49,676.60	49,770.83	-94.23	371,631.06	597,250.00	-37.78
Total Tenant Service Expenses	0.00	0.00	0.00	0.00	0.00	
Total Utility Expenses	321.62	466.67	-145.05	2,200.02	5,600.00	-60.71
Total Maintenance Expenses	132.74	483.30	-350.56	29,239.31	5,800.00	404.13
Total Protective Expenses	0.00	0.00	0.00	4,784.06	0.00	
General Expenses	1,529.66	1,554.16	-24.50	10,707.62	18,650.00	-42.59
TOTAL ROUTINE OPERATING EXPENSES	51,660.62	52,274.96	-614.34	418,562.07	627,300.00	-33.28
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	
TOTAL OPERATING EXPENSES	51,660.62	52,274.96	-614.34	418,562.07	627,300.00	-33.28
NET REVENUE/-EXPENSE PROFIT/-LOSS	22,242.33	1,891.71	20,350.62	-27,218.06	22,700.00	-219.90
Total Depreciation Expense	45.00	50.00	-5.00	315.00	600.00	-47.50
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	22,197.33	1,841.71	20,355.62	-27,533.06	22,100.00	-224.58

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

MOON TOWERS - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	59,435.59	69,666.66	-10,231.07	454,558.28	836,000.00	-45.63
TOTAL OPERATING INCOME	59,435.59	69,666.66	-10,231.07	454,558.28	836,000.00	-45.63
OPERATING EXPENSE						
Total Administration Expenses	31,895.80	25,230.84	6,664.96	191,573.50	302,770.00	-36.73
Total Tenant Service Expenses	76.94	41.67	35.27	461.64	500.00	-7.67
Total Utility Expenses	6,393.32	8,999.99	-2,606.67	44,577.86	108,000.00	-58.72
Total Maintenance Expenses	22,664.37	23,891.67	-1,227.30	207,851.34	286,700.00	-27.50
Total Protective Service Expenses	0.00	712.50	-712.50	780.16	8,550.00	-90.88
General Expenses	7,805.51	6,783.32	1,022.19	49,358.50	81,400.00	-39.36
TOTAL ROUTINE OPERATING EXPENSES	68,835.94	65,659.99	3,175.95	494,603.00	787,920.00	-37.23
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	
TOTAL OPERATING EXPENSES	68,835.94	65,659.99	3,175.95	494,603.00	787,920.00	-37.23
NET REVENUE/EXPENSE PROFIT/-LOSS						
	-9,400.35	4,006.67	-13,407.02	-40,044.72	48,080.00	-183.29
Total Depreciation Expense						
Total Depreciation Expense	14,500.00	29,583.33	-15,083.33	101,500.00	355,000.00	-71.41
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	-23,900.35	-25,576.66	1,676.31	-141,544.72	-306,920.00	-53.88

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

FAMILY - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	65,884.49	89,531.33	-23,646.84	597,131.09	1,074,376.00	-44.42
TOTAL OPERATING INCOME	65,884.49	89,531.33	-23,646.84	597,131.09	1,074,376.00	-44.42
OPERATING EXPENSE						
Total Administration Expenses	39,751.00	42,764.32	-3,013.32	223,119.71	513,172.00	-56.52
Total Tenant Service Expenses	0.00	341.66	-341.66	0.00	4,100.00	-100.00
Total Utility Expenses	1,740.49	2,295.83	-555.34	11,109.35	27,550.00	-59.68
Total Maintenance Expenses	27,584.16	39,700.01	-12,115.85	363,776.31	476,400.00	-23.64
Total Protective Service Expenses	9,831.00	1,223.33	8,607.67	11,182.83	14,680.00	-23.82
General Expenses	16,144.93	7,563.59	8,581.34	44,053.25	90,763.00	-51.46
TOTAL ROUTINE OPERATING EXPENSES	95,051.58	93,888.74	1,162.84	653,241.45	1,126,665.00	-42.02
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	
TOTAL OPERATING EXPENSES	95,051.58	93,888.74	1,162.84	653,241.45	1,126,665.00	-42.02
NET REVENUE/EXPENSE PROFIT/-LOSS	-29,167.09	-4,357.41	-24,809.68	-56,110.36	-52,289.00	7.31
Total Depreciation Expense						
Total Depreciation Expense	29,000.00	35,416.67	-6,416.67	203,000.00	425,000.00	-52.24
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	-58,167.09	-39,774.08	-18,393.01	-259,110.36	-477,289.00	-45.71

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

BLUEBELL - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	18,901.50	20,418.92	-1,517.42	132,819.29	245,027.00	-45.79
TOTAL OPERATING INCOME	18,901.50	20,418.92	-1,517.42	132,819.29	245,027.00	-45.79
OPERATING EXPENSE						
Total Administration Expenses	7,237.67	8,116.41	-878.74	47,983.25	97,397.00	-50.73
Total Tenant Service Expenses	0.00	41.66	-41.66	19.39	500.00	-96.12
Total Utility Expenses	1,658.50	2,312.50	-654.00	10,783.13	27,750.00	-61.14
Total Maintenance Expenses	5,323.61	7,275.01	-1,951.40	53,284.58	87,300.00	-38.96
Total Protective Service Expenses	629.21	541.66	87.55	1,797.02	6,500.00	-72.35
General Expenses	2,920.97	3,067.33	-146.36	18,643.31	36,808.00	-49.35
TOTAL ROUTINE OPERATING EXPENSES	17,769.96	21,354.57	-3,584.61	132,510.68	256,255.00	-48.29
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	
TOTAL OPERATING EXPENSES	17,769.96	21,354.57	-3,584.61	132,510.68	256,255.00	-48.29
NET REVENUE/EXPENSE PROFIT/-LOSS	1,131.54	-935.65	2,067.19	308.61	-11,228.00	-102.75
Total Depreciation Expense						
Total Depreciation Expense	11,000.00	14,083.33	-3,083.33	77,000.00	169,000.00	-54.44
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	-9,868.46	-15,018.98	5,150.52	-76,691.39	-180,228.00	-57.45

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

	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
HCV - OPERATING STATEMENT						
ADMIN OPERATING INCOME						
Total Admin Operating Income	10,029.58	9,430.25	599.33	119,723.68	113,163.00	5.80
TOTAL ADMIN OPERATING INCOME	10,029.58	9,430.25	599.33	119,723.68	113,163.00	5.80
OPERATING EXPENSES						
Total Admin Expenses	7,721.33	8,345.84	-624.51	59,182.26	100,150.00	-40.91
Total Fees Expenses	3,627.00	3,953.00	-326.00	24,843.00	47,436.00	-47.63
Total General Expenses	718.35	825.00	-106.65	32,263.94	9,900.00	225.90
TOTAL OPERATING EXPENSES	12,066.68	13,123.84	-1,057.16	116,289.20	157,486.00	-26.16
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	
TOTAL EXPENSES	12,066.68	13,123.84	-1,057.16	116,289.20	157,486.00	-26.16
NET REVENUE PROFIT/-LOSS	-2,037.10	-3,693.59	1,656.49	3,434.48	-44,323.00	-107.75
Total Depreciation Expense	0.00	0.00	0.00	0.00	0.00	
NET REVENUE w/Deprecitation PROFIT/-LOSS	-2,037.10	-3,693.59	1,656.49	3,434.48	-44,323.00	-107.75

HAP - OPERATING STATEMENT

HAP INCOME						
Total Income	78,715.00	77,468.75	1,246.25	515,030.00	929,625.00	-44.60
TOTAL HAP INCOME	78,715.00	77,468.75	1,246.25	515,030.00	929,625.00	-44.60
HAP EXPENSES						
Total HAP Expenses	72,003.00	78,635.66	-6,632.66	528,409.00	943,628.00	-44.00
Total General HAP Expenses	0.00	41.67	-41.67	297.41	500.00	-40.52
TOTAL HAP EXPENSES	72,003.00	78,677.33	-6,674.33	528,706.41	944,128.00	-44.00
Total Prior Year Adj HAP	0.00	0.00	0.00	0.00	0.00	
REMAINING HAP from RESERVE +/-LOSS	6,712.00	-1,208.58	7,920.58	-13,676.41	-14,503.00	-5.70

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

BRENTWOOD - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	33,049.10	33,566.68	-517.58	231,390.81	402,800.00	-42.55
TOTAL OPERATING INCOME	33,049.10	33,566.68	-517.58	231,390.81	402,800.00	-42.55
OPERATING EXPENSE						
Total Administration Expenses	4,481.08	4,616.65	-135.57	26,600.20	55,400.00	-51.99
Total Fee Expenses	5,945.10	5,911.00	34.10	41,119.92	70,932.00	-42.03
Total Utilities Expenses	2,864.98	2,241.66	623.32	15,858.86	26,900.00	-41.05
Total Maintenance Expenses	7,859.26	15,665.43	-7,806.17	62,830.33	187,985.00	-66.58
Total Taxes & Insurance Expense	2,813.59	2,883.83	-70.24	20,033.34	34,606.00	-42.11
Total Financial Expenses	1,847.01	1,878.17	-31.16	13,403.78	22,538.00	-40.53
TOTAL ROUTINE OPERATING EXPENSE	25,811.02	33,196.74	-7,385.72	179,846.43	398,361.00	-54.85
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	
TOTAL ALL EXPENSES BEFORE DEPRECIATION	25,811.02	33,196.74	-7,385.72	179,846.43	398,361.00	-54.85
NET REVENUE PROFIT/-LOSS						
	7,238.08	369.94	6,868.14	51,544.38	4,439.00	1,061.17
Total Depreciation Expense						
	8,000.00	7,500.00	500.00	56,000.00	90,000.00	-37.78
NET REVENUE w/Depreciation PROFIT/-LOSS	-761.92	-7,130.06	6,368.14	-4,455.62	-85,561.00	-94.79

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

PRAIRIELAND - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	28,383.00	28,666.26	-283.26	201,322.45	343,995.00	-41.48
TOTAL OPERATING INCOME	28,383.00	28,666.26	-283.26	201,322.45	343,995.00	-41.48
OPERATING EXPENSE						
Total Administration Expenses	4,494.85	4,533.32	-38.47	27,819.53	54,400.00	-48.86
Total Fee Expenses	5,350.59	5,336.00	14.59	37,054.91	64,032.00	-42.13
Total Utilities Expenses	2,934.59	2,266.66	667.93	17,525.57	27,200.00	-35.57
Total Maintenance Expenses	8,220.62	11,089.18	-2,868.56	66,170.11	133,070.00	-50.27
Total Taxes & Insurance Expense	2,585.00	2,664.00	-79.00	18,294.88	31,968.00	-42.77
Total Financial Expenses	1,847.01	1,878.08	-31.07	13,403.75	22,537.00	-40.53
TOTAL ROUTINE OPERATING EXPENSE	25,432.66	27,767.24	-2,334.58	180,268.75	333,207.00	-45.90
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	
TOTAL ALL EXPENSES BEFORE DEPRECIATION	25,432.66	27,767.24	-2,334.58	180,268.75	333,207.00	-45.90
NET REVENUE PROFIT/-LOSS						
	2,950.34	899.02	2,051.32	21,053.70	10,788.00	95.16
Total Depreciation Expense						
	6,257.00	6,258.33	-1.33	43,799.00	75,100.00	-41.68
NET REVENUE w/Depreciation PROFIT/-LOSS	-3,306.66	-5,359.31	2,052.65	-22,745.30	-64,312.00	-64.63

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

COCC, MT, FAMILY, BB COMBINED OS	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	198,291.53	233,783.58	-35,492.05	1,556,019.67	2,805,403.00	-44.53
TOTAL OPERATING INCOME	198,291.53	233,783.58	-35,492.05	1,556,019.67	2,805,403.00	-44.53
OPERATING EXPENSE						
Total Administration Expenses	128,561.07	125,882.40	2,678.67	834,307.52	1,510,589.00	-44.77
Total Tenant Service Expenses	76.94	424.99	-348.05	481.03	5,100.00	-90.57
Total Utility Expenses	10,113.93	14,074.99	-3,961.06	68,670.36	168,900.00	-59.34
Total Maintenance Expenses	55,704.88	71,349.99	-15,645.11	654,151.54	856,200.00	-23.60
Total Protective Service Expenses	10,460.21	2,477.49	7,982.72	18,544.07	29,730.00	-37.63
General Expenses	28,401.07	18,968.40	9,432.67	122,762.68	227,621.00	-46.07
TOTAL ROUTINE OPERATING EXPENSES	233,318.10	233,178.26	139.84	1,698,917.20	2,798,140.00	-39.28
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	
TOTAL OPERATING EXPENSES	233,318.10	233,178.26	139.84	1,698,917.20	2,798,140.00	-39.28
NET REVENUE/EXPENSE PROFIT/-LOSS						
	-35,026.57	605.32	-35,631.89	-142,897.53	7,263.00	-2,067.47
Total Depreciation Expense						
	54,545.00	79,133.33	-24,588.33	381,815.00	949,600.00	-59.79
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	-89,571.57	-78,528.01	-11,043.56	-524,712.53	-942,337.00	-44.32

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

BRENTWOOD & PRAIRIELAND COMBINED	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	61,432.10	62,232.94	-800.84	432,713.26	746,795.00	-42.06
TOTAL OPERATING INCOME	61,432.10	62,232.94	-800.84	432,713.26	746,795.00	-42.06
OPERATING EXPENSE						
Total Administration Expenses	8,975.93	9,149.97	-174.04	54,419.73	109,800.00	-50.44
Total Fee Expenses	11,295.69	11,247.00	48.69	78,174.83	134,964.00	-42.08
Total Utilities Expenses	5,799.57	4,508.32	1,291.25	33,384.43	54,100.00	-38.29
Total Maintenance Expenses	16,079.88	26,754.61	-10,674.73	129,000.44	321,055.00	-59.82
Total Taxes & Insurance Expense	5,398.59	5,547.83	-149.24	38,328.22	66,574.00	-42.43
Total Financial Expenses	3,694.02	3,756.25	-62.23	26,807.53	45,075.00	-40.53
TOTAL ROUTINE OPERATING EXPENSE	51,243.68	60,963.98	-9,720.30	360,115.18	731,568.00	-50.77
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	
TOTAL ALL EXPENSES BEFORE DEPRECIATION	51,243.68	60,963.98	-9,720.30	360,115.18	731,568.00	-50.77
NET REVENUE PROFIT/-LOSS						
	10,188.42	1,268.96	8,919.46	72,598.08	15,227.00	376.77
Total Depreciation Expense						
	14,257.00	13,758.33	498.67	99,799.00	165,100.00	-39.55
NET REVENUE w/Depreciation PROFIT/-LOSS	-4,068.58	-12,489.37	8,420.79	-27,200.92	-149,873.00	-81.85

Knox County Housing Authority
CLAIMS REPORT - LOW RENT
October, 2020

	Current Period	Last Year Same	Variance	Current Year
AMP001 - MOON TOWERS				
Salaries	23,601.70	22,611.44	990.26	176,426.73
Employee W/H Payments	0.00	0.00	0.00	0.00
Management Fees	22,627.68	16,034.43	6,593.25	118,126.41
Administrative Expenses	1,192.75	917.27	275.48	10,904.00
Tenant Services	76.94	123.96	-47.02	461.64
Utilities	6,393.32	6,809.86	-416.54	44,577.86
Maintenance Supplies/Contracts	7,138.04	6,922.40	215.64	94,747.86
Mileage	0.00	0.00	0.00	0.00
General Expenses	7,805.51	6,258.23	1,547.28	49,358.50
Non-Routine Expense	0.00	0.00	0.00	0.00
TOTAL MOON TOWERS CLAIMS	68,835.94	59,677.59	9,158.35	494,603.00
AMP002 - FAMILY				
Salaries	32,688.12	37,628.49	-4,940.37	292,272.21
Employee W/H Payments	0.00	0.00	0.00	0.00
Management Fees	30,724.56	16,728.56	13,996.00	136,033.86
Administrative Expenses	688.54	3,055.28	-2,366.74	11,316.00
Tenant Services	0.00	0.00	0.00	0.00
Utilities	1,740.49	2,398.51	-658.02	11,109.35
Maintenance Supplies/Contracts	12,859.21	28,107.58	-15,248.37	156,969.36
Mileage	0.00	0.00	0.00	0.00
General Expenses	16,144.93	9,171.80	6,973.13	44,053.25
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL FAMILY CLAIMS	94,845.85	97,090.22	-2,244.37	651,754.03
AMP003 - BLUEBELL				
Salaries	4,598.10	4,561.91	36.19	38,781.03
Employee W/H Payments	0.00	0.00	0.00	0.00
Management Fees	5,612.50	4,620.09	992.41	33,072.09
Administrative Expenses	502.80	822.96	-320.16	4,705.12
Tenant Services	0.00	0.00	0.00	19.39
Utilities	1,658.50	1,939.07	-280.57	10,783.13
Maintenance Supplies/Contracts	2,477.09	2,912.23	-435.14	26,506.61
Mileage	0.00	0.00	0.00	0.00
General Expenses	2,920.97	2,563.93	357.04	18,643.31
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL BLUEBELL CLAIMS	17,769.96	17,420.19	349.77	132,510.68
COCC				
Salaries	44,781.65	36,108.99	8,672.66	331,612.40
Employee W/H Payments	-196.35	41.73	-238.08	-2,554.41
Management Fees	0.00	0.00	0.00	0.00
Administrative Expenses	4,894.95	4,049.03	845.92	40,228.30
Tenant Services	0.00	0.00	0.00	0.00
Utilities	321.62	317.77	3.85	2,200.02
Maintenance Supplies/Contracts	132.74	92.73	40.01	33,813.73
Mileage	0.00	0.00	0.00	0.00
General Expenses	1,529.66	1,339.04	190.62	10,707.62
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL COCC CLAIMS	51,464.27	41,949.29	9,514.98	416,007.66
COMBINED - AMP1, AMP2, AMP3, & COCC				
Salaries	105,669.57	100,910.83	4,758.74	839,092.37
Employee W/H Payments	-196.35	41.73	-238.08	-2,554.41
Management Fees	58,964.74	37,383.08	21,581.66	287,232.36
Administrative Expenses	7,484.77	9,201.66	-1,716.89	68,640.84
Tenant Services	76.94	123.96	-47.02	481.03
Utilities	10,113.93	11,465.21	-1,351.28	68,670.36
Maintenance Supplies	22,607.08	38,034.94	-15,427.86	312,037.56
Mileage	0.00	0.00	0.00	0.00
General Expenses	28,401.07	19,333.00	9,068.07	122,762.68
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL LOW RENT CLAIMS	233,121.75	216,494.41	16,627.34	1,696,362.79

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

	Current Period	Last Year Same Period	Variance
BRENTWOOD			
Salaries	9,103.16	8,615.73	487.43
Employee W/H Payments	0.00	0.00	0.00
Management Fees	5,945.10	5,828.39	116.71
Administrative Expenses	1,258.90	-108.13	1,367.03
Utilities	2,864.98	3,785.61	-920.63
Maintenance Supplies/Contracts	1,970.28	6,273.20	-4,302.92
Tax & Insurance Expenses	2,813.59	2,881.22	-67.63
Finacial Expenses	1,847.01	1,973.10	-126.09
TOTAL BRENTWOOD CLAIMS	25,803.02	29,249.12	-3,446.10
PRAIRIELAND			
Salaries	9,102.95	8,615.55	487.40
Employee W/H Payments	0.00	0.00	0.00
Management Fees	5,350.59	5,171.67	178.92
Administrative Expenses	1,277.74	262.57	1,015.17
Utilities	2,934.59	2,711.28	223.31
Maintenance Supplies/Contracts	2,331.78	2,899.68	-567.90
Taxes & Insurance Expenses	2,585.00	2,712.03	-127.03
Financial Expenses	1,847.01	1,973.10	-126.09
TOTAL PRAIRIELAND CLAIMS	25,429.66	24,345.88	1,083.78
AHP - BRENTWOOD & PRAIRIELAND			
Salaries	18,206.11	17,231.28	974.83
Employee W/H Payments	0.00	0.00	0.00
Management Fees	11,295.69	11,000.06	295.63
Administrative Expenses	2,536.64	154.44	2,382.20
Utilities	5,799.57	6,496.89	-697.32
Maintenance Supplies	4,302.06	9,172.88	-4,870.82
Taxes & Insurance Expenses	5,398.59	5,593.25	-194.66
Financial Expenses	3,694.02	3,946.20	-252.18
TOTAL AHP CLAIMS	51,232.68	53,595.00	-2,362.32
HOUSING CHOICE VOUCHER - HCV			
Salaries	7,046.32	6,674.01	372.31
Employee W/H Payments	0.00	0.00	0.00
Management Fees	3,627.00	3,490.50	136.50
Administrative Expenses	675.01	444.93	230.08
General Expense-Admin	718.35	698.63	19.72
Total HCV Expenses	12,066.68	11,308.07	758.61
HAP Expenses	72,003.00	70,845.00	1,158.00
General Expenses	0.00	-59.34	59.34
Total HAP Expenses	72,003.00	70,785.66	1,217.34
TOTAL HCV CLAIMS	84,069.68	82,093.73	1,975.95

Knox County Housing Authority
CLAIMS REPORT - GRANT PROGRAMS
October, 2020

	Current Period	Last Year Same	Current Year	Cumulative
CFG 2021 -				
Admin / Operations	0.00	0.00	0.00	0.00
General CFP Activity	0.00	0.00	0.00	0.00
TOTAL CFG 2021 CLAIMS	0.00	0.00	0.00	0.00
CFG 2020 -				
Admin. / Operations	0.00	0.00	0.00	0.00
General CFP Activity	0.00	36,043.42	0.00	1,044,578.00
TOTAL CFG 2020 CLAIMS	0.00	36,043.42	0.00	1,044,578.00
CFG 2019 - \$1,083,874				
Admin. / Operations	0.00	0.00	0.00	300,000.00
General CFP Activity	4,000.00	0.00	4,000.00	12,735.00
TOTAL CFG 2019 CLAIMS	4,000.00	0.00	4,000.00	312,735.00
CFG 2018 - \$1,044,578				
Admin. / Operations	0.00	0.00	0.00	0.00
General CFP Activity	0.00	0.00	0.00	0.00
TOTAL CFG 2018 CLAIMS	0.00	0.00	0.00	0.00
TOTAL CFG GRANT(S) CLAIMS	4,000.00	36,043.42	4,000.00	1,357,313.00

Knox County Housing Authority
CLAIMS REPORT TOTALS
October, 2020

	Current Period	Last Year Same	Variance	Current Year
TOTALS				
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<u>LOW RENT</u>				
AMP001 - MOON TOWERS	68,835.94	59,677.59	9,158.35	494,603.00
AMP002 - FAMILY	95,051.58	97,447.34	-2,395.76	653,241.45
AMP003 - BLUEBELL	17,769.96	17,420.19	349.77	132,510.68
COCC	51,464.28	41,949.30	9,514.98	416,007.73
TOTAL LOW RENT	233,121.76	216,494.42	16,627.34	1,696,362.86
<u>A.H.P.</u>				
BRENTWOOD	25,811.02	29,249.12	-3,438.10	179,846.43
PRAIRIELAND	25,432.66	24,345.88	1,086.78	180,268.75
TOTAL A.H.P.	51,243.68	53,595.00	-2,351.32	360,115.18
<u>HOUSING CHOICE VOUCHER - HCV</u>				
HCV (Administrative Only)	12,066.68	11,308.07	758.61	89,218.20
TOTAL HCV	12,066.68	11,308.07	758.61	89,218.20
<u>GRANTS</u>				
CAPITAL FUND GRANT 2021	0.00	0.00	0.00	0.00
CAPITAL FUND GRANT 2020	0.00	0.00	0.00	0.00
CAPITAL FUND GRANT 2019	4,000.00	0.00	4,000.00	4,000.00
CAPITAL FUND GRANT 2018	0.00	36,043.42	-36,043.42	0.00
TOTAL GRANTS	4,000.00	36,043.42	-32,043.42	4,000.00
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TOTAL CLAIMS FOR MONTH	300,432.12	317,440.91	-17,008.79	2,149,696.24

**BOARD
MEMO**

216 W. Simmons St.
Galesburg, IL 61401

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www.knoxcountyhousing.org

TO: Board of Commissioners
Knox County Housing Authority

DATE: 11/20/2020

FROM: Derek Antoine 
Executive Director

BOARD MEETING: 11/24/2020

SUBJECT: KCHA Group Insurance Plans – CY 2021

Executive Summary

Brian Jablonski, representative from CBIZ Benefits and Insurance Services of Illinois, has provided the agency with Health Alliance’s renewal rates for employee group medical insurance for calendar year (CY) 2020. The agency’s current plan with Health Alliance expires on 12/31/2020. CBIZ presented rates from Health Alliance, Blue Cross Blue Shield, United Health Care, and Humana. The proposed rates are attached to this memo and analyzed in the tables below.

PPO	Current	Health Alliance		BCBS		United Health Care		Humana	
	CY 2019	CY 2021	+ / -	CY 2021	+ / -	CY 2021	+ / -	CY 2021	+ / -
EE	\$ 488.00	\$ 494.00	1.23%	\$ 689.50	41.29%	\$ 581.23	19.10%	\$ 725.64	48.70%
EE + SP	\$ 955.00	\$ 1,060.00	10.99%	\$ 1,379.00	44.40%	\$ 1,162.46	21.72%	\$ 1,451.27	51.97%
EE + CH	\$ 904.00	\$ 916.00	1.33%	\$ 1,275.58	41.10%	\$ 1,075.28	18.95%	\$ 1,342.43	48.50%
FAMILY	\$ 1,564.00	\$ 1,585.00	1.34%	\$ 1,965.08	25.64%	\$ 1,656.51	5.91%	\$ 2,068.06	32.23%
Avg + / -			3.68%		35.75%		14.43%		42.86%

HDHP	Current	Health Alliance		BCBS		United Health Care		Humana	
	CY 2019	CY 2021	+ / -	CY 2021	+ / -	CY 2021	+ / -	CY 2021	+ / -
EE	\$ 675.00	\$ 541.00	-19.85%	\$ 631.41	-6.46%	\$ 544.43	-19.34%	\$ 708.41	4.95%
EE + SP	\$ 1,328.00	\$ 1,065.00	-19.80%	\$ 1,262.81	-4.91%	\$ 1,088.86	-18.01%	\$ 1,416.83	6.69%
EE + CH	\$ 1,255.00	\$ 1,006.00	-19.84%	\$ 1,168.10	-6.92%	\$ 1,007.20	-19.75%	\$ 1,310.57	4.43%
FAMILY	\$ 2,170.00	\$ 1,740.00	-19.82%	\$ 1,799.51	-17.07%	\$ 1,551.63	-28.50%	\$ 2,018.98	-6.96%
Avg + / -			-19.82%		-10.43%		-22.77%		0.49%

Review of the proposed rates reveals the Health Alliance renewal remains the most cost advantageous option for the agency. The PPO rates show an average increase of approximately 3.68%, and the HDHP plans decreased significantly by an average of approximately -19.82% versus CY 2020 proposed rates. These rate increases and decreases are better than what was anticipated and expected due to previous history with the agency’s renewals. Generally, Health Alliance’s PPO plans and HDHP plans increase on opposite years based on employee elections, and this year held the same.

To realize actual cost impact, the agency considers the *likely* insurance option elections of each individual employee. This number will naturally fluctuate based on changes in workforce, as well as changes in employee coverage elections, during this coverage period.

For CY 2021, the agency anticipates a projected insurance expense of \$185,774 in which \$164,739 is paid by the agency and \$21,035 is paid by employees. These figures are based on 25 employees being covered on the agency's plans. Also, for CY 2021, the KCHA did not provide a contribution to employee health savings accounts due to employees choosing to be on the PPO plan, which does not allow the agency to make contributions. To be eligible for the contribution, employees would have to be on the HDHP plan.

It is anticipated that the majority will stay on the PPO plan with the rate still being lower than the HDHP rates. However, with the decrease in the HDHP rates, the agency could see a few employees switching over to the HDHP plan for CY 2021. If coverages remain the same, the anticipated cost would be \$193,740 with \$172,968 being the agency cost and \$20,772 being employee costs. These figures are based off the table shown below having 26 employees being on the plans offered. The proposed rates for the PPO plan are lower than the proposed HDHP rates, and thus represent the forecasted cost for coverage.

The table below shows the proposed rates for CY 2021 for each coverage option and the proposed KCHA/employee portions of the cost. For spouse, children-only, and family plans the approved cost share is 70/30.

PROPOSED RATES FOR APPROVAL								
Plan	PPO				HDHP			
Type	# EE	Rate	KCHA	EE	# EE	Rate	KCHA	EE
EE	21	\$ 494.00	\$ 494.00	\$ -	0	\$ 541.00	\$ 494.00	\$ 47.00
EE + SP	3	\$ 1,060.00	\$ 742.00	\$ 318.00	0	\$ 1,065.00	\$ 746.00	\$ 319.00
EE + CH	0	\$ 916.00	\$ 641.00	\$ 275.00	1	\$ 1,006.00	\$ 704.00	\$ 302.00
FAMILY	1	\$ 1,585.00	\$ 1,110.00	\$ 475.00	0	\$ 1,740.00	\$ 1,218.00	\$ 522.00
	25				1			
		Monthly	\$ 13,710.00	\$ 1,429.00		Monthly	\$ 704.00	\$ 302.00
		Annual	\$ 164,520.00	\$ 17,148.00		Annual	\$ 8,448.00	\$ 3,624.00
		Total KCHA	\$ 172,968.00				Total EE	\$ 20,772.00
				\$193,740.00				

The agency will again offer two coverage plans, and employees will be responsible for the cost difference between the plan options and the approved rates, as stated in the above schedule.

Based on the proposed rates for CY 2021 and anticipated employee election options, the agency is forecasted to spend \$172,968.00 for group medical insurance coverage. This represents an increase of nearly 5.0% vs. CY 2020 projected actual cost with 25 employees. For comparison, the table on the next page lists the previous 6 years of actual insurance cost to the agency, and the percentage difference between the previous year.

SIX YEAR COMPARISON		
Year	Total Expense	+/-
2021 (Proj)	\$ 172,968.00	5.00%
2020	\$ 164,739.00	8.11%
2019	\$ 152,378.00	16.06%
2018	\$ 131,291.00	-7.76%
2017	\$ 142,333.00	-8.76%
2016	\$ 155,992.00	13.16%

Also presented are rates for dental and vision coverage for CY 2021.

There was no change in rates for the proposed CY 2021 group dental. Total cost to the agency, considering current election options, is proposed to be approximately \$862 monthly and \$10,344 annually.

There was also no change in rates for the proposed CY 2021 group vision. Delta Vision presented rates which were identical to CY 2017, CY 2018, CY 2019, and CY 2020. Total cost to the agency, considering current election options, is proposed to be approximately \$137 monthly and \$1,644 annually.

Rate analysis for dental and vision is attached to this memo.

Fiscal Impact

Employee insurance costs are a program and project level expense. Group medical insurance is budgeted for and paid from operations accounts.

The total anticipated cost of group medical, dental, and vision coverage as presented is \$184,956, and increase of roughly 4.72% based on forecasted spending.

CY 2021 INSURANCE PACKAGE		
INSURANCE	COST	+/-
Medical	\$ 172,968.00	4.90%
Dental	\$ 10,344.00	2.48%
Vision	\$ 1,644.00	0.55%
TOTAL	\$ 184,956.00	4.72%

Recommendation

It is the recommendation of the Executive Director the Board of Commissioners of the Knox County Housing Authority approve renewal of the current group medical, dental, and vision insurance plans administered by Health Alliance and Delta Dental, respectively, for calendar year 2021.

EXECUTIVE DIRECTOR'S REPORT NOVEMBER 2020

*Building Community, People, and Partnerships.
We are the Knox County Housing Authority.*

REGULAR MEETING – KCHA BOARD OF COMMISSIONERS

Tuesday, November 24, 2020

Zoom Virtual Conference
255 W. Tompkins St.
Galesburg, IL 61401
knoxcountyhousing.org



BUILDING COMMUNITY, PEOPLE, AND PARTNERSHIPS



EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

COMMISSIONER COMPLIANCE REPORT

Commissioner Training and Development

The following table details **commissioner** training and development accomplished for FYE 03/31/2021:

Date	Commissioner	Training Description	Location	Hours
				0.0
				0.0
				0.0
				0.0
				0.0
Total Hours:				0.0

The following table details monthly and annual costs (to date) incurred by the agency for **commissioner** training and development for FYE 03/31/2021:

Month	Training Events	Training Hours	Total Cost	Avg Cost per Hour	Training Budget	% to Budget	Variance
Apr-20	0	0.0	\$ -	\$ -	\$ 833.33	0.00%	\$ (833.33)
May-20	0	0.0	\$ -	\$ -	\$ 833.33	0.00%	\$ (833.33)
Jun-20	0	0.0	\$ -	\$ -	\$ 833.33	0.00%	\$ (833.33)
Jul-20	0	0.0	\$ -	\$ -	\$ 833.33	0.00%	\$ (833.33)
Aug-20	0	0.0	\$ -	\$ -	\$ 833.33	0.00%	\$ (833.33)
Sep-20	0	0.0	\$ -	\$ -	\$ 833.33	0.00%	\$ (833.33)
Oct-20	0	0.0	\$ -	\$ -	\$ 833.33	0.00%	\$ (833.33)
Nov-20			\$ -	\$ -	\$ 833.33	0.00%	\$ (833.33)
Dec-20			\$ -	\$ -	\$ 833.33	0.00%	\$ (833.33)
Jan-21			\$ -	\$ -	\$ 833.33	0.00%	\$ (833.33)
Feb-21			\$ -	\$ -	\$ 833.33	0.00%	\$ (833.33)
Mar-21	0	0.0	\$ -	#DIV/0!			
FYE 2020	0	0.0	\$ -	#DIV/0!	\$ 9,166.66	0.00%	\$ (9,166.66)

EXECUTIVE SUMMARY

Commissioner Governance/Compliance

The table below details required commissioner training, and the agency's compliance results:

Commissioner List	PHA Governance (Lead the Way)	Sexual Harassment (Lead the Way)	FOIA - Current (State of Illinois)	Open Meetings (State of Illinois)	Ethics/Compliance (state of Illinois)	Compliance %
Payton, Lomac						0.0%
Hawkinson, Jared						0.0%
Allen, Wayne						0.0%
Stewart, Paul H.						0.0%
Sanford, Paula (RC)						0.0%
Robison, Sara						0.0%
Riley, Joseph						0.0%
Antoine, Derek (ED)						0.0%
Total Authority						0.0%

The table below details commissioner attendance at Board meetings for the current calendar year:

CY 2020	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	%
Payton, Lomac (C)		1	1	1	1		1		1	1			70.0%
Hawkinson, Jared (VC)	1	1	1	1		1	1	1	1	1			90.0%
Allen, Wayne			1		1	1		1		1			50.0%
Stewart, Paul H.	1				1	1	1	1	1	1			70.0%
Sanford, Paula (RC)	1		1	1	1	1		1	1	1			80.0%
Robison, Sara	1	1	1	1	1	1	1	1	1				90.0%
Riley, Joseph	1	1	1		1	1	1	1	1				80.0%
Antoine, Derek (ED)	1	1	1	1	1	1	1	1	1	1			100.0%

The table below details Board governance requirements, and the agency's compliance results:

Board Governance Survey Status	REQ	KCHA	RESULT
Does the Board have the required number of members?	7	7	Meets requirement
Does the Board include a resident Board?	YES	YES	Meets requirement
Number of Board meetings:	12	12	Meets requirement
Average meeting attendance:	80.0	78.8%	Fails Requirement
Methods of disseminating information about Board meetings and minutes.	YES	YES	Meets requirement
Role of Board in evaluating Executive Director performance and compensation	YES	YES	Meets requirement
Role of Board in reviewing financial statements/PHA's financial health.	YES	YES	Meets Requirement
Timeliness of budget adoption by Board.	3/31	3/31	Meets requirement
Are the results of quality control testing communicated to the Board?	YES	YES	Meets requirement

EXECUTIVE SUMMARY

FINANCIAL SUMMARY

Public Housing Program

- The Coronavirus Aid Relief and Economic Security (CARES) Act funding was transferred to each AMP's operation account, resulting in each property now showing positive revenue for FYE 03/31/2021. A breakdown of CARES act spending for each property has been included in this month's Board packet. Including CARES Act supplemental funding, PH operating subsidy is currently prorated at 111.16% through October 2020.
- Moon Towers
 - Reports positive revenues for both the month and FYE
 - Adequate cash reserve position
 - Tenant revenue is down against projections for the month (4.8%) and FYE (6.7%), which is primarily attributable to the COVID-19 pandemic. Tenants either are unable or have chosen not to pay rent. MT tenant accounts receivable (TAR) is at \$15,308.66, which is approximately 3.89% to projected tenant revenue.
 - Expenses are slightly up (4.8%) for the month and for FYE (7.6%). The purchase of a utility truck for the property is the primary cause for the FYE variance.
- Family Sites
 - Reports positive revenues for both the month and FYE
 - Adequate cash reserve position
 - Tenant revenue is down against projections for the month (39.3%) and for FYE (10.9), which is primarily attributable to the COVID-19 pandemic. Tenants either are unable or have chosen not to pay rent. FS tenant accounts receivable (TAR) is at \$37,738.01, which is approximately 17.63% to projected tenant revenue.
 - Expenses are up (1.2%) for the month and down for FYE (0.6%). Projections included the installation of WiFi internet in each office, though the project is on hold due to funding and differences in expected cost. Three maintenance vans were purchased, accounting for the vast variance in the maintenance contract costs.
- Bluebell Tower
 - Reports positive revenues for both the month and FYE
 - Adequate cash reserve position
 - Tenant revenue is down against projections for the month (1.5%) and for FYE (8.1), which is primarily attributable to the COVID-19 pandemic. Tenants either are unable or have chosen not to pay rent. FS tenant accounts receivable (TAR) is at \$5,154.39, which is approximately 3.07% to projected tenant revenue.
 - Expenses are down (16.8%) for the month and down for FYE (11.4%). Salary & benefits, office expenses, and protective services are all outperforming budget expectations. Utilities are also down for the FYE, but with cold weather months ahead, the number should normalize due to higher gas and electric costs.

EXECUTIVE SUMMARY

Housing Choice Voucher Program

- HAP utilization for CYE 2020 is at 92.34%. Utilization is the indicator of an agency's efficiency in spending allocated HAP dollars, thus a measure of how effective an agency is at housing the maximum number of families possible. The goal is 98.0% utilization of allocated HAP (housing assistance payments) plus any agency NRP (net-restricted position).
- Voucher increases for November and December 2020 should positively impact HAP utilization rates, though the program is forecasted to achieve 93.5% utilization, which will fall short of the 98% program expectation for CYE 2020.
- Updating voucher growth efforts, the agency anticipates leasing ten (10) new voucher for November, with a goal of 15 new adds for December 2020. The goal is to finish the year with 210 leased vouchers.

Affordable Housing Preservation

- Brentwood Manor
 - Reports positive revenues for both the month and FYE
 - Adequate cash reserve position
 - Tenant revenue is down slightly to projections for the month (0.9%) and is outpacing forecast for FYE (0.7%), with total revenue falling just short of expectations for FYTD (1.6%).
 - Expenses continue to outperform expectations for both the month (22.3%) and FYE (22.7%). Most of this is attributable to maintenance costs (supplies and contracts) which are down considerably to budget.
- Brentwood Manor
 - Reports positive revenues for both the month and FYE
 - Adequate cash reserve position
 - Tenant revenue is up slightly to projections for the month (0.6%) and is outpacing forecast for FYE (0.9%), with total revenue outperforming expectations as well for FYTD (0.7%).
 - Expenses are favorable to expectations for both the month (8.5%) and FYE (7.3%). Most of this is attributable to maintenance costs (supplies and contracts) which, like Brentwood, are down considerably to budget.

EXECUTIVE SUMMARY

GRANT STATUS/PERFORMANCE

2020 CFP Grant IL01P08550120

- Obligation End Date (OED): 04/15/2022
- Expenditure End Date (EED): 04/15/2024

CFP Budget by Line Item

Budget Line Item (BLI)	Original	Current	Obligated	%	Expended	%
1406 Transfer to Operations	\$ 200,000.00	\$ 200,000.00	\$ -	0.0%	\$ -	0.0%
1410 CFP Administration	\$ 100,000.00	\$ 100,000.00	\$ -	0.0%	\$ -	0.0%
1480 General Capital Activity	\$ 859,834.00	\$ 868,267.00	\$ -	0.0%	\$ -	0.0%
	\$ -	\$ -	\$ -		\$ -	
Total Capital Fund Program	\$ 1,159,834.00	\$ 1,168,267.00	\$ -	0.0%	\$ -	0.0%

CFP Planned Work Items

CFP Planned Activity	Original	Current	Obligated	%	Expended	%
1480 Family - Playground	\$ 154,973.00	\$ 154,973.00	\$ -	0.0%	\$ -	0.0%
1480 MT - Roof Replacement	\$ 125,000.00	\$ 125,000.00	\$ -	0.0%	\$ -	0.0%
1480 Family - 2BR Renovation	\$ 90,000.00	\$ 98,433.00	\$ -	0.0%	\$ -	0.0%
1480 BB - 504 Phase 3	\$ 439,861.00	\$ 439,861.00	\$ -		\$ -	
1480 A&E Services	\$ 50,000.00	\$ 50,000.00	\$ -		\$ -	
	\$ -	\$ -	\$ -		\$ -	
	\$ -	\$ -	\$ -	0.0%	\$ -	0.0%
	\$ -	\$ -	\$ -	0.0%	\$ -	0.0%
Total Capital Fund Program	\$ 859,834.00	\$ 868,267.00	\$ -	0.0%	\$ -	0.0%

Due to the COVID-19 pandemic, agency capital fund operations have been limited to planning for the 2020 CFP grant. Budgeted activities include operational transfers, playground renovation at the family sites, roof replacement at Moon Towers, and finishing 504-Phase 3 renovations at Bluebell Tower.

CFP Grant IL01P08550120 must be 90% obligated (contracts for work signed) by 04/15/2022, and must be fully expended by 04/15/2024.

EXECUTIVE SUMMARY

2019 CFP Grant IL01P08550119

- Obligation End Date (OED): 04/15/2021
- Expenditure End Date (EED): 04/15/2023

CFP Budget by Line Item

Budget Line Item (BLI)	Original	Current	Obligated	%	Expended	%
1406 Transfer to Operations	\$ 200,000.00	\$ 200,000.00	\$ 200,000.00	100.0%	\$ 200,000.00	100.0%
1408 Mgmt Improvement	\$ 49,932.00	\$ -	\$ -	#DIV/0!	\$ -	#DIV/0!
1410 CFP Administration	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	100.0%	\$ 100,000.00	100.0%
1480 General Capital Activity	\$ 783,874.00	\$ 783,874.00	\$ 93,235.00	11.9%	\$ 16,635.00	2.1%
Total Capital Fund Program	\$ 1,133,806.00	\$ 1,083,874.00	\$ 393,235.00	36.3%	\$ 316,635.00	29.2%

CFP Planned Work Items

CFP Planned Activity	Original	Current	Obligated	%	Expended	%
1480 A&E Services	\$ 93,235.00	\$ 93,235.00	\$ 93,235.00	100.0%	\$ 16,635.00	17.8%
1480 504 Phase 3 - AMP 1	\$ 80,000.00	\$ 80,000.00	\$ -	0.0%	\$ -	0.0%
1480 504 Phase 3 - AMP 2	\$ 420,000.00	\$ 420,000.00	\$ -	0.0%	\$ -	0.0%
1480 504 Phase 3 - AMP 3	\$ 190,639.00	\$ 190,639.00	\$ -	0.0%	\$ -	0.0%
	\$ -	\$ -	\$ -	#DIV/0!	\$ -	#DIV/0!
	\$ -	\$ -	\$ -	#DIV/0!	\$ -	#DIV/0!
	\$ -	\$ -	\$ -	#DIV/0!	\$ -	#DIV/0!
	\$ -	\$ -	\$ -	#DIV/0!	\$ -	#DIV/0!
Total Capital Fund Program	\$ 783,874.00	\$ 783,874.00	\$ 93,235.00	11.9%	\$ 16,635.00	2.1%

The vast majority of the 2019 CFP is allocated for Phase 3 of the 504 Modernization Project, which began in 2018. Phase II brought about the new construction of six new units and modernization of two existing units at the Family Sites. Phase 3 of this project focuses on community and office spaces.

Additionally, \$200,000 was transferred to the AMP accounts, for use on daily-to-day operational expenses. Account 1410, CFP Administration, which primarily pays salary and expenses of planning and administering capital projects, received a transfer of \$100,000 from this grant as well.

CFP Grant IL01P08550118 must be 90% obligated (contracts for work signed) by 04/15/2021, and must be fully expended by 04/15/2023.

EXECUTIVE SUMMARY

POLICY/OPERATIONS

As December approaches, work begins on policy updates and annual planning.

- The PHA Plan is a comprehensive guide to agency policies, programs, operations, and strategies for meeting local housing needs and goals. There are two parts to the PHA Plan: the 5-Year Plan, which each PHA submits to HUD once every 5th PHA fiscal year, and the Annual Plan, which is submitted to HUD every year. For the KCHA, both the annual and 5-year PHA Plan will be due 01/16/2021 for fiscal year begging April 1, 2021.
- Policy updates will be minimal for the upcoming annual plan. The PH Lease and ACOP will have minor adjustments, as will the HCVP Administrative Plan. Other planned policy updates include:
 - EIV Policy
 - Record Retention Policy

The full slate of policy changes will come before the Board of Commissioners at the regular meeting on December 29, 2020.

The agency continues to conduct business under an amended protocol, designed to help prevent and slow the spread of COVID-19. This protocol includes the following operational safeguards:

- All offices are closed to the general public, unless the business is deemed necessary to continued operations
- All community spaces are closed
- Most essential housing operations are being conducted electronically
- Face masks must be worn by agency personnel at all times a safe social distance (at least six feet) cannot be maintained
- Agency staff are permitted to work remotely, given their job responsibilities allow for it
- All public spaces are sanitized regularly
- In-home inspections have been suspended until safe to resume
- Maintenance operations include only emergency work orders, unit turns, and preventive maintenance
- Personal protective equipment (PPE) is worn at all times while in occupied units, regardless of the presence of the tenant. PPE includes face coverings, masks, and gloves

It's anticipated the pandemic and associated mitigations will be in effect into 2021, so at this point the agency will look to continue in a holding pattern until further notice.

EXECUTIVE SUMMARY

LEGISLATIVE/ADVOCACY

No report this period.

PUBLIC RELATIONS

No report this period.

STRATEGIC PLANNING

No report this period.

PUBLIC HOUSING PROGRAM

PUBLIC HOUSING PROGRAM

OCCUPANCY

OCCUPANCY UNIT DAYS	CURRENT PERIOD				YEAR-TO-DATE			
	UDA	UDL	OCC %	VAC %	UDA	UDL	OCC %	VAC %
Moon Towers	5,487	5,450	99.33%	0.67%	37,878	37,579	99.21%	0.79%
Family Sites	5,983	5,841	97.63%	2.37%	41,302	40,534	98.14%	1.86%
Bluebell Tower	1,581	1,579	99.87%	0.13%	10,914	10,782	98.79%	1.21%
TOTAL PUBLIC HOUSING	13,051	12,870	98.61%	1.39%	90,094	88,895	98.67%	1.33%

OCCUPANCY UNIT MONTHS	CURRENT PERIOD				YEAR-TO-DATE			
	UMA	UML	OCC %	VAC %	UMA	UML	OCC %	VAC %
Moon Towers	177	177	100.00%	0.00%	1,239	1,239	100.00%	0.00%
Family Sites	193	191	98.96%	1.04%	1,351	1,344	99.48%	0.52%
Bluebell Tower	51	51	100.00%	0.00%	357	357	100.00%	0.00%
TOTAL PUBLIC HOUSING	421	419	99.52%	0.48%	2,947	2,940	99.76%	0.24%

OCCUPANCY UNIT TURNAROUND	CP	CURRENT PERIOD				YEAR-TO-DATE			
	YTD	DOWN	MAINT.	LEASING	TOTAL	DOWN	MAINT.	LEASING	TOTAL
Moon Towers	3	5	19	3	27	165	285	73	523
Average Days	28	1.67	6.33	1.00	9.00	5.89	10.18	2.61	18.68
Family Sites	6	52	48	6	106	239	225	119	583
Average Days	26	8.67	8.00	1.00	17.67	9.19	8.65	4.58	22.42
Bluebell Tower	1	0	6	1	7	4	151	22	177
Average Days	8	0.00	6.00	1.00	7.00	0.50	18.88	2.75	22.13
TOTAL PUBLIC HOUSING	10	57	73	10	140	408	661	214	1283
Average Days	62	5.70	7.30	1.00	14.00	6.58	10.66	3.45	20.69

Occupancy numbers remain strong for FYE 2020. Unit turnaround time averages are clearly affected by the agency shutdown in March, April, and May. As we move through the rest of FYE 2021, the average turn times should get closer to expected levels (12 – 14 days).

PUBLIC HOUSING PROGRAM

FINANCIAL ANALYSIS

FINANCIAL INCOME/EXPENSE	CURRENT PERIOD			YEAR-TO-DATE		
	ACTUAL	BUDGET	%	ACTUAL	BUDGET	%
Moon Towers						
Income	\$ 119,248.12	\$ 69,666.66	171.2%	\$ 514,370.81	\$ 487,666.62	105.5%
Expense	\$ 68,835.94	\$ 65,659.99	104.8%	\$ 494,603.00	\$ 459,619.93	107.6%
Revenue/(LOSS)	\$ 50,412.18	\$ 4,006.67	1258.2%	\$ 19,767.81	\$ 28,046.69	70.5%
Family Sites						
Income	\$ 180,822.52	\$ 89,531.33	202.0%	\$ 712,069.12	\$ 626,719.31	113.6%
Expense	\$ 95,051.58	\$ 93,888.74	101.2%	\$ 653,241.45	\$ 657,221.18	99.4%
Revenue/(LOSS)	\$ 85,770.94	\$ (4,357.41)	1968.4%	\$ 58,827.67	\$ (30,501.87)	192.9%
Bluebell Tower						
Income	\$ 26,756.02	\$ 20,418.92	131.0%	\$ 140,673.81	\$ 142,932.44	98.4%
Expense	\$ 17,769.96	\$ 21,354.57	83.2%	\$ 132,510.68	\$ 149,481.99	88.6%
Revenue/(LOSS)	\$ 8,986.06	\$ (935.65)	-960.4%	\$ 8,163.13	\$ (6,549.55)	-124.6%
TOTAL PUBLIC HOUSING						
Income	\$ 326,826.66	\$ 179,616.91	182.0%	\$ 1,367,113.74	\$ 1,257,318.37	108.7%
Expense	\$ 181,657.48	\$ 180,903.30	100.4%	\$ 1,280,355.13	\$ 1,266,323.10	101.1%
Revenue/(LOSS)	\$ 145,169.18	\$ (1,286.39)	#####	\$ 86,758.61	\$ (9,004.73)	-963.5%

FINANCIAL POSITION	YEAR-TO-DATE					
	CASH POSITION	MIN. RESERVE	RATIO	RENT CO.	A/R	TAR
Moon Towers	\$ 489,135.16	\$ 279,108.57	1.75	100.02%	\$ 9,728.99	3.89%
Family Sites	\$ 401,891.60	\$ 373,280.83	1.08	124.68%	\$ 30,094.91	17.63%
Bluebell Tower	\$ 170,885.39	\$ 75,188.39	2.27	97.91%	\$ 43.60	3.07%

PUBLIC HOUSING PROGRAM

MAINTENANCE REPORT

MAINTENANCE ROUTINE WORK ORDERS	CURRENT PERIOD					YEAR-TO-DATE				
	REQ	COM	% COM	DAYS	AVG.	REQ	COM	%	DAYS	AVG.
Moon Towers	17	17	100.0%	17	1.00	82	76	92.7%	88	1.16
Family Sites	52	52	100.0%	3	0.06	388	388	100.0%	388	1.00
Bluebell Tower	10	9	90.0%	33	3.67	69	68	98.6%	70	1.03
TOTAL PUBLIC HOUSING	79	78	98.7%	53	0.68	539	532	98.7%	546	1.03

MAINTENANCE EMERGENCY WORK ORDERS	CURRENT PERIOD					YEAR-TO-DATE				
	REQ	< 24	% < 24	< 72	% < 72	REQ	< 24	% < 24	< 72	% < 72
Moon Towers	17	17	100.00%	17	100.00%	88	88	100.00%	88	100.00%
Family Sites	3	3	100.00%	3	100.00%	60	59	98.33%	60	100.00%
Bluebell Tower	7	7	100.00%	7	100.00%	33	33	100.00%	33	100.00%
TOTAL PUBLIC HOUSING	27	27	100.00%	27	100.00%	181	180	99.45%	181	100.00%

MAINTENANCE ANNUAL INSPECTIONS	YEAR-TO-DATE									
	SITE	SYST	EXT	COM	UNIT	TOTAL	REQ	% DONE	% REM	RESOLVE
Moon Towers	1	3	1	5	0	10	363	2.8%	97.2%	0.0%
Family Sites	0	0	0	0	0	0	511	0.0%	100.0%	0.0%
Bluebell Tower	1	2	1	5	0	9	110	8.2%	91.8%	0.0%
TOTAL PUBLIC HOUSING	2	5	2	10	0	19	984	1.9%	98.1%	0.0%

MAINTENANCE COSTS	YEAR-TO-DATE								
	COST - UNIT		BILLED - UNIT		%	COST - TOTAL		PUM	
Moon Towers	\$	27,240.38	\$	1,857.25	6.8%	\$	207,851.34	\$	167.76
Family Sites	\$	48,745.43	\$	8,488.05	17.4%	\$	363,949.91	\$	265.27
Bluebell Tower	\$	8,027.01	\$	305.50	3.8%	\$	53,284.58	\$	149.26
TOTAL PUBLIC HOUSING	\$	84,012.82	\$	10,650.80	12.7%	\$	625,085.83	\$	210.61

PUBLIC HOUSING PROGRAM

MANAGEMENT OPERATIONS

MANAGEMENT PRACTICES	YEAR-TO-DATE				
	APP & MARKET	CSSR %	EIV %	FILE REVIEWS	FR ISSUES %
Moon Towers	88.6%	100.0%	7.1%	0.0%	0.0%
Family Sites	74.30%	100.00%	0.0%	25.5%	0.0%
Bluebell Tower	97.1%	100.0%	0.0%	7.8%	0.0%

MANAGEMENT PEST CONTROL	YEAR-TO-DATE									
	BB	CR	OI	ROD	VER	TOT	UNITS	% AFF	# TRT	% TRT
Moon Towers	8	11	0	0	0	19	177	10.73%	19	100.00%
Family Sites	0	13	0	0	0	13	196	6.63%	13	100.00%
Bluebell Tower	1	0	0	0	0	1	51	1.96%	1	100.00%
TOTAL PUBLIC HOUSING	9	24	0	0	0	33	424	7.78%	33	100.00%

CRIME REPORTING

SAFETY/SECURITY REPORTED CRIMES	VIOLENT CRIMES			THEFT			OTHER CRIMES		
	ASS/BAT	MUR	SEX	BURG	ROB	THEFT	DRUG	PROP	OTHER
Moon Towers	0	0	0	0	0	3	1	0	43
Family Sites	10	0	0	2	0	1	0	4	101
Bluebell Tower	0	0	0	0	0	0	0	0	0
TOTAL PUBLIC HOUSING	10	0	0	2	0	4	1	4	144

SAFETY/SECURITY CRIME RATES	VIOLENT CRIMES			THEFT CRIMES			DRUG CRIMES		
	KCHA	GBURG	KNOXCO	KCHA	GBURG	KNOXCO	KCHA	GBURG	KNOXCO
Moon Towers	0.0	413.6	441.8	1546.4	4176.0	1481.3	515.5	829.3	829.3
Family Sites	1631.3	413.6	441.8	489.4	4176.0	1481.3	0.0	829.3	829.3
Bluebell Tower	0.0	413.6	441.8	0.0	4176.0	1481.3	0.0	829.3	829.3
TOTAL PUBLIC HOUSING	1162.8	413.6	441.8	697.7	4176.0	1481.3	116.3	829.3	829.3

HOUSING CHOICE VOUCHER PROGRAM

HOUSING CHOICE VOUCHER PROGRAM

Application/Waiting List Activity

CY 2020	Application Waiting List	Applicants Purged	Intake / Briefing
January	234	19	12
February	248	25	16
March	229	17	7
April	230	18	4
May	180	49	26
June	167	0	26
July	173	0	1
August	173	0	1
September	153	21	38
October	133	15	72
November			
December			
Totals/Average	192.00	164	203

Voucher Activity

CY 2020	Vouchers Issued	Vouchers Leased	Vouchers Ported	End of Participation
January	7	179	10	1
February	13	180	10	3
March	4	181	9	4
April	5	177	9	1
May	14	178	9	2
June	14	181	9	3
July	10	182	9	2
August	10	182	9	2
September	19	185	8	3
October	22	186	8	2
November				
December				
Totals/Average	118	181.10	9.00	23

HOUSING CHOICE VOUCHER PROGRAM

Housing Assistance Payment Statistics – Knox County Vouchers

CYE 12/31/2020	Vouchers Knox Co.	Knox Co. HAP	% to Total HAP	Avg. Voucher Expense	Admin Fees Earned	Admin Fees per Voucher
January	169	\$ 57,307.00	81.33%	\$ 339.09	\$ 9,482.98	\$ 56.11
February	170	\$ 59,675.00	85.67%	\$ 351.03	\$ 10,257.25	\$ 60.34
March	172	\$ 58,574.00	83.61%	\$ 340.55	\$ 9,362.37	\$ 54.43
April	168	\$ 64,911.00	94.31%	\$ 386.38	\$ 12,276.34	\$ 73.07
May	167	\$ 64,360.00	89.86%	\$ 385.39	\$ 32,448.30	\$ 194.30
June	172	\$ 65,897.00	90.68%	\$ 383.12	\$ 9,891.25	\$ 57.51
July	173	\$ 62,911.00	89.58%	\$ 363.65	\$ 9,487.41	\$ 54.84
August	173	\$ 62,911.00	84.60%	\$ 363.65	\$ 36,185.36	\$ 209.16
September	177	\$ 63,180.00	84.50%	\$ 356.95	\$ 9,405.44	\$ 53.14
October	178	\$ 62,136.00	85.01%	\$ 349.08	\$ 10,029.58	\$ 56.35
November		\$ -	0.00%	#DIV/0!		#DIV/0!
December		\$ -	0.00%	#DIV/0!		#DIV/0!
CYE 12/31/2019		\$ 621,862.00	71.20%	\$ 361.76	\$ 148,826.28	\$ 86.58

Voucher Portability Impact

CYE 12/31/2020	Vouchers Ported	Ported Voucher HAP	Avg, Port Expense	HAP Total	Port % to HAP
January	10	\$ 14,046.00	\$ 1,404.60	\$ 71,353.00	19.69%
February	10	\$ 13,616.00	\$ 1,361.60	\$ 73,291.00	18.58%
March	9	\$ 12,219.00	\$ 1,357.67	\$ 70,793.00	17.26%
April	9	\$ 12,456.00	\$ 1,384.00	\$ 77,367.00	16.10%
May	9	\$ 12,218.00	\$ 1,357.56	\$ 76,578.00	15.95%
June	9	\$ 12,980.00	\$ 1,442.22	\$ 78,877.00	16.46%
July	9	\$ 12,538.00	\$ 1,393.11	\$ 75,449.00	16.62%
August	9	\$ 12,538.00	\$ 1,393.11	\$ 75,449.00	16.62%
September	8	\$ 9,478.00	\$ 1,184.75	\$ 72,658.00	13.04%
October	8	\$ 9,478.00	\$ 1,184.75	\$ 71,614.00	13.23%
November			#DIV/0!		#DIV/0!
December			#DIV/0!		#DIV/0!
CYE 12/31/2019	90	\$ 121,567.00	\$ 1,350.74	\$ 743,429.00	16.35%

HOUSING CHOICE VOUCHER PROGRAM

Voucher Utilization

CY 2020	YTD HAP Expenditure	HAP Budget Auth. (BA)	Over/Under HAP	Net-Restricted Position (NRP)	NRP + BA	Percent Utilization
January	\$ 71,596.00	\$ 77,439.25	\$ (5,843.25)	\$ 17,450.00	\$ 94,889.25	75.45%
February	\$ 144,887.00	\$ 154,878.50	\$ (9,991.50)	\$ 17,722.00	\$ 172,600.50	83.94%
March	\$ 215,680.00	\$ 232,317.75	\$ (16,637.75)	\$ 43,472.00	\$ 275,789.75	78.20%
April	\$ 293,047.00	\$ 309,757.00	\$ (16,710.00)	\$ 41,397.00	\$ 351,154.00	83.45%
May	\$ 369,625.00	\$ 387,196.25	\$ (17,571.25)	\$ 39,837.00	\$ 427,033.25	86.56%
June	\$ 448,502.00	\$ 464,635.50	\$ (16,133.50)	\$ 35,873.00	\$ 500,508.50	89.61%
July	\$ 523,951.00	\$ 542,074.75	\$ (18,123.75)	\$ 18,449.00	\$ 560,523.75	93.48%
August	\$ 598,863.00	\$ 619,514.00	\$ (20,651.00)	\$ 17,760.00	\$ 637,274.00	93.97%
September	\$ 671,521.00	\$ 696,953.25	\$ (25,432.25)	\$ 23,264.00	\$ 720,217.25	93.24%
October	\$ 743,135.00	\$ 774,392.50	\$ (31,257.50)	\$ 30,365.00	\$ 804,757.50	92.34%
November	\$ -	\$ 851,831.75		\$ -	\$ 851,831.75	0.00%
December	\$ -	\$ 929,271.00		\$ -	\$ 929,271.00	0.00%

SEMAP scoring for voucher utilization (lease up) is based on % to baseline (280) of total voucher leased, or % of budget authority + NRP expended. To attain full points (20), the agency must achieve 98.0% utilization.

AGENCY VISION

AGENCY VISION

WHO WE ARE.

The Knox County Housing Authority is a dynamic force in our community, providing high-quality affordable housing opportunities for individuals and families, while promoting self-sufficiency, empowerment, and a sense of community development.

Further, we will partner with other agencies to implement programs and services designed to help our families to not only succeed, but thrive.

WHAT WE DO.

The KCHA is the largest owner of rental housing in Knox County, Illinois, providing homes to over 1,300 people. We currently have 424 units of public housing – 196 units of family housing and 228 units for single, elderly, and disabled individuals. The agency also oversees 200 Housing Choice Vouchers (Section 8), as well as 138 units of affordable housing. In all, the KCHA provides or funds 762 units of affordable living.

WHO WE SERVE.

The population we serve is as diverse as the community we live in. Our clients represent a broad range of cultures, backgrounds, and stages in life – from hard working individuals and families to persons with disabilities and special needs to single parents seeking to improve the quality of life for their families.

Each year, the combination of low wages, unemployment, rising housing costs, and generational poverty affects thousands of residents in Knox County. The epidemic has reached crisis-level. The Knox County Housing Authority is here to help.





Jack P. Ball, Esq.
Attorney at Law

A Professional Corporation

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Galesburg, Illinois 61402-0308
Phone (309) 345-2255
Fax (309) 345-2258

November 20, 2020

Knox County Housing Authority
Board of Commissioners

Attorneys Report:

1. Review file, prepare summons, complaint, exhibits, affidavit, file and appear in the following FED cases¹:

Yolanda Daniel (1083 W. Berrien St.)	1 st Appr. - Trial 12/15/20
Kristine Curtis (900 W. Dayton St.)	1 st Appr. - Trial 12/15/20
James McDonald (449 Iowa Ave.)	1 st Appr. - 12/01/20

2. Telephone conference with Knox County Sheriff and Derek Antoine.

3. Review monthly board packet.

Jack P. Ball, Esq.

¹ Acronyms: FED - forcible entry and detainer, AO - agreed order, CD - case dismissed, JD for judgment, CT for continued, STI for summons to issue and ASTI for alias summons to issue, VMO voluntary move out, VJCD for vacated judgment case dismissed and BW (Atty Bart Wolek) or TM (Atty Tracey Mergener) for Prairie State Legal Services.

MEMO

To: KCHA Board of Commissioners
From: Derek Antoine, Executive Director
CC:
Date: Monday, November 09, 2020
Re: Requested Information



At the October 25, 2020 regular meeting of the Knox County Housing Authority Board of Commissioners, it was requested the Executive Director provide an update on the remote work conducted by agency employees.

As of Wednesday, November 9, 2020, KCHA employees have worked remotely for a total of 8,001.25 hours, and have been under ordered quarantine for 116.0 hours. A breakdown of those hours by month is provided here:

	Total Hours	Remote Work Hours		Quarantine Hours	
		Total	%	Total	%
Mar-20	4,933.50	2,018.25	40.91%	0.00	0.00%
Apr-20	4,709.25	2,691.00	57.14%	0.00	0.00%
May-20	4,485.00	2,691.00	60.00%	0.00	0.00%
Jun-20	4,933.50	4.00	0.08%	0.00	0.00%
Jul-20	4,933.50	75.00	1.52%	4.00	0.08%
Aug-20	4,709.25	90.00	1.91%	0.00	0.00%
Sep-20	4,709.25	177.50	3.77%	0.00	0.00%
Oct-20	4,709.25	217.00	4.61%	112.00	2.38%
Nov-20	1,345.50	37.50	2.79%	0.00	0.00%
Totals	39,468.00	8,001.25	20.27%	116.00	0.29%

The table above lists total workable hours (taking into account the holiday schedule), total hours worked remotely, and total hours under ordered quarantine.

Early months (March, April, and May) saw heavy remote work, as initial pandemic response included mandated stay-at-home orders, which the agency implemented. Agency staff was onsite two days a week, and worked from home the other three days. These work hours were mandated by the agency and were in effect from 03/16/2020 through 05/29/2020.

Administrative employees working from home have been able to remotely access their workstation to continue providing essential housing services – processing applications, leasing, continued occupancy, reexaminations, etc. Administrative staff has been able to access training opportunities remotely as well.

Maintenance staff is unable to perform essential work functions from home, so staff were restricted to online training opportunities while working remotely during the initial months. High-rise maintenance staff also worked during the weekends to sanitize community and common spaces in accordance with CDC and WHO recommendations.

Should you have any other questions, please do not hesitate to ask.

Respectfully,

A handwritten signature in blue ink, appearing to read "Derek B. Antoine", with a long horizontal flourish extending to the right.

Derek B. Antoine
Executive Director
Knox County Housing Authority

CARES ACT Funding - Use of COCC's Management Fees FYE 2021

<i>Fees Received & Expenditures</i>			<i>Mgmt. Fee</i>	<i>Payroll</i>		<i>Computers</i>	<i>Supplies & Contracts</i>		<i>Totals</i>
<i>Vendor</i>	<i>Invoice #</i>	<i>Item</i>	<i>Received</i>	<i>Salaries</i>	<i>Benefits</i>		<i>Cleaning</i>	<i>PPE / Safety</i>	
Moon Towers		Management Fee	\$7,918.93						Mgmt Fee Received
Family Sites		Management Fee	\$19,772.00						
Family Sites (NC)		Management Fee	\$413.00						
Bluebell		Management Fee	\$1,396.07						\$ 29,500.00
NAPA Auto	97378	Face Mask						\$1.84	\$ 1.84
Wilson Paper	318155	Face Masks (5pk)						\$88.60	\$ 88.60
Global	115746753	Drop Box						\$88.95	\$ 88.95
Glass Specialty	1060854	Front Counter Shield						\$894.06	\$ 894.06
Thompson Electronics	92920	Security Cameras						\$3,665.00	\$ 3,665.00
KCHA	Payroll	Hazard Pay - 7/3/2020		\$9,023.09					\$ 9,023.09
KCHA	Payroll	4/24/2020		\$5,640.00	\$431.46				\$ 6,071.46
OSI	196224	Laptops (10 ea)				\$7,890.00			\$ 7,890.00
OSI	196263	Labor on Laptops for VPN usage				\$786.00			\$ 786.00
OSI		Laptop Carrying Case (10 ea)							\$ -
									\$ -
			\$29,500.00						
				\$14,663.09	\$431.46	\$8,676.00	\$0.00	\$4,738.45	\$28,509.00
Expensed									\$ 28,509.00
Remaining									\$ 991.00

CARES ACT Funding - Amp 1, Moon Towers

FYE 2021

Draw Down	Expenditures			Mgmt. Fee COCC	Payroll		Supplies & Contracts		Totals	Awarded	
	Vendor	Invoice #	Item		Salaries	Benefits	Cleaning	PPE/Safety		Draw	Exp Total
#1	KCHA	COCC	Management Fee	\$6,163.00					\$ 6,163.00	\$59,812.53	\$59,812.53
	Mary Pendry	Harbor Freight	Face Shield					\$16.30	\$ 16.30		
	HD Supply	9181509039	Disp. Face Mask-15%, 50 pk (5)					\$191.25	\$ 191.25		
	HD Supply	9183931360	Disp. Face Mask-19%, 50 pk (10)					\$209.90	\$ 209.90		
	OSI	1080410-0	Sanitizer (3)					\$46.77	\$ 46.77		
	OSI	1080410-1	Sanitizer (3)					\$46.77	\$ 46.77		
	OSI	C1081837-0	Sanitizer Credit (3)				(\$46.77)		\$ (46.77)		
	OSI	1081837-0	Sanitizer (6)					\$93.54	\$ 93.54		
	OSI	1083892-0	Latex Gloves - M, box (10)					\$45.22	\$ 45.22		
	OSI	1083892-0	Scrub Sponge - M				\$13.71		\$ 13.71		
	OSI	1083892-0	2 ply Kitchen Towel, ctn				\$22.39		\$ 22.39		
	OSI	1084606-0	Spray Bottle - 32 oz (6)				\$5.64		\$ 5.64		
	OSI	1085703-0	Gloves - XL, box (2)					\$6.71	\$ 6.71		
	OSI	1086563-0	Gloves - XL, box (10)					\$74.63	\$ 74.63		
	OSI	1086894-0	Gloves - M, box (3)					\$13.57	\$ 13.57		
	OSI	1086894-0	Gloves - XL, box (2)					\$14.93	\$ 14.93		
	Sherwin Williams	1285-9	Respirator					\$23.75	\$ 23.75		
	Wilson Paper	317601	HDQ Disinfectant Germ Cleaner				\$58.28		\$ 58.28		
	Wilson Paper	317181	HDQ Disinfectant Germ Cleaner				\$58.28		\$ 58.28		
	Wilson Paper	317181	Sun Brite Bleach				\$9.83		\$ 9.83		
	Wilson Paper	317608	Hand Sanitizer - (8 gallons)					\$289.86	\$ 289.86		
	Wilson Paper	319513	Foamy Q&A Cleaner & Disinfectant				\$40.44		\$ 40.44		
	Wilson Paper	319513	Germicidal Bowl Disinfectant				\$25.08		\$ 25.08		
	Wilson Paper	319513	HDQ Disinfectant Germ Cleaner				\$54.40		\$ 54.40		
	Wilson Paper	319513	Sun Brite Bleach				\$11.19		\$ 11.19		
	Wilson Paper	319513	HDQ Disinfectant Germ Cleaner				\$54.40		\$ 54.40		
	Wilson Paper	317796	Steriphene Disinfectant Cleaner				\$137.91		\$ 137.91		
	Peoples	A527163	20 pk N95 Respirator - (2)					\$148.47	\$ 148.47		
	KCHA	Payroll	Hazard Pay - 7/3/2020		\$6,790.11	\$519.46			\$ 7,309.57		
	KCHA	Payroll	4/24/2020		\$8,245.53	\$614.08			\$ 8,859.61		
KCHA	Payroll	5/8/2020		\$8,245.53	\$612.69			\$ 8,858.22			
KCHA	Payroll	5/22/2020		\$8,325.53	\$620.24			\$ 8,945.77			
KCHA	Payroll	6/5/2020		\$8,316.27	\$618.10			\$ 8,934.37			
KCHA	Payroll	6/19/2020		\$8,446.11	\$629.43			\$ 9,075.54			
#2	KCHA	COCC	Management Fee	\$1,755.93					\$ 1,755.93	\$1,813.47	
	HD Supply	9185991205	Latex Gloves - M, 100 per box (6)					\$57.54	\$ 57.54		
Total Cost of Expenditures				\$7,918.93	\$48,369.08	\$3,614.00	\$444.78	\$1,279.21	\$61,626.00	Expensed	\$ 61,626.00
										Drawn	\$ 59,812.53
										Remaining	\$ -

12.85%

CARES ACT Funding - Amp 2, Family Sites FYE 2021

Draw Down	Expenditures			Mgmt. Fee COCC	Payroll		Supplies & Contracts		Totals	Awarded	
	Vendor	Invoice #	Item		Salaries	Benefits	Cleaning	PPE/Safety		Draw Exp Total	Amount Drawn
#1	KCHA	COCC	Management Fee	\$12,326.00					\$ 12,326.00	\$110,801.03	\$110,801.03
	HD Supply	9181396230	Disp. Face Mask-15%, 50 pk (3)				\$114.75	\$ 114.75			
	HD Supply	9181783065	Hand Sanitizer Spray (6)				\$40.74	\$ 40.74			
	HD Supply	9183123109	Disp. Face Mask-23%, 50/pk				\$22.96	\$ 22.96			
	HD Supply	9183835181	Disp. Face Mask-27%, 50/pk (7)				\$133.35	\$ 133.35			
	Menards	323508120043796	Respirator				\$7.97	\$ 7.97			
	Menards	323521820026466	Hand Sanitizer (3)				\$5.97	\$ 5.97			
	OSI	1080421-0	Clario Foam Dispenser (3)				\$3.00	\$ 3.00			
	OSI	1080421-0	Sanitizer (3)				\$48.24	\$ 48.24			
	OSI	1083441-0	Sanitizer (3)				\$49.23	\$ 49.23			
	OSI	1083441-0	Single fold Towels			\$18.50		\$ 18.50			
	OSI	1083441-1	Cloth Counter Wipes			\$31.00		\$ 31.00			
	OSI	1089649-0	Gloves - XL, box (10)				\$74.63	\$ 74.63			
	Sherwin Williams	1285-9	Respirator (2)				\$47.50	\$ 47.50			
	Wilson Paper	317608	Hand Sanitizer - (8 gallons)			\$289.86		\$ 289.86			
	Wilson Paper	317928	Steriphene Dis Cleaner			\$22.86		\$ 22.86			
	Wilson Paper	318000	HDQ Dis Germ Cleaner			\$54.68		\$ 54.68			
	Wilson Paper	318446	Consume Digestant			\$10.54		\$ 10.54			
	Mary Pendry	Harbor Freight	Face Shields (2)				\$32.60	\$ 32.60			
	Peoples	A527163	20 pk N95 Respirator - (2)				\$71.99	\$ 71.99			
	Home Depot	575818000	Hand Sanitizer Pump				\$57.36	\$ 57.36			
	KCHA	Payroll	Hazard Pay - 7/3/2020		\$8,287.20	\$633.96		\$ 8,921.16			
	KCHA	Payroll	4/24/2020		\$10,973.23	\$834.23		\$ 11,807.46			
KCHA	Payroll	5/8/2020		\$10,825.78	\$822.98		\$ 11,648.76				
KCHA	Payroll	5/22/2020		\$10,937.14	\$825.65		\$ 11,762.79				
KCHA	Payroll	6/5/2020		\$11,854.07	\$895.81		\$ 12,749.88				
KCHA	Payroll	6/19/2020		\$12,297.36	\$929.72		\$ 13,227.08				
KCHA	Payroll	7/3/2020		\$12,513.36	\$946.24		\$ 13,459.60				
KCHA	Payroll	7/17/2020		\$12,767.19	\$993.38		\$ 13,760.57				
#2	KCHA	COCC	Management Fee	\$7,446.00				\$ 7,446.00	\$7,446.00		
								\$ -			
								\$ -			
Total Cost of Expenditures				\$19,772.00	#####	\$ 6,881.97	\$ 427.44	\$ 710.29	\$118,247.03	Expensed	\$ 118,247.03
				16.04%				\$118,247.03	\$ -	Drawn	\$ 110,801.03
										Remaining	\$ 5,016.97

**CARES ACT Funding - Amp 4, Family Sites NC
FYE 2021**

Draw Down	Expenditures			Mgmt. Fee COCC	Payroll		Supplies & Contracts		Totals	Awarded \$ 4,137.00	
	Vendor	Invoice #	Item		Salaries	Benefits	Cleaning	PPE/Safety		Draw Exp Total	Amount Drawn
#1	KCHA	COCC	Management Fee	\$413.00					\$ 413.00	\$4,137.00	\$4,137.00
	KCHA	Payroll	Hazard Pay - 7/3/2020		\$345.30	\$26.41			\$ 371.71		
	KCHA	Payroll	4/24/2020		\$457.22	\$34.76			\$ 491.98		
	KCHA	Payroll	5/8/2020		\$451.07	\$34.29			\$ 485.36		
	KCHA	Payroll	5/22/2020		\$455.71	\$34.40			\$ 490.11		
	KCHA	Payroll	6/5/2020		\$493.92	\$37.33			\$ 531.25		
	KCHA	Payroll	6/19/2020		\$512.39	\$38.74			\$ 551.13		
	KCHA	Payroll	7/3/2020		\$521.39	\$39.43			\$ 560.82		
	KCHA	Payroll	7/17/2020		\$241.64				\$ 241.64		
Total Cost of Expenditures				\$413.00	\$ 3,478.64	\$ 245.36	\$ -	\$ -	\$ 4,137.00	Expensed	\$ 4,137.00
				9.98%				\$4,137.00	\$ -	Drawn	\$ 4,137.00
										Remaining	\$ -

CARES ACT Funding - Amp 3, Bluebell FYE 2021

Draw Down	Expenditures			Mgmt. Fee COCC	Payroll		Supplies & Contracts		Totals	Awarded \$ 9,315.00	
	Vendor	Invoice #	Item		Salaries	Benefits	Cleaning	PPE/Safety		Draw Exp Total	Amount Drawn
#1	KCHA	COCC	Management Fee	\$931.00					\$ 931.00	\$7,854.52	\$7,854.52
	HD Supply	9182807937	Blue Texture Gloves - 100 pk					\$19.99	\$ 19.99		
	HD Supply	9182134889	Disp. Face Mask-15%, 50 pk					\$33.99	\$ 33.99		
	Mary Pendry	Harbor Freight	Face Shield					\$16.30	\$ 16.30		
	Sherwin Williams	1285-9	Respirator					\$23.75	\$ 23.75		
	Wilson Paper	317608	Hand Sanitizer - (4 gallons)					\$144.93	\$ 144.93		
	Wilson Paper	318471	HDQ Disinfectant Germ Cleaner				\$ 54.40		\$ 54.40		
	Wilson Paper	318471	Sun Brite Bleach, Trigger & Bottle				\$ 12.52		\$ 12.52		
	Wilson Paper	318921	Steriphene Disinfectant Cleaner (24)				\$ 95.76		\$ 95.76		
	Peoples	A527163	20 pk N95 Respirator - (2)					\$71.99	\$ 71.99		
	OSI	1090999-0	Bleach, Sponge, Pads. & Liners				\$57.80		\$ 57.80		
	OSI		Laptops								
	KCHA	Payroll	Hazard Pay - 7/3/2020		\$1,292.39	\$98.87			\$ 1,391.26		
	KCHA	Payroll	4/24/2020		\$1,550.69	\$116.25			\$ 1,666.94		
	KCHA	Payroll	5/8/2020		\$1,550.69	\$116.26			\$ 1,666.95		
KCHA	Payroll	5/22/2020		\$1,550.69	\$116.25			\$ 1,666.94			
KCHA	COCC	Management Fee	\$465.07					\$ 465.07	\$465.07		
Total Cost of Expenditures				\$1,396.07	\$ 5,944.46	\$ 447.63	\$ 220.48	\$310.95	\$ 8,319.59	Expensed	\$ 8,319.59
				14.99%				\$8,319.59	\$ -	Drawn	\$ 7,854.52
										Remaining	\$ 995.41