

board agenda



Knox County Housing Authority
Regular Meeting of the Board of Commissioners
Moon Towers Conference Room
6/27/2023
4:00 PM

Opening	Roll Call	Chairperson Payton
<input type="checkbox"/> LaToya Carson	Review/Approve Previous Meeting Minutes	Chairperson Payton
<input type="checkbox"/> Jared Hawkinson	Review/Ratify 04-2023 Financial Reports	Chairperson Payton
<input type="checkbox"/> VACANT	Review/Ratify 04-2023 Claims and Bills	Chairperson Payton
<input type="checkbox"/> Joey Range	COCC:	\$ 83,731.16
<input type="checkbox"/> Joseph Riley	Moon Towers:	\$ 47,770.27
<input type="checkbox"/> Sara Robison	Family:	\$ 53,290.42
<input type="checkbox"/> Dena May Turner	Bluebell:	\$ 15,047.45
<u>Excused:</u>	HCV:	\$ 94,578.59
	Brentwood:	\$ 19,781.88
	Prairieland:	\$ 19,681.10
<u>Others Present:</u>	Capital Fund 2020:	\$ 0.00
	Capital Fund 2021:	\$ 0.00
	Capital Fund 2022:	\$ 0.00
	Review/Ratify 05-2023 Financial Reports	Chairperson Payton
	Review/Ratify 05-2023 Claims and Bills	Chairperson Payton
	COCC:	\$ 121,595.93
	Moon Towers:	\$ 88,834.18
	Family:	\$ 138,312.04
	Bluebell:	\$ 17,403.87
	HCV:	\$ 105,584.53
	Brentwood:	\$ 50,292.94
	Prairieland:	\$ 27,569.28
	Capital Fund 2020:	\$ 35,940.96
	Capital Fund 2021:	\$ 0.00
	Capital Fund 2022:	\$ 0.00

Old Business	None
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board agenda

New Business	Review/Approve Pay Request #19 to Hein Construction – 504 Modification Phase 3	Derek Antoine
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Reports	Executive Director’s Report – 05-2023	Derek Antoine
	KCHA Legal Counsel Report – 06-2023	Jack Ball

Other Business	Executive Director Performance Appraisal	Derek Antoine
	L. Payton Reception	Derek Antoine
	W. Allen/P. Stewart Dedication	Derek Antoine
	Commissioner/Resident Commissioner	Derek Antoine

Adjournment

**MINUTES OF THE MONTHLY MEETING
OF THE BOARD OF COMMISSIONERS
OF THE KNOX COUNTY HOUSING AUTHORITY
May 30, 2023**

The regular meeting of the Board of Commissioners of the Knox County Housing Authority was held at the Moon Towers Board Room. Roll call was taken, and the following Commissioners were present:

PRESENT: LaToya Carson
 Jared Hawkinson
 Joseph Riley
 Dena May Turner

EXCUSED: Joey Range
 Sara Robison

ABSENT:

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

Chairperson Hawkinson called the meeting to order at 4:05 p.m. and declared that a quorum was present.

Chairperson Hawkinson then asked if there were any additions or corrections to the previous meeting's minutes. Commissioner Carson made a motion to approve the May 2, 2023, meeting minutes as presented; Commissioner Turner seconded. Roll call was taken as follows:

Commissioner Carson - aye
Commissioner Hawkinson - aye
Commissioner Riley - aye
Commissioner Turner - aye

Motion Carried, 4-0.

Chairperson Hawkinson then requested the Board review and ratify the March 2023 financial reports. After brief discussion, Commissioner Carson made a motion to ratify the financial reports for March 2023 as presented; Commissioner Turner seconded. Roll call was taken as follows:

Commissioner Carson - aye
Commissioner Hawkinson - aye
Commissioner Riley - aye
Commissioner Turner - aye

Motion Carried, 4-0.

March 2023 claims against the HA Administration in the sum of \$961,514.33; Central Office Cost Center in the sum of \$216,724.98; Moon Towers in the sum of \$143,590.50; Family in the sum of \$155,727.10; Bluebell in the sum of \$42,261.90; Housing Choice Voucher Program in the sum of \$95,338.35; Brentwood (A.H.P.) in the sum of \$-160,695.85; Prairieland (A.H.P.) in the sum of \$31,019.65; Capital Fund '20 in the sum of \$137,547.70; Capital Fund '21 in the sum of \$0.00; and Capital Fund '22 in the sum of \$300,000.00 were presented for approval. Commissioner Riley made a motion to ratify the claims and bills for March 2023; Commissioner Carson seconded. Roll call was taken as follows:

Commissioner Carson - aye

Commissioner Hawkinson - aye
Commissioner Riley - aye
Commissioner Turner - aye
Motion Carried, 4-0.

PUBLIC COMMENT

None.

OLD BUSINESS

None.

NEW BUSINESS

Mr. Antoine asked the Board to review and approve Change Order Request #5 to Hein Construction - 504 Modification Phase 3. Mr. Antoine said that this change order request is to extend the contract completion date to August 15, 2023, due to reasons related to issues and delays with the elevator modernization at Bluebell Tower. A letter from Hein Construction was attached to the board memo. Alliance Architects has reviewed and approved change order #5. After brief discussion, Commissioner Riley made a motion to approve Change Order Request #5 to Hein Construction to increase the contract time by 77 days to August 15, 2023; Commissioner Carson seconded. Roll call was taken as follows:

Commissioner Carson - aye
Commissioner Hawkinson - aye
Commissioner Payton - aye
Commissioner Turner - aye

Motion Carried, 4-0.

Mr. Antoine asked the Board to review and approve Change Order #1 from Hein Construction for Brentwood Manor Balcony Repairs. Mr. Antoine referred to the memo and outlined the changes—provide labor and material to install new wood framing, plywood soffit, trim, finish and paint at seven balconies, reduce the General Requirements Allowance from \$10,000.00 to \$0.00 and reduce the brick veneer balance from \$5,000.00 to \$0.00. This resulted in a net change deduction of \$7,650.00. Alliance Architects has reviewed and approved Change Order#1. After brief discussion, Commissioner Carson made a motion to approve Change Order #1 from Hein Construction for Brentwood Manor Balcony Repairs to decrease the contract sum by \$7,650.00 resulting in the final contract sum of \$248,795.00; Commissioner Turner seconded. Roll call was taken as follows:

Commissioner Carson - aye
Commissioner Hawkinson - aye
Commissioner Payton - aye
Commissioner Turner - aye

Motion Carried, 4-0.

Mr. Antoine asked the Board to review and approve Pay Request #6-FINAL from Hein Construction for Brentwood Manor Balcony Repairs. Mr. Antoine reported that the project was complete. Alliance Architects has reviewed and signed approval for pay request #6. After brief discussion, Commissioner Carson made a motion to approve Pay Request #6 from Hein Construction for Brentwood Manor Balcony Repairs in the amount of \$26,994.50; Commissioner Turner seconded. Roll call was taken as

follows:

Commissioner Carson - aye
Commissioner Hawkinson - aye
Commissioner Riley - aye
Commissioner Turner - aye

Motion Carried, 4-0.

Mr. Antoine asked the Board to review and approve Purchase of Lawn Mowers - Moon Towers. Mr. Antoine said that Moon Towers needed to replace its 24-year-old lawn mower and its push mower. A solicitation was conducted in May with three quotes received. After brief discussion, Commissioner Turner made a motion to approve the purchase of lawn mowers for Moon Towers from Birkey's Farm Store in the amount of \$10,452.00 and Lowe's Home Centers in the amount of \$429.00; Commissioner Carson seconded. Roll call was taken as follows:

Commissioner Carson - aye
Commissioner Hawkinson - aye
Commissioner Riley - aye
Commissioner Turner - aye

Motion Carried, 4-0.

Mr. Antoine asked the Board to review and approve Resolution 2023-05 SEMAP Certification - FYE 03/31/2023. This is HUD's monitoring tool to determine the success of the administration of the Housing Choice Voucher Program. Mr. Antoine reported that the agency will certify at 84.6% which qualifies the agency as Standard Performer. After brief discussion, Commissioner Riley made a motion to approve Resolution 2023-05 for SEMAP Certification/Submission FYE 03/31/2023; Commissioner Carson seconded. Roll call was taken as follows:

Commissioner Carson - aye
Commissioner Hawkinson - aye
Commissioner Riley - aye
Commissioner Turner - aye

Motion Carried, 4-0.

REPORTS

Mr. Antoine highlighted the following from the Executive Director's Report-training requirements, meeting attendance, need for resident commissioner and program scorecards.

The Legal Counsel Report emailed prior to the meeting.

OTHER BUSINESS

The Executive Director performance appraisal is coming up. The board asked Mr. Antoine to complete a self-appraisal, send the blank appraisal form, send salary information and letter of accomplishments to the Board.

Mr. Antoine provided information regarding a budget revision to adjust current employee compensation to address substantial increases/inflation to cost of living adjustments. Specific details are outlined in the board memo. After discussion, the board gave unanimous consent to allow compensation information to be given at the upcoming delivery of employee performance appraisals. Per board guidance, Mr. Antoine will also coordinate with the Nelrod Company to conduct a salary study this year.

ADJOURNMENT

Commissioner Carson made a motion to adjourn the meeting at 5:05 p.m.;
Commissioner Turner seconded. Roll call was taken as follows:

Commissioner Carson - aye

Commissioner Hawkinson - aye

Commissioner Payton - aye

Commissioner Turner - aye

Motion Carried, 4-0.

Respectfully submitted,

Secretary

LOW RENT

<u>COCC</u>	<u>Apr-23</u>	<u>Current YTD</u>		
Operating Income	\$98,589.59	\$98,589.59		
Operating Expenses	\$84,497.39	\$84,497.39		
Net Revenue Income/(Loss)	\$14,092.20	\$14,092.20	COCC - Cash, Investments, A/R, & A/P	\$896,696
<hr/>				
<u>MOON TOWERS</u>	<u>Apr-23</u>	<u>Current YTD</u>		
Operating Income	\$89,222.36	\$89,222.36	Moon - Cash, Investments, A/R, & A/P	\$ 679,968
Operating Expenses	\$47,770.27	\$47,770.27	<i>Minimum Reserve Position</i>	\$ 191,081
Net Revenue Income/(Loss)	\$41,452.09	\$41,452.09	Over/(Under) Minimum Reserve Position	\$488,887
<hr/>				
<u>FAMILY SITES</u>	<u>Apr-23</u>	<u>Current YTD</u>		
Operating Income	\$114,336.40	\$114,336.40	Family - Cash, Investments, A/R, & A/P	\$ 1,002,955
Operating Expenses	\$53,290.42	\$53,290.42	<i>Minimum Reserve Position</i>	\$ 213,162
Net Revenue Income/(Loss)	\$61,045.98	\$61,045.98	Over/(Under) Minimum Reserve Position	\$789,793
<hr/>				
<u>BLUEBELL</u>	<u>Apr-23</u>	<u>Current YTD</u>		
Operating Income	\$23,403.87	\$23,403.87	Bluebell - Cash, Investments, A/R, & A/P	\$ 216,111
Operating Expenses	\$15,047.45	\$15,047.45	<i>Minimum Reserve Position</i>	\$ 60,190
Net Revenue Income/(Loss)	\$8,356.42	\$8,356.42	Over/(Under) Minimum Reserve Position	\$155,921

Monthly Notes:

- For income: COCC billed out \$30,385.61 for maintenance labor charges and received \$68,203.98 from fees: \$41,631.48 for management fees, \$4,240 for asset management fees; \$5,782.50 for bookkeeping fees; \$10,600 for maintenance fees and \$5,890 for safety/security fees.
- The amps received \$150,922 in subsidy from HUD with Moon Towers receiving \$50,658; Family \$93,380; and Bluebell \$6884.
- April expenses were affected by some of the FYE 2023 accounting adjustments that were made to close out 2023. Some of these adjustments include accruing payroll and expenses for FYE 2023 paid in April and May.
- All are in the black for both month and year.

AHP

<u>BRENTWOOD</u>	<u>Apr-23</u>	<u>Current YTD</u>	<u>PRAIRIELAND</u>	<u>Apr-23</u>	<u>Current YTD</u>
Operating Income	\$34,997.79	\$34,997.79	Operating Income	\$31,092.00	\$31,092.00
Operating Expenses	\$20,579.73	\$20,579.73	Operating Expenses	\$20,483.80	\$20,483.80
Net Revenue Income/(Loss)	\$14,418.06	\$14,418.06	Net Revenue Income/(Loss)	\$10,608.20	\$10,608.20
Brentwood's Cash, Investments, A/R, & A/P	\$ 231,117.01		Prairieland's Cash, Investments, A/R, & A/P	\$ (121,172.01)	
Restricted Cash (Sec. Dep. & Current Liabilities)	\$ (55,376.62)		Restricted Cash (Sec. Dep., Reserve, Receipts, liabs)	\$ 271,327.78	
BW's Total	\$175,740.39		PL's Total	\$150,155.77	

Monthly Notes:

- For Income: Brentwood received \$34,997.79 in tenant income and Prairieland's received \$31,092 in tenant income.
- As mentioned above, the year-end adjustments that were made to close out 2023 lowered expenses for April.
- Overall, both properties were in the black but have cash deficits due to all AHP cash being in restricted cash accounts. COCC will be transferring funds to help offset this expense which is mostly from the balcony project.

HOUSING CHOICE VOUCHERS (HCV)

<u>ADMINISTRATIVE</u>	<u>Apr-23</u>	<u>Current YTD</u>
Operating Income	\$12,304.94	\$12,304.94
Operating Expenses	\$10,387.58	\$10,387.58
Net Revenue Income/(Loss)	\$1,917.36	\$1,917.36

<u>Unrestricted Net Position (UNP)</u>		
Prior Month Balance	\$	25,886.81
Investment in Fixed Assets	\$	11,128.40
Monthly HCV Admin Revenue - Gain/(Loss)	\$	22.94
Transfer to NRP or Adjustment	\$	-
UNP Ending Balance Per VMS	\$	\$37,038.15

Monthly Notes:

- HCV received \$12,302 in admin fee subsidy from HUD and shows an increase in revenue of \$1,917.36 for the month with unrestricted net position showing a balance of \$37,038.15 for the month.

<u>HAP</u>	<u>Apr-23</u>	<u>Current YTD</u>
Operating Income	\$82,473.00	\$82,473.00
Operating Expenses	\$84,227.00	\$84,227.00
Net Revenue Income/(Loss)	(\$1,754.00)	(\$1,754.00)

<u>Restricted Net Position (RNP)</u>		
Prior Month Balance	\$	12,597.57
Investment in Fixed Assets	\$	-
Monthly HCV HAP Revenue - Gain/(Loss)	\$	(2,342.00)
Transfer from UNP or Adjustment	\$	-
RNP Ending Balance per VMS	\$	\$10,255.57

Monthly Notes:

- HCV received \$82,473 in HAP subsidy from HUD and shows a decrease in revenue of \$1,754 for the month with restricted net position showing a balance of \$10,255.57 for the month.

EMERGENCY HOUSING VOUCHERS (EHV)

<u>ADMINISTRATIVE</u>	<u>Apr-23</u>	<u>Current YTD</u>
Operating Income	\$ 1,049.00	\$ 1,049.00
Operating Expenses	\$ 492.88	\$ 492.88
Net Revenue Income/(Loss)	\$556.12	\$556.12

<u>EHV (UNP)</u>		
Prior Month Balance		\$17,027.82
Monthly EHV Admin Revenue - Gain/(Loss)	\$	556.12
EHV UNP Ending Balance	\$	\$17,583.94

Monthly Notes:

- EHV received \$1,049 in admin fee subsidy from HUD and an increase in revenue of \$556.12 for the month.

<u>HAP</u>	<u>Apr-23</u>	<u>Current YTD</u>
Operating Income	\$ 8,149.00	\$ 8,149.00
Operating Expenses	\$ 8,025.00	\$ 8,025.00
Net Revenue Income/(Loss)	\$124.00	\$124.00

<u>EHV (RNP)</u>		
Prior Month Balance	\$	3,461.00
Monthly EHV HAP Revenue - Gain/(Loss)	\$	124.00
RNP Ending Balance per VMS	\$	\$3,585.00

Monthly Notes:

- EHV received \$8,149 in HAP subsidy and had an decrease in revenue of \$124 for the month.

MISCELLANEOUS

IDROP Bad Debt Submitted

<u>Property Sites</u>	<u>Apr-23</u>	<u>Historical</u>
Moon Towers	\$ -	\$ 84,510.91
Family Sites	\$ -	\$ 277,156.00
Bluebell	\$ -	\$ 7,134.76
Brentwood	\$ -	\$ 34,576.35
Prairieland	\$ -	\$ 43,845.68
Housing Choice Voucher	\$ -	\$ 44,989.48
Total	\$ -	\$ 492,213.18

IDROP Bad Debt Collected

<u>Property Sites</u>	<u>Apr-23</u>	<u>Historical</u>
Moon Towers	\$ 10.10	\$ 8,611.69
Family Sites	\$ 290.14	\$ 80,163.69
Bluebell	\$ -	\$ 100.00
Brentwood	\$ 99.00	\$ 10,345.20
Prairieland	\$ 225.00	\$ 9,485.89
Housing Choice Voucher	\$ 671.00	\$ 13,294.10
Total	\$ 1,295.24	\$ 122,000.57

Tenant Online Payments

<u>Property Sites</u>	<u>Apr-23</u>	<u>FYE 2024</u>
Moon Towers	\$ 2,993.00	\$ 2,993.00
Family Sites	\$ 5,249.55	\$ 5,249.55
Bluebell	\$ 812.00	\$ 812.00
Brentwood	\$ 5,370.00	\$ 5,370.00
Prairieland	\$ 2,852.00	\$ 2,852.00
Housing Choice Voucher	\$ -	\$ -
Fiscal Year 2022 Total	\$ 17,276.55	\$ 17,276.55

Monthly Bad Debt Reported	\$0.00	
Historical Bad Debt	\$1,156,840.22	
	By IDROP	By Debtor
Historical Bad Debt Collected	\$122,000.57	\$ 23,574.25
12.58%	10.55%	2.04%

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - COCC
April, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	15.00	15.00	0.00	15.00	15.00	180.00	0.00
REVENUE							
FEE REVENUE							
70710 Management Fees							
10-1-000-000-3810.000 Management Fee Inc	-41,631.48	-45,700.00	4,068.52	-45,700.00	-41,631.48	-548,400.00	-92.41
10-1-000-000-3810.010 Mgmt Fees CFP	0.00	-12,624.75	12,624.75	-12,624.75	0.00	-151,497.00	-100.00
Total Line 70710	-41,631.48	-58,324.75	16,693.27	-58,324.75	-41,631.48	-699,897.00	-94.05
70720 Asset Management Fees							
10-1-000-000-3820.000 Asset Mgmt Fee Inc	-4,240.00	-4,240.00	0.00	-4,240.00	-4,240.00	-50,880.00	-91.67
Total Line 70720	-4,240.00	-4,240.00	0.00	-4,240.00	-4,240.00	-50,880.00	-91.67
70730 Book Keeping Fees							
10-1-000-000-3830.000 Bookkeeping Fee Inc	-5,782.50	-5,822.00	39.50	-5,822.00	-5,782.50	-69,864.00	-91.72
Total Line 70730	-5,782.50	-5,822.00	39.50	-5,822.00	-5,782.50	-69,864.00	-91.72
70750 Other Fees							
10-1-000-000-3840.000 Other Fee Inc	-60.00	0.00	-60.00	0.00	-60.00	0.00	
10-1-000-000-3850.004 Admin Fee Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3850.005 Maint Fee Income	-10,600.00	-10,600.00	0.00	-10,600.00	-10,600.00	-127,200.00	-91.67
10-1-000-000-3850.006 Safety/Security Fee Inc	-5,890.00	-5,895.00	5.00	-5,895.00	-5,890.00	-70,740.00	-91.67
10-1-000-000-3850.007 Mental Health Fee Inc	0.00	-4,525.00	4,525.00	-4,525.00	0.00	-54,300.00	-100.00
Total Line 70750	-16,550.00	-21,020.00	4,470.00	-21,020.00	-16,550.00	-252,240.00	-93.44
70700 TOTAL FEE REVENUE	-68,203.98	-89,406.75	21,202.77	-89,406.75	-68,203.98	-1,072,881.00	-93.64
OTHER REVENUE							
70800 Other Government Grants							
10-1-000-000-3404.000 Rev other gov grants	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70800	0.00	0.00	0.00	0.00	0.00	0.00	
71100 Investment Income - Unrestricted							
10-1-000-000-3610.000 Interest Income	-11.36	-20.83	9.47	-20.83	-11.36	-250.00	-95.46
Total Line 71100	-11.36	-20.83	9.47	-20.83	-11.36	-250.00	-95.46
71500 Other Revenue							
10-1-000-000-3690.000 Other Income	0.00	-200.00	200.00	-200.00	0.00	-2,400.00	-100.00
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 Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3850.010 Garb & Trash Inc	-472.50	-1,833.33	1,360.83	-1,833.33	-472.50	-22,000.00	-97.85
10-1-000-000-3850.020 Htg & Cooling Inc	-656.25	-2,125.00	1,468.75	-2,125.00	-656.25	-25,500.00	-97.43
10-1-000-000-3850.030 Snow Removal Inc	0.00	-9.17	9.17	-9.17	0.00	-110.00	-100.00
10-1-000-000-3850.050 Landscape & Grds Inc	-4,436.50	-4,845.83	409.33	-4,845.83	-4,436.50	-58,150.00	-92.37
10-1-000-000-3850.060 Unit Turnaround Inc	-306.50	-1,220.83	914.33	-1,220.83	-306.50	-14,650.00	-97.91
10-1-000-000-3850.070 Electrical Inc	-1,127.00	-1,637.50	510.50	-1,637.50	-1,127.00	-19,650.00	-94.26
10-1-000-000-3850.080 Plumbing Inc	-2,292.00	-3,600.00	1,308.00	-3,600.00	-2,292.00	-43,200.00	-94.69
10-1-000-000-3850.090 Exterminator Inc	-15.00	-250.00	235.00	-250.00	-15.00	-3,000.00	-99.50
10-1-000-000-3850.100 Janitorial Inc	-3,066.75	-4,854.17	1,787.42	-4,854.17	-3,066.75	-58,250.00	-94.74
10-1-000-000-3850.110 Routine Maint Inc	-17,994.25	-27,912.50	9,918.25	-27,912.50	-17,994.25	-334,950.00	-94.63
10-1-000-000-3850.120 Other Misc Inc	-7.50	-30.00	22.50	-30.00	-7.50	-360.00	-97.92
10-1-001-000-3690.180 WS Labor Reimb	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 71500	-30,374.25	-48,518.33	18,144.08	-48,518.33	-30,374.25	-582,220.00	-94.78
TOTAL OTHER REVENUE	-30,385.61	-48,539.16	18,153.55	-48,539.16	-30,385.61	-582,470.00	-94.78
70000 TOTAL REVENUE	-98,589.59	-137,945.91	39,356.32	-137,945.91	-98,589.59	-1,655,351.00	-94.04

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - COCC
April, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
EXPENSES							
ADMINISTRATIVE							
91100 Administrative Salaries							
10-1-000-000-4110.000 Admin Salaries	21,177.56	37,000.00	-15,822.44	37,000.00	21,177.56	444,000.00	-95.23
10-1-001-000-4110.000 Warm Shelter Salaries	2,000.00	3,583.33	-1,583.33	3,583.33	2,000.00	43,000.00	-95.35
Total Line 91100	23,177.56	40,583.33	-17,405.77	40,583.33	23,177.56	487,000.00	-95.24
91200 Auditing Fees							
10-1-000-000-4171.000 Audit Fee	0.00	250.00	-250.00	250.00	0.00	3,000.00	-100.00
Total Line 91200	0.00	250.00	-250.00	250.00	0.00	3,000.00	-100.00
91400 Advertising & Marketing							
10-1-000-000-4190.650 Advertising	0.00	83.33	-83.33	83.33	0.00	1,000.00	-100.00
Total Line 91400	0.00	83.33	-83.33	83.33	0.00	1,000.00	-100.00
91500 Benefit Contributions - Admin							
10-1-000-000-4110.500 Emp Benefit - Admin	12,710.12	12,058.33	651.79	12,058.33	12,710.12	144,700.00	-91.22
10-1-000-000-4110.550 Benefit - Life Ins.	1,151.88	550.00	601.88	550.00	1,151.88	6,600.00	-82.55
10-1-001-000-4110.500 Warm Shelter Benefits	0.00	541.67	-541.67	541.67	0.00	6,500.00	-100.00
Total Line 91500	13,862.00	13,150.00	712.00	13,150.00	13,862.00	157,800.00	-91.22
91600 Office Expense							
10-1-000-000-4140.000 Training - Staff	0.00	833.33	-833.33	833.33	0.00	10,000.00	-100.00
10-1-000-000-4180.000 Telephone	617.70	625.00	-7.30	625.00	617.70	7,500.00	-91.76
10-1-000-000-4190.000 Other Sundry	915.80	1,000.00	-84.20	1,000.00	915.80	12,000.00	-92.37
10-1-000-000-4190.050 Office Rent Exp	450.00	600.00	-150.00	600.00	450.00	7,200.00	-93.75
10-1-000-000-4190.100 Postage	795.59	250.00	545.59	250.00	795.59	3,000.00	-73.48
10-1-000-000-4190.200 Office Supplies	0.00	166.67	-166.67	166.67	0.00	2,000.00	-100.00
10-1-000-000-4190.250 Office Furniture	0.00	166.67	-166.67	166.67	0.00	2,000.00	-100.00
10-1-000-000-4190.300 Paper Supplies	0.00	62.50	-62.50	62.50	0.00	750.00	-100.00
10-1-000-000-4190.400 Printing/printers	0.00	100.00	-100.00	100.00	0.00	1,200.00	-100.00
10-1-000-000-4190.401 Printing Supplies	0.00	150.00	-150.00	150.00	0.00	1,800.00	-100.00
10-1-000-000-4190.500 Printer/Copier Sup Cont	0.00	200.00	-200.00	200.00	0.00	2,400.00	-100.00
10-1-000-000-4190.550 Computers	1,889.90	166.67	1,723.23	166.67	1,889.90	2,000.00	-5.51
10-1-000-000-4190.600 Publications	0.00	20.83	-20.83	20.83	0.00	250.00	-100.00
10-1-000-000-4190.700 Member Dues/Fees	0.00	250.00	-250.00	250.00	0.00	3,000.00	-100.00
10-1-000-000-4190.800 Internet Services	210.76	250.00	-39.24	250.00	210.76	3,000.00	-92.97
10-1-000-000-4190.850 IT Support	151.50	1,500.00	-1,348.50	1,500.00	151.50	18,000.00	-99.16
Total Line 91600	5,031.25	6,341.67	-1,310.42	6,341.67	5,031.25	76,100.00	-93.39
91700 Legal Expense							
10-1-000-000-4130.000 Legal Expense	0.00	800.00	-800.00	800.00	0.00	9,600.00	-100.00
10-1-000-000-4190.900 Court Costs	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91700	0.00	800.00	-800.00	800.00	0.00	9,600.00	-100.00
91800 Travel Expense							
10-1-000-000-4150.000 Travel - Staff	931.50	1,000.00	-68.50	1,000.00	931.50	12,000.00	-92.24
10-1-000-000-4150.010 Travel - Commissioners	621.00	750.00	-129.00	750.00	621.00	9,000.00	-93.10
10-1-000-000-4150.100 Mileage - Admin	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91800	1,552.50	1,750.00	-197.50	1,750.00	1,552.50	21,000.00	-92.61
91900 Other Expense							
10-1-000-000-4120.400 Fee for Service Exp	335.65	200.00	135.65	200.00	335.65	2,400.00	-86.01
10-1-000-000-4120.500 Other Fee Exp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4140.010 Training - Commiss	0.00	250.00	-250.00	250.00	0.00	3,000.00	-100.00
10-1-000-000-4160.000 Consulting Services	1,063.17	0.00	1,063.17	0.00	1,063.17	0.00	
10-1-000-000-4190.950 Background Verif	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-001-000-4120.400 Fee for Serv Exp - WS	0.00	25.00	-25.00	25.00	0.00	300.00	-100.00

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - COCC
April, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
10-1-001-000-4190.000 Admin Supplies - WS	0.00	266.67	-266.67	266.67	0.00	3,200.00	-100.00
Total Line 91900	1,398.82	741.67	657.15	741.67	1,398.82	8,900.00	-84.28
91000 TOTAL OPERATING EXPENSE - Admin	45,022.13	63,700.00	-18,677.87	63,700.00	45,022.13	764,400.00	-94.11
UTILITIES							
93100 Water-200 Elect-300 Gas-600 Sewer							
10-1-000-000-4310.000 Water	0.00	25.00	-25.00	25.00	0.00	300.00	-100.00
10-1-000-000-4315.000 Sewer	0.00	15.00	-15.00	15.00	0.00	180.00	-100.00
10-1-000-000-4320.000 Electric	-52.65	375.00	-427.65	375.00	-52.65	4,500.00	-101.17
10-1-000-000-4330.000 Gas	16.36	200.00	-183.64	200.00	16.36	2,400.00	-99.32
Total Line 93100, 93200, 93300, 93600	-36.29	615.00	-651.29	615.00	-36.29	7,380.00	-100.49
93000 TOTAL UTILITIES EXPENSES	-36.29	615.00	-651.29	615.00	-36.29	7,380.00	-100.49
MAINTENANCE & OPERATIONS EXPENSE							
94100 Maintenance - Labor							
10-1-000-000-4410.000 Maint Labor	18,762.16	38,166.67	-19,404.51	38,166.67	18,762.16	458,000.00	-95.90
10-1-000-000-4410.010 Maint Admin Salary	3,000.00	5,258.33	-2,258.33	5,258.33	3,000.00	63,100.00	-95.25
10-1-000-000-4410.100 Maint Labor - OT	531.46	1,575.00	-1,043.54	1,575.00	531.46	18,900.00	-97.19
Total Line 94100	22,293.62	45,000.00	-22,706.38	45,000.00	22,293.62	540,000.00	-95.87
94200 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	10.00	-10.00	10.00	0.00	120.00	-100.00
10-1-000-000-4420.030 Snow Removal Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4420.050 Landscape/Grounds Sup	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4420.070 Electrical Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4420.080 Plumbing Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4420.100 Janitorial Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4420.110 Routine Maint. Supplies	0.00	20.83	-20.83	20.83	0.00	250.00	-100.00
10-1-000-000-4420.120 Other Misc Supply	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4420.125 Mileage	0.00	20.83	-20.83	20.83	0.00	250.00	-100.00
10-1-000-000-4420.126 Vehicle Supplies	122.58	33.33	89.25	33.33	122.58	400.00	-69.36
Total Line 94200	122.58	84.99	37.59	84.99	122.58	1,020.00	-87.98
94300 Maintenance - Contracts							
10-1-000-000-4430.010 Garbage & Trash Cont	0.00	37.50	-37.50	37.50	0.00	450.00	-100.00
10-1-000-000-4430.020 Heating&Cooling Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.030 Snow Removal Contract	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	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.080 Plumbing Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.090 Extermination Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.100 Janitorial Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.110 Routine Maint Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.120 Other Misc Maint Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.126 Vehicle Maint Cont	0.00	41.67	-41.67	41.67	0.00	500.00	-100.00
Total Line 94300 - (sub acct)	0.00	79.17	-79.17	79.17	0.00	950.00	-100.00
94500 Maintenance - Ordinary/Benefits							
10-1-000-000-4410.500 Maint Emp Benefit	11,790.54	13,375.00	-1,584.46	13,375.00	11,790.54	160,500.00	-92.65
10-1-000-000-4410.510 Maint Admin Benefits	1,941.19	2,625.00	-683.81	2,625.00	1,941.19	31,500.00	-93.84
Total Line 94500	13,731.73	16,000.00	-2,268.27	16,000.00	13,731.73	192,000.00	-92.85
94000 TOTAL MAINTENANCE EXPENSE	36,147.93	61,164.16	-25,016.23	61,164.16	36,147.93	733,970.00	-95.08
TOTAL PROTECTIVE SERVICES EXPENSE							

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - COCC
April, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
95100 Protective Services - Labor							
10-1-000-000-4481.000 Safety/Security Salary	0.00	4,166.67	-4,166.67	4,166.67	0.00	50,000.00	-100.00
10-1-000-000-4481.500 Safety/Security Benefits	0.00	2,375.00	-2,375.00	2,375.00	0.00	28,500.00	-100.00
Total Line 95100	0.00	6,541.67	-6,541.67	6,541.67	0.00	78,500.00	-100.00
95200 Protective Services - Contract							
10-1-000-000-4480.000 Protective Service	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4480.100 ADT Contract	130.97	75.00	55.97	75.00	130.97	900.00	-85.45
10-1-000-000-4480.500 Other Security Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 95200	130.97	75.00	55.97	75.00	130.97	900.00	-85.45
95000 TOTAL PROTECTIVE SERVICES EXP	130.97	6,616.67	-6,485.70	6,616.67	130.97	79,400.00	-99.84
INSURANCE PREMIUMS EXPENSE							
96110 120 130 - Property Liab Work Comp							
10-1-000-000-4510.010 Property Insurance	94.75	98.00	-3.25	98.00	94.75	1,176.00	-91.94
10-1-000-000-4510.020 Liability Insurance	36.42	37.50	-1.08	37.50	36.42	450.00	-91.91
10-1-000-000-4510.030 Work Comp Insurance	2,310.36	2,355.00	-44.64	2,355.00	2,310.36	28,260.00	-91.82
Total Line 96110, 96120, 96130	2,441.53	2,490.50	-48.97	2,490.50	2,441.53	29,886.00	-91.83
96140 All Other Insurance							
10-1-000-000-4510.015 Equipment Insurance	14.85	16.00	-1.15	16.00	14.85	192.00	-92.27
10-1-000-000-4510.025 PE & PO Insurance	726.27	750.00	-23.73	750.00	726.27	9,000.00	-91.93
10-1-000-000-4510.035 Auto Insurance	50.00	51.00	-1.00	51.00	50.00	612.00	-91.83
10-1-000-000-4510.040 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96140	791.12	817.00	-25.88	817.00	791.12	9,804.00	-91.93
96100 TOTAL INSURANCE PREMIUM EXP	3,232.65	3,307.50	-74.85	3,307.50	3,232.65	39,690.00	-91.86
GENERAL EXPENSES							
96200 Other General Expenses							
10-1-000-000-4590.000 Other General	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96200	0.00	0.00	0.00	0.00	0.00	0.00	
96210 Compensated Absences							
10-1-000-000-4110.001 Salaries Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4595.000 Compensated Absences	0.00	416.67	-416.67	416.67	0.00	5,000.00	-100.00
Total Line 96210	0.00	416.67	-416.67	416.67	0.00	5,000.00	-100.00
96000 TOTAL GENERAL EXPENSE	0.00	416.67	-416.67	416.67	0.00	5,000.00	-100.00
96900 TOTAL OPERATING EXPENSE	84,497.39	135,820.00	-51,322.61	135,820.00	84,497.39	1,629,840.00	-94.82
97000 NET REVENUE/EXPENSE - (GAIN)/LOSS	-14,092.20	-2,125.91	-11,966.29	-2,125.91	-14,092.20	-25,511.00	-44.76

MISCELLANEOUS EXPENSE
97100 Extraordinary Maintenance

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - COCC
April, 2023

	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 Line 97100	0.00	0.00	0.00	0.00	0.00	0.00	
97200 Casualty Losses - Non-capitalized							
10-1-000-000-4620.010 Casualty Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4620.020 Casualty Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4620.030 Casualty Contract Costs	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 97200	0.00	0.00	0.00	0.00	0.00	0.00	
97400 Depreciation Expense							
10-1-000-000-4800.000 Depreciation Exp COCC	760.50	765.00	-4.50	765.00	760.50	9,180.00	-91.72
Total Line 97400	760.50	765.00	-4.50	765.00	760.50	9,180.00	-91.72
TOTAL MISCELLANEOUS EXPENSE	760.50	765.00	-4.50	765.00	760.50	9,180.00	-91.72
90000 TOTAL EXPENSES	85,257.89	136,585.00	-51,327.11	136,585.00	85,257.89	1,639,020.00	-94.80
OTHER FINANCING SOURCES (USES)							
10010 Operating Transfer In							
Total Line 10010	0.00	0.00	0.00	0.00	0.00	0.00	
10020 Operating Transfer Out							
Total Line 10020	0.00	0.00	0.00	0.00	0.00	0.00	
10093 Xfer-In between Program & Project							
10-1-000-000-9111.000 Xfers In from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10093	0.00	0.00	0.00	0.00	0.00	0.00	
10094 Xfer-Out between Program & Project							
10-1-000-000-9111.100 Xfers Out from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10094	0.00	0.00	0.00	0.00	0.00	0.00	
10100 TOTAL OTHER FINANCING SOURCES-USES	0.00	0.00	0.00	0.00	0.00	0.00	
10000 EXCESS REVENUE/EXPENSE GAIN/-LOSS	-15,331.70	-5,777.58	-9,554.12	-5,777.58	-15,331.70	-69,331.00	-77.89

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - AMP 1 Moon Towers
April, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	177.00	177.00	0.00	177.00	177.00	2,124.00	0.00
REVENUE							
70300 Net Tenant Rent Revenue							
10-1-000-001-3110.000 Dwelling Rent	-35,152.00	-33,583.33	-1,568.67	-33,583.33	-35,152.00	-403,000.00	-91.28
10-1-000-001-3111.000 Utility Allowance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70300	-35,152.00	-33,583.33	-1,568.67	-33,583.33	-35,152.00	-403,000.00	-91.28
70400 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	
10-1-000-001-3690.000 Other Income	0.00	-291.67	291.67	-291.67	0.00	-3,500.00	-100.00
10-1-000-001-3690.100 Late Fees	-525.00	-375.00	-150.00	-375.00	-525.00	-4,500.00	-88.33
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	-4.17	4.17	-4.17	0.00	-50.00	-100.00
10-1-000-001-3690.150 Laundry Income	-976.50	-1,041.67	65.17	-1,041.67	-976.50	-12,500.00	-92.19
10-1-000-001-3690.160 Vending Machine Inc	0.00	-125.00	125.00	-125.00	0.00	-1,500.00	-100.00
10-1-000-001-3690.180 Labor	-783.50	-1,000.00	216.50	-1,000.00	-783.50	-12,000.00	-93.47
10-1-000-001-3690.200 Materials	-952.77	-300.00	-652.77	-300.00	-952.77	-3,600.00	-73.53
10-1-000-001-3690.300 T.S. Income - Grants	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70400	-3,237.77	-3,137.51	-100.26	-3,137.51	-3,237.77	-37,650.00	-91.40
70500 TOTAL TENANT REVENUE	-38,389.77	-36,720.84	-1,668.93	-36,720.84	-38,389.77	-440,650.00	-91.29
70600 HUD PHA Operating Grants							
10-1-000-001-8020.000 Oper Sub - Curr Yr	-50,658.00	-47,495.83	-3,162.17	-47,495.83	-50,658.00	-569,950.00	-91.11
10-1-000-001-8021.000 Oper Sub - Prior Yr	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70600	-50,658.00	-47,495.83	-3,162.17	-47,495.83	-50,658.00	-569,950.00	-91.11
10010 Operating Tranfers In - CFP							
10-1-000-001-3404.010 Other Inc - Operations	0.00	-8,333.33	8,333.33	-8,333.33	0.00	-100,000.00	-100.00
Total Line 10010	0.00	-8,333.33	8,333.33	-8,333.33	0.00	-100,000.00	-100.00
70800 Other Government Grants							
10-1-000-001-3404.000 Rev other gov grants	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70800	0.00	0.00	0.00	0.00	0.00	0.00	
71100 Investment Income - Unrestricted							
10-1-000-001-3610.000 Interest Income	-24.59	-20.83	-3.76	-20.83	-24.59	-250.00	-90.16
Total Line 71100	-24.59	-20.83	-3.76	-20.83	-24.59	-250.00	-90.16
71300 Proceeds from Disposition of Asset							
Total Line 71300	0.00	0.00	0.00	0.00	0.00	0.00	
71500 Other Revenue							
10-1-000-001-3190.050 Office Rent Income	-150.00	-300.00	150.00	-300.00	-150.00	-3,600.00	-95.83
10-1-000-001-3190.100 Beauty Shop Rent	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3195.000 Day Care Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3850.000 Inspection Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3850.004 Admin Fee Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3850.005 Maint Fee Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3850.120 Other Misc Inc.	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 71500	-150.00	-300.00	150.00	-300.00	-150.00	-3,600.00	-95.83
70000 TOTAL REVENUE	-89,222.36	-92,870.83	3,648.47	-92,870.83	-89,222.36	-1,114,450.00	-91.99

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - AMP 1 Moon Towers
April, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
EXPENSES							
ADMINISTRATIVE							
91100 Administrative Salaries							
10-1-000-001-4110.000 Admin Salaries	3,784.32	6,166.67	-2,382.35	6,166.67	3,784.32	74,000.00	-94.89
10-1-000-001-4110.200 Admin Exp - Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91100	3,784.32	6,166.67	-2,382.35	6,166.67	3,784.32	74,000.00	-94.89
91200 Auditing Fees							
10-1-000-001-4171.000 Audit Fee	0.00	254.17	-254.17	254.17	0.00	3,050.00	-100.00
Total Line 91200	0.00	254.17	-254.17	254.17	0.00	3,050.00	-100.00
91300 Management Fee							
10-1-000-001-4120.100 Management Fee Exp	13,525.75	13,681.00	-155.25	13,681.00	13,525.75	164,172.00	-91.76
Total Line 91300	13,525.75	13,681.00	-155.25	13,681.00	13,525.75	164,172.00	-91.76
91310 Book-keeping Fee							
10-1-000-001-4120.300 Bookkeeping Fee Exp	1,312.50	1,328.00	-15.50	1,328.00	1,312.50	15,936.00	-91.76
Total Line 91310	1,312.50	1,328.00	-15.50	1,328.00	1,312.50	15,936.00	-91.76
91500 Benefit Contributions - Admin							
10-1-000-001-4110.500 Admin Emp Benefit	2,134.87	2,083.33	51.54	2,083.33	2,134.87	25,000.00	-91.46
Total Line 91500	2,134.87	2,083.33	51.54	2,083.33	2,134.87	25,000.00	-91.46
91600 Office Expense							
10-1-000-001-4140.000 Training - Staff	0.00	166.67	-166.67	166.67	0.00	2,000.00	-100.00
10-1-000-001-4180.000 Telephone	252.99	270.83	-17.84	270.83	252.99	3,250.00	-92.22
10-1-000-001-4190.100 Postage	53.40	66.67	-13.27	66.67	53.40	800.00	-93.33
10-1-000-001-4190.200 Office Supplies	0.00	58.33	-58.33	58.33	0.00	700.00	-100.00
10-1-000-001-4190.250 Office Furniture	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4190.300 Paper Supplies	0.00	100.00	-100.00	100.00	0.00	1,200.00	-100.00
10-1-000-001-4190.400 Printing/printers	0.00	83.33	-83.33	83.33	0.00	1,000.00	-100.00
10-1-000-001-4190.401 Printing Supplies	0.00	90.67	-90.67	90.67	0.00	1,088.00	-100.00
10-1-000-001-4190.500 Printer/Copier Sup Cont	0.00	250.00	-250.00	250.00	0.00	3,000.00	-100.00
10-1-000-001-4190.550 Computers	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4190.700 Member Dues/Fees	0.00	8.33	-8.33	8.33	0.00	100.00	-100.00
10-1-000-001-4190.800 Internet Services	87.11	104.17	-17.06	104.17	87.11	1,250.00	-93.03
10-1-000-001-4190.850 IT Support	0.00	41.67	-41.67	41.67	0.00	500.00	-100.00
Total Line 91600	393.50	1,240.67	-847.17	1,240.67	393.50	14,888.00	-97.36
91700 Legal Expense							
Total Line 91700	0.00	0.00	0.00	0.00	0.00	0.00	
91800 Travel Expense							
10-1-000-001-4150.000 Travel - Staff	310.50	0.00	310.50	0.00	310.50	0.00	
10-1-000-001-4150.010 Travel - Commissioners	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4150.100 Mileage - Admin	0.00	75.00	-75.00	75.00	0.00	900.00	-100.00
Total Line 91800	310.50	75.00	235.50	75.00	310.50	900.00	-65.50
91900 Other Expense							
10-1-000-001-4120.400 Fee for Service Exp	21.32	29.17	-7.85	29.17	21.32	350.00	-93.91
10-1-000-001-4120.500 Other Fee Exp	0.32	0.00	0.32	0.00	0.32	0.00	
10-1-000-001-4120.700 Mental Health Fee	0.00	1,770.00	-1,770.00	1,770.00	0.00	21,240.00	-100.00
10-1-000-001-4160.000 Consulting Services	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4160.100 Inspection Expense	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4190.000 Other Sundry	45.74	16.67	29.07	16.67	45.74	200.00	-77.13
10-1-000-001-4190.950 Background Verification	0.00	350.00	-350.00	350.00	0.00	4,200.00	-100.00
Total Line 91900	67.38	2,165.84	-2,098.46	2,165.84	67.38	25,990.00	-99.74
91000 TOTAL OPERATING EXPENSE - Admin	21,528.82	26,994.68	-5,465.86	26,994.68	21,528.82	323,936.00	-93.35

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - AMP 1 Moon Towers
April, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
ASSET MANAGEMENT FEE							
92000 Asset Mangement Fee							
10-1-000-001-4120.200 Asset Mngt Fee Exp	1,770.00	1,770.00	0.00	1,770.00	1,770.00	21,240.00	-91.67
Total Line 92000	<u>1,770.00</u>	<u>1,770.00</u>	<u>0.00</u>	<u>1,770.00</u>	<u>1,770.00</u>	<u>21,240.00</u>	<u>-91.67</u>
92000 TOTAL ASSET MANAGEMENT FEE	<u>1,770.00</u>	<u>1,770.00</u>	<u>0.00</u>	<u>1,770.00</u>	<u>1,770.00</u>	<u>21,240.00</u>	<u>-91.67</u>
TENANT SERVICES							
92400 Tenant Services - Other							
10-1-000-001-4220.050 Ten Ser-Cable/TV Exp	66.00	87.50	-21.50	87.50	66.00	1,050.00	-93.71
10-1-000-001-4220.100 Ten Ser-Supplies	0.00	20.83	-20.83	20.83	0.00	250.00	-100.00
10-1-000-001-4220.110 Ten Ser-Recreation	0.00	41.67	-41.67	41.67	0.00	500.00	-100.00
10-1-000-001-4220.120 Ten Ser-Education	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4220.125 Ten Ser-Other	0.00	250.00	-250.00	250.00	0.00	3,000.00	-100.00
10-1-000-001-4220.175 Garden Program Exp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4230.000 Ten Ser Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 92400	<u>66.00</u>	<u>400.00</u>	<u>-334.00</u>	<u>400.00</u>	<u>66.00</u>	<u>4,800.00</u>	<u>-98.63</u>
92500 TOTAL TENANT SERVICES EXPENSE	<u>66.00</u>	<u>400.00</u>	<u>-334.00</u>	<u>400.00</u>	<u>66.00</u>	<u>4,800.00</u>	<u>-98.63</u>
UTILITIES							
93100 Water-200 Elect-300 Gas-600 Sewer							
10-1-000-001-4310.000 Water	0.00	1,458.33	-1,458.33	1,458.33	0.00	17,500.00	-100.00
10-1-000-001-4315.000 Sewer	0.00	3,291.67	-3,291.67	3,291.67	0.00	39,500.00	-100.00
10-1-000-001-4320.000 Electric	-308.73	2,666.67	-2,975.40	2,666.67	-308.73	32,000.00	-100.96
10-1-000-001-4330.000 Gas	-2,931.24	4,333.33	-7,264.57	4,333.33	-2,931.24	52,000.00	-105.64
Total Line 93100, 93200, 93300, 93600	<u>-3,239.97</u>	<u>11,750.00</u>	<u>-14,989.97</u>	<u>11,750.00</u>	<u>-3,239.97</u>	<u>141,000.00</u>	<u>-102.30</u>
93000 TOTAL UTILITIES EXPENSES	<u>-3,239.97</u>	<u>11,750.00</u>	<u>-14,989.97</u>	<u>11,750.00</u>	<u>-3,239.97</u>	<u>141,000.00</u>	<u>-102.30</u>
MAINTENANCE & OPERATIONS EXPENSE							
94100 Maintenance - Labor							
10-1-000-001-4410.000 Maint Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4410.100 Maint Labor - OT	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4410.200 Maint Labor - Fee	4,425.00	4,425.00	0.00	4,425.00	4,425.00	53,100.00	-91.67
Total Line 94100	<u>4,425.00</u>	<u>4,425.00</u>	<u>0.00</u>	<u>4,425.00</u>	<u>4,425.00</u>	<u>53,100.00</u>	<u>-91.67</u>
94200 Maintenance - Materials/Supplies							
10-1-000-001-4420.010 Garbage&Trash Supp	0.00	33.33	-33.33	33.33	0.00	400.00	-100.00
10-1-000-001-4420.020 Heating&Cooling Supp	16.32	500.00	-483.68	500.00	16.32	6,000.00	-99.73
10-1-000-001-4420.030 Snow Removal Supplies	0.00	25.00	-25.00	25.00	0.00	300.00	-100.00
10-1-000-001-4420.040 Elevator Maint Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4420.050 Landscape/Grounds Sup	0.00	208.33	-208.33	208.33	0.00	2,500.00	-100.00
10-1-000-001-4420.070 Electrical Supplies	94.41	100.00	-5.59	100.00	94.41	1,200.00	-92.13
10-1-000-001-4420.080 Plumbing Supplies	184.37	125.00	59.37	125.00	184.37	1,500.00	-87.71
10-1-000-001-4420.090 Extermination Supplies	263.88	166.67	97.21	166.67	263.88	2,000.00	-86.81
10-1-000-001-4420.100 Janitorial Supplies	637.84	541.67	96.17	541.67	637.84	6,500.00	-90.19
10-1-000-001-4420.110 Routine Maint. Supplies	62.75	1,666.67	-1,603.92	1,666.67	62.75	20,000.00	-99.69
10-1-000-001-4420.120 Other Misc Supplies	0.00	83.33	-83.33	83.33	0.00	1,000.00	-100.00
10-1-000-001-4420.121 Flooring Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4420.125 Mileage	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4420.126 Vehicle Supplies	49.07	166.67	-117.60	166.67	49.07	2,000.00	-97.55
10-1-000-001-4420.130 Securty Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94200	<u>1,308.64</u>	<u>3,616.67</u>	<u>-2,308.03</u>	<u>3,616.67</u>	<u>1,308.64</u>	<u>43,400.00</u>	<u>-96.98</u>

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - AMP 1 Moon Towers
April, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
94300 Maintenance - Contracts							
10-1-000-001-4330.010 Refuse	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4430.000 Maint Labor Contract	11,652.75	15,881.17	-4,228.42	15,881.17	11,652.75	190,574.00	-93.89
10-1-000-001-4430.010 Garbage & Trash Con	428.50	416.67	11.83	416.67	428.50	5,000.00	-91.43
10-1-000-001-4430.020 Heating & Cooling Cont	-261.75	666.67	-928.42	666.67	-261.75	8,000.00	-103.27
10-1-000-001-4430.030 Snow Removal Contract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4430.040 Elevator Maint Cont	0.00	1,791.67	-1,791.67	1,791.67	0.00	21,500.00	-100.00
10-1-000-001-4430.050 Landscape & Grds Cont	-30.00	1,625.00	-1,655.00	1,625.00	-30.00	19,500.00	-100.15
10-1-000-001-4430.060 Unit Turnaround Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4430.070 Electrical Contracts	0.00	2,666.67	-2,666.67	2,666.67	0.00	32,000.00	-100.00
10-1-000-001-4430.080 Plumbing Contracts	0.00	375.00	-375.00	375.00	0.00	4,500.00	-100.00
10-1-000-001-4430.090 Extermination Contracts	0.00	2,375.00	-2,375.00	2,375.00	0.00	28,500.00	-100.00
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 Maint Cont	-67.95	1,041.67	-1,109.62	1,041.67	-67.95	12,500.00	-100.54
10-1-000-001-4430.111 Flooring Contract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4430.120 Other Misc Cont Cost	0.00	125.00	-125.00	125.00	0.00	1,500.00	-100.00
10-1-000-001-4430.121 Laundry Equip Contract	0.00	41.67	-41.67	41.67	0.00	500.00	-100.00
10-1-000-001-4430.126 Vehicle Maint Cont	0.00	41.67	-41.67	41.67	0.00	500.00	-100.00
10-1-000-001-4431.000 Trash Removal	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94300	11,721.55	27,047.86	-15,326.31	27,047.86	11,721.55	324,574.00	-96.39
94500 Maintenance - Ordinary/Benefits							
10-1-000-001-4410.500 Maint Emp Benefit	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94500	0.00	0.00	0.00	0.00	0.00	0.00	
94000 TOTAL MAINTENANCE EXPENSES	17,455.19	35,089.53	-17,634.34	35,089.53	17,455.19	421,074.00	-95.85
TOTAL PROTECTIVE SERVICES EXPENSE							
95200 Protective Services - Contract							
10-1-000-001-4480.000 Police Contract	-790.52	254.17	-1,044.69	254.17	-790.52	3,050.00	-125.92
10-1-000-001-4480.006 Safety/Security Labor Fee	1,770.00	1,770.00	0.00	1,770.00	1,770.00	21,240.00	-91.67
10-1-000-001-4480.100 ADT Contract	128.63	200.00	-71.37	200.00	128.63	2,400.00	-94.64
10-1-000-001-4480.500 Other Security Contract	175.00	1,291.67	-1,116.67	1,291.67	175.00	15,500.00	-98.87
Total Line 95200	1,283.11	3,515.84	-2,232.73	3,515.84	1,283.11	42,190.00	-96.96
95300 Protective Services - Other							
Total Line 95300	0.00	0.00	0.00	0.00	0.00	0.00	
95000 TOTAL PROTECTIVE SERVICES EXP	1,283.11	3,515.84	-2,232.73	3,515.84	1,283.11	42,190.00	-96.96
INSURANCE PREMIUMS EXPENSE							
96110 Property 120 Liab. 130 Work Comp							
10-1-000-001-4510.010 Property	3,894.17	3,966.67	-72.50	3,966.67	3,894.17	47,600.00	-91.82
10-1-000-001-4510.020 Liability Insurance	430.06	439.58	-9.52	439.58	430.06	5,275.00	-91.85
10-1-000-001-4510.030 Work Comp Insurance	204.43	208.33	-3.90	208.33	204.43	2,500.00	-91.82
Total Line 96110, 96120, 96130	4,528.66	4,614.58	-85.92	4,614.58	4,528.66	55,375.00	-91.82
96140 All Other Insurance							
10-1-000-001-4510.015 Equipment Insurance	175.35	179.17	-3.82	179.17	175.35	2,150.00	-91.84
10-1-000-001-4510.025 PE & PO Insurance	63.81	66.67	-2.86	66.67	63.81	800.00	-92.02
10-1-000-001-4510.035 Auto Insurance	50.00	52.08	-2.08	52.08	50.00	625.00	-92.00
10-1-000-001-4510.040 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96140	289.16	297.92	-8.76	297.92	289.16	3,575.00	-91.91
96100 TOTAL INSURANCE PREMIUMS EXP	4,817.82	4,912.50	-94.68	4,912.50	4,817.82	58,950.00	-91.83

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - AMP 1 Moon Towers
April, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
GENERAL EXPENSES							
96200 Other General Expenses							
10-1-000-001-4590.000 Other General	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96200	0.00	0.00	0.00	0.00	0.00	0.00	
96210 Compensated Absences							
10-1-000-001-4110.001 Salaries Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4595.000 Compensated Absences	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96210	0.00	0.00	0.00	0.00	0.00	0.00	
96300 Payment In Lieu Of Taxes - PILOT							
10-1-000-001-4520.000 Pay in lieu of Tax	3,839.20	2,438.33	1,400.87	2,438.33	3,839.20	29,260.00	-86.88
Total Line 96300	3,839.20	2,438.33	1,400.87	2,438.33	3,839.20	29,260.00	-86.88
96400 Bad Debt - Tenant Rents							
10-1-000-001-4570.000 Collection Losses	250.10	833.33	-583.23	833.33	250.10	10,000.00	-97.50
Total Line 96400	250.10	833.33	-583.23	833.33	250.10	10,000.00	-97.50
96800 Severance Expense							
10-1-000-001-4530.000 Term Leave Pay	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96800	0.00	0.00	0.00	0.00	0.00	0.00	
96000 TOTAL OTHER GENERAL EXPENSES	4,089.30	3,271.66	817.64	3,271.66	4,089.30	39,260.00	-89.58
96900 TOTAL OPERATING EXPENSE	47,770.27	87,704.21	-39,933.94	87,704.21	47,770.27	1,052,450.00	-95.46
97000 NET REVENUE/EXPENSE (-Gain/Loss)	-41,452.09	-5,166.62	-36,285.47	-5,166.62	-41,452.09	-62,000.00	-33.14
MISCELLANEOUS EXPENSE							
97100 Extraordinary Maintenance							
10-1-000-001-4610.010 Extraordinary Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4610.020 Extraordinary Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4610.030 Extraordinary Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 97100	0.00	0.00	0.00	0.00	0.00	0.00	
97200 Casualty Losses - Non-capitalized							
10-1-000-001-4620.010 Casualty Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4620.020 Casualty Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4620.030 Casualty Contract Costs	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 97200	0.00	0.00	0.00	0.00	0.00	0.00	
97400 Depreciation Expense							
10-1-000-001-4800.000 Depreciation Exp MT	10,849.00	13,750.00	-2,901.00	13,750.00	10,849.00	165,000.00	-93.42
Total Line 97400	10,849.00	13,750.00	-2,901.00	13,750.00	10,849.00	165,000.00	-93.42
97500 Fraud Losses							
Total Line 97500	0.00	0.00	0.00	0.00	0.00	0.00	
97800 Dwelling Units Rent Expense							
Total Line 97800	0.00	0.00	0.00	0.00	0.00	0.00	
90000 TOTAL MISCELLANEOUS EXPENSE	10,849.00	13,750.00	-2,901.00	13,750.00	10,849.00	165,000.00	-93.42

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - AMP 1 Moon Towers
April, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
OTHER FINANCING SOURCES (USES)							
10010 Operating Transfer In							
Total Line 10010	0.00	0.00	0.00	0.00	0.00	0.00	
10020 Operating Transfer Out							
Total Line 10020	0.00	0.00	0.00	0.00	0.00	0.00	
10030 Operating Xfers from/to Government							
Total Line 10030	0.00	0.00	0.00	0.00	0.00	0.00	
10040 Oper Xfers from/to Component Unit							
Total Line 10040	0.00	0.00	0.00	0.00	0.00	0.00	
10060 Proceeds Sale Property -gain/loss							
Total Line 10060	0.00	0.00	0.00	0.00	0.00	0.00	
10070 Extraordinary Items Net -Gain/Loss							
Total Line 10050	0.00	0.00	0.00	0.00	0.00	0.00	
10080 Special Items (Net -Gain/Loss)							
Total Line 10060	0.00	0.00	0.00	0.00	0.00	0.00	
10093 Xfers - In between Amps							
10-1-000-001-9111.000 Xfers In from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10093 Xfers - In from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
10094 Xfer - Out between Amps							
10-1-000-001-9111.100 Xfers Out from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10094 Xfers - Out from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
10100 TOTAL OTHER FINANCING SOURCES-USES	0.00	0.00	0.00	0.00	0.00	0.00	
10000 EXCESS REVENUE/EXPENS (-Gain/Loss)	-30,603.09	8,843.38	-39,446.47	8,843.38	-30,603.09	106,120.00	-128.84

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - AMP 2 Family Site
April, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	196.00	196.00	0.00	196.00	196.00	2,352.00	0.00
REVENUE							
70300 Net Tenant Rent Revenue							
10-1-000-002-3110.000 Dwelling Rent	-18,369.75	-17,500.00	-869.75	-17,500.00	-18,369.75	-210,000.00	-91.25
10-1-000-002-3111.000 Utility Allowance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70300	-18,369.75	-17,500.00	-869.75	-17,500.00	-18,369.75	-210,000.00	-91.25
70400 Tenant Revenue - Other							
10-1-000-002-3120.000 Excess Utilities	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3130.000 Cable TV Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3190.000 Nondwell Rent	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3690.000 Other Income	0.00	-333.33	333.33	-333.33	0.00	-4,000.00	-100.00
10-1-000-002-3690.100 Late Fees	-725.00	-625.00	-100.00	-625.00	-725.00	-7,500.00	-90.33
10-1-000-002-3690.120 Violation Fees	-525.00	-345.00	-180.00	-345.00	-525.00	-4,140.00	-87.32
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	-4.17	4.17	-4.17	0.00	-50.00	-100.00
10-1-000-002-3690.150 Laundry Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3690.160 Vending Machine Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3690.180 Labor	-618.50	-1,666.67	1,048.17	-1,666.67	-618.50	-20,000.00	-96.91
10-1-000-002-3690.200 Materials	-259.11	-750.00	490.89	-750.00	-259.11	-9,000.00	-97.12
10-1-000-002-3690.300 T.S. Income - Grants	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70400	-2,127.61	-3,724.17	1,596.56	-3,724.17	-2,127.61	-44,690.00	-95.24
70500 TOTAL TENANT REVENUE	-20,497.36	-21,224.17	726.81	-21,224.17	-20,497.36	-254,690.00	-91.95
70600 HUD PHA Operating Grants							
10-1-000-002-8020.000 Oper Sub - Curr Yr	-93,380.00	-77,521.58	-15,858.42	-77,521.58	-93,380.00	-930,259.00	-89.96
10-1-000-002-8021.000 Oper Sub - Prior Yr	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70600	-93,380.00	-77,521.58	-15,858.42	-77,521.58	-93,380.00	-930,259.00	-89.96
10010 Operating Tranfers In - CFP							
10-1-000-002-3404.010 Other Inc - Operations	0.00	-10,000.00	10,000.00	-10,000.00	0.00	-120,000.00	-100.00
Total Line 70610	0.00	-10,000.00	10,000.00	-10,000.00	0.00	-120,000.00	-100.00
70800 Other Government Grants							
10-1-000-002-3404.000 Rev other gov grants	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70800	0.00	0.00	0.00	0.00	0.00	0.00	
71100 Investment Income - Unrestricted							
10-1-000-002-3610.000 Interest Income	-34.04	-22.92	-11.12	-22.92	-34.04	-275.00	-87.62
Total Line 71100	-34.04	-22.92	-11.12	-22.92	-34.04	-275.00	-87.62
71300 Proceeds from Disposition of Asset							
Total Line 71300	0.00	0.00	0.00	0.00	0.00	0.00	
71500 Other Revenue							
10-1-000-002-3190.050 Office Rent Income	-300.00	-300.00	0.00	-300.00	-300.00	-3,600.00	-91.67
10-1-000-002-3190.100 Beauty Shop Rent	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3195.000 Day Care Income	-125.00	-125.00	0.00	-125.00	-125.00	-1,500.00	-91.67
10-1-000-002-3850.000 Inspection Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3850.004 Admin Fee Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3850.005 Maint Fee Income	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 Line 71500	-425.00	-425.00	0.00	-425.00	-425.00	-5,100.00	-91.67
70000 TOTAL REVENUE	-114,336.40	-109,193.67	-5,142.73	-109,193.67	-114,336.40	-1,310,324.00	-91.27

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - AMP 2 Family Site
April, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
EXPENSES							
ADMINISTRATIVE							
91100 Administrative Salaries							
10-1-000-002-4110.000 Admin Salaries	3,789.90	9,525.00	-5,735.10	9,525.00	3,789.90	114,300.00	-96.68
10-1-000-002-4110.200 Admin Exp - Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91100	3,789.90	9,525.00	-5,735.10	9,525.00	3,789.90	114,300.00	-96.68
91200 Auditing Fees							
10-1-000-002-4171.000 Audit Fee	0.00	229.17	-229.17	229.17	0.00	2,750.00	-100.00
Total Line 91200	0.00	229.17	-229.17	229.17	0.00	2,750.00	-100.00
91300 Management Fee							
10-1-000-002-4120.100 Management Fee Exp	14,375.94	15,149.00	-773.06	15,149.00	14,375.94	181,788.00	-92.09
Total Line 91300	14,375.94	15,149.00	-773.06	15,149.00	14,375.94	181,788.00	-92.09
91310 Book-keeping Fee							
10-1-000-002-4120.300 Bookkeeping Fee Exp	1,395.00	1,470.00	-75.00	1,470.00	1,395.00	17,640.00	-92.09
Total Line 91310	1,395.00	1,470.00	-75.00	1,470.00	1,395.00	17,640.00	-92.09
91500 Benefit Contributions - Admin							
10-1-000-002-4110.500 Emp Benefit - Admin	1,715.33	3,100.00	-1,384.67	3,100.00	1,715.33	37,200.00	-95.39
Total Line 91500	1,715.33	3,100.00	-1,384.67	3,100.00	1,715.33	37,200.00	-95.39
91600 Office Expense							
10-1-000-002-4140.000 Training - Staff	0.00	250.00	-250.00	250.00	0.00	3,000.00	-100.00
10-1-000-002-4180.000 Telephone	227.77	279.17	-51.40	279.17	227.77	3,350.00	-93.20
10-1-000-002-4190.100 Postage	157.50	150.00	7.50	150.00	157.50	1,800.00	-91.25
10-1-000-002-4190.200 Office Supplies	0.00	33.33	-33.33	33.33	0.00	400.00	-100.00
10-1-000-002-4190.250 Office Furniture	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4190.300 Paper Supplies	0.00	41.67	-41.67	41.67	0.00	500.00	-100.00
10-1-000-002-4190.400 Printing/printers	0.00	41.67	-41.67	41.67	0.00	500.00	-100.00
10-1-000-002-4190.401 Printing Supplies	0.00	25.00	-25.00	25.00	0.00	300.00	-100.00
10-1-000-002-4190.500 Printer/Copier Sup Cont	0.00	147.92	-147.92	147.92	0.00	1,775.00	-100.00
10-1-000-002-4190.550 Computers	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4190.700 Member Dues/Fees	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4190.800 Internet Services	591.61	600.00	-8.39	600.00	591.61	7,200.00	-91.78
10-1-000-002-4190.850 IT Support	-52.50	194.17	-246.67	194.17	-52.50	2,330.00	-102.25
Total Line 91600	924.38	1,762.93	-838.55	1,762.93	924.38	21,155.00	-95.63
91700 Legal Expense							
Total Line 91700	0.00	0.00	0.00	0.00	0.00	0.00	
91800 Travel Expense							
10-1-000-002-4150.000 Travel - Staff	-310.50	41.67	-352.17	41.67	-310.50	500.00	-162.10
10-1-000-002-4150.010 Travel - Commissioners	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4150.100 Mileage - Admin	0.00	150.00	-150.00	150.00	0.00	1,800.00	-100.00
Total Line 91800	-310.50	191.67	-502.17	191.67	-310.50	2,300.00	-113.50
91900 Other Expense							
10-1-000-002-4120.400 Fee for Service Exp	11.85	233.33	-221.48	233.33	11.85	2,800.00	-99.58
10-1-000-002-4120.500 Other Fee Exp	0.03	0.00	0.03	0.00	0.03	0.00	
10-1-000-002-4120.700 Mental Health Fee	0.00	1,960.00	-1,960.00	1,960.00	0.00	23,520.00	-100.00
10-1-000-002-4160.000 Consulting Services	0.00	75.00	-75.00	75.00	0.00	900.00	-100.00
10-1-000-002-4160.100 Inspection Expense	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4190.000 Other Sundry	55.88	0.00	55.88	0.00	55.88	0.00	
10-1-000-002-4190.950 Background Verification	0.00	404.17	-404.17	404.17	0.00	4,850.00	-100.00
Total Line 91900	67.76	2,672.50	-2,604.74	2,672.50	67.76	32,070.00	-99.79
91000 TOTAL OPERATING EXPENSE - Admin	21,957.81	34,100.27	-12,142.46	34,100.27	21,957.81	409,203.00	-94.63

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - AMP 2 Family Site
April, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
ASSET MANAGEMENT FEE							
92000 Asset Mangement Fee							
10-1-000-002-4120.200 Asset Mgt Fee Exp	1,960.00	1,960.00	0.00	1,960.00	1,960.00	23,520.00	-91.67
Total Line 92000	1,960.00	1,960.00	0.00	1,960.00	1,960.00	23,520.00	-91.67
92000 TOTAL ASSET MANAGEMENT FEE	1,960.00	1,960.00	0.00	1,960.00	1,960.00	23,520.00	-91.67
TENANT SERVICES							
92400 Tenant Services - Other							
10-1-000-002-4220.050 Ten Ser-Cable/TV Exp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4220.100 Ten Ser-Supplies	0.00	16.67	-16.67	16.67	0.00	200.00	-100.00
10-1-000-002-4220.110 Ten Ser-Recreation	0.00	41.67	-41.67	41.67	0.00	500.00	-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	
10-1-000-002-4220.175 Garden Program Exp	0.00	33.33	-33.33	33.33	0.00	400.00	-100.00
10-1-000-002-4230.000 Ten Ser Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 92400	0.00	91.67	-91.67	91.67	0.00	1,100.00	-100.00
92500 TOTAL TENANT SERVICES EXPENSE	0.00	91.67	-91.67	91.67	0.00	1,100.00	-100.00
UTILITIES							
93100 Water-200 Elect-300 Gas-600 Sewer							
10-1-000-002-4310.000 Water	0.00	100.00	-100.00	100.00	0.00	1,200.00	-100.00
10-1-000-002-4315.000 Sewer	0.00	45.83	-45.83	45.83	0.00	550.00	-100.00
10-1-000-002-4320.000 Electric	-141.65	1,583.33	-1,724.98	1,583.33	-141.65	19,000.00	-100.75
10-1-000-002-4330.000 Gas	-243.12	1,208.33	-1,451.45	1,208.33	-243.12	14,500.00	-101.68
Total Line 93100 93200 93300 93600	-384.77	2,937.49	-3,322.26	2,937.49	-384.77	35,250.00	-101.09
93000 TOTAL UTILITIES EXPENSES	-384.77	2,937.49	-3,322.26	2,937.49	-384.77	35,250.00	-101.09
MAINTENANCE & OPERATIONS EXPENSE							
94100 Maintenance - Labor							
10-1-000-002-4410.000 Maint Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4410.100 Maint Labor - OT	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4410.200 Maint Labor - Other	4,900.00	4,900.00	0.00	4,900.00	4,900.00	58,800.00	-91.67
Total Line 94100	4,900.00	4,900.00	0.00	4,900.00	4,900.00	58,800.00	-91.67
94200 Maintenance - Materials/Supplies							
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	424.01	333.33	90.68	333.33	424.01	4,000.00	-89.40
10-1-000-002-4420.030 Snow Removal Supplies	0.00	83.33	-83.33	83.33	0.00	1,000.00	-100.00
10-1-000-002-4420.040 Elevator Maint Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4420.050 Landscape/Grounds Sup	71.48	250.00	-178.52	250.00	71.48	3,000.00	-97.62
10-1-000-002-4420.070 Electrical Supplies	77.54	500.00	-422.46	500.00	77.54	6,000.00	-98.71
10-1-000-002-4420.080 Plumbing Supplies	1,129.35	1,050.00	79.35	1,050.00	1,129.35	12,600.00	-91.04
10-1-000-002-4420.090 Extermination Supplies	642.20	16.67	625.53	16.67	642.20	200.00	221.10
10-1-000-002-4420.100 Janitorial Supplies	296.33	283.33	13.00	283.33	296.33	3,400.00	-91.28
10-1-000-002-4420.110 Routine Maint. Supplies	3,798.33	3,750.00	48.33	3,750.00	3,798.33	45,000.00	-91.56
10-1-000-002-4420.120 Other Misc. Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4420.121 Flooring Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4420.125 Mileage	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4420.126 Vehicle Supplies	435.97	458.33	-22.36	458.33	435.97	5,500.00	-92.07
10-1-000-002-4420.130 Security Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94200	6,875.21	6,724.99	150.22	6,724.99	6,875.21	80,700.00	-91.48

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - AMP 2 Family Site
April, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
94300 Maintenance - Contracts							
10-1-000-002-4330.010 Refuse	0.00	8.33	-8.33	8.33	0.00	100.00	-100.00
10-1-000-002-4430.000 Maint Labor Contract	15,352.50	26,800.92	-11,448.42	26,800.92	15,352.50	321,611.00	-95.23
10-1-000-002-4430.010 Garbage&Trash Cont	-20.00	250.00	-270.00	250.00	-20.00	3,000.00	-100.67
10-1-000-002-4430.020 Heating&Cooling Cont	0.00	600.00	-600.00	600.00	0.00	7,200.00	-100.00
10-1-000-002-4430.030 Snow Removal Contract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4430.040 Elevator Maint Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4430.050 Landscape & Grds Cont	0.00	333.33	-333.33	333.33	0.00	4,000.00	-100.00
10-1-000-002-4430.060 Unit Turnaround Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4430.070 Electrical Contracts	0.00	25.00	-25.00	25.00	0.00	300.00	-100.00
10-1-000-002-4430.080 Plumbing Contracts	0.00	1,000.00	-1,000.00	1,000.00	0.00	12,000.00	-100.00
10-1-000-002-4430.090 Extermination Contracts	0.00	1,291.67	-1,291.67	1,291.67	0.00	15,500.00	-100.00
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 Cont	0.00	9,916.67	-9,916.67	9,916.67	0.00	119,000.00	-100.00
10-1-000-002-4430.111 Flooring Contract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4430.120 Other Misc Cont Cost	-6,664.80	0.00	-6,664.80	0.00	-6,664.80	0.00	
10-1-000-002-4430.121 Laundry Equip Contract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4430.126 Vehicle Maint Cont	270.00	508.33	-238.33	508.33	270.00	6,100.00	-95.57
10-1-000-002-4431.000 Trash Removal	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94300	8,937.70	40,734.25	-31,796.55	40,734.25	8,937.70	488,811.00	-98.17
94500 Maintenance - Ordinary/Benefits							
10-1-000-002-4410.500 Emp Benefit - Maint	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94500	0.00	0.00	0.00	0.00	0.00	0.00	
94000 TOTAL MAINTENANCE EXPENSES	20,712.91	52,359.24	-31,646.33	52,359.24	20,712.91	628,311.00	-96.70
TOTAL PROTECTIVE SERVICES EXPENSE							
95200 Protective Services - Contract							
10-1-000-002-4480.000 Police Contract	-875.38	308.33	-1,183.71	308.33	-875.38	3,700.00	-123.66
10-1-000-002-4480.006 Safety/Security Labor Fee	1,960.00	1,960.00	0.00	1,960.00	1,960.00	23,520.00	-91.67
10-1-000-002-4480.100 ADT Contract	48.38	277.50	-229.12	277.50	48.38	3,330.00	-98.55
10-1-000-002-4480.500 Other Security Contract	0.00	375.00	-375.00	375.00	0.00	4,500.00	-100.00
Total Line 95200	1,133.00	2,920.83	-1,787.83	2,920.83	1,133.00	35,050.00	-96.77
95300 Protective Services - Other							
Total Line 95300	0.00	0.00	0.00	0.00	0.00	0.00	
95000 TOTAL PROTECTIVE SERVICES EXP	1,133.00	2,920.83	-1,787.83	2,920.83	1,133.00	35,050.00	-96.77
INSURANCE PREMIUMS EXPENSE							
96110 Property 120 Liab. 130 Work Comp							
10-1-000-002-4510.010 Property Ins	4,108.54	4,185.42	-76.88	4,185.42	4,108.54	50,225.00	-91.82
10-1-000-002-4510.020 Liability Ins	476.29	485.42	-9.13	485.42	476.29	5,825.00	-91.82
10-1-000-002-4510.030 Work Comp Insurance	210.77	214.58	-3.81	214.58	210.77	2,575.00	-91.81
Total Line 96110 96120 96130	4,795.60	4,885.42	-89.82	4,885.42	4,795.60	58,625.00	-91.82
96140 All Other Insurance							
10-1-000-002-4510.015 Equipment Insurance	194.20	197.92	-3.72	197.92	194.20	2,375.00	-91.82
10-1-000-002-4510.025 PE & PO Insurance	70.84	72.92	-2.08	72.92	70.84	875.00	-91.90
10-1-000-002-4510.035 Auto Insurance	200.00	204.17	-4.17	204.17	200.00	2,450.00	-91.84
10-1-000-002-4510.040 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96140	465.04	475.01	-9.97	475.01	465.04	5,700.00	-91.84
96100 TOTAL INSURANCE PREMIUMS EXP	5,260.64	5,360.43	-99.79	5,360.43	5,260.64	64,325.00	-91.82

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - AMP 2 Family Site
April, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
GENERAL EXPENSES							
96200 Other General Expenses							
10-1-000-002-4590.000 Other General	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96200	0.00	0.00	0.00	0.00	0.00	0.00	
96210 Compensated Absences							
10-1-000-002-4110.001 Salaries Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4595.000 Compensated Absences	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96210	0.00	0.00	0.00	0.00	0.00	0.00	
96300 Payment In Lieu Of Taxes - PILOT							
10-1-000-002-4520.000 Pay in lieu of Tax	1,875.45	1,768.67	106.78	1,768.67	1,875.45	21,224.00	-91.16
Total Line 96300	1,875.45	1,768.67	106.78	1,768.67	1,875.45	21,224.00	-91.16
96400 Bad Debt - Tenant Rents							
10-1-000-002-4570.000 Collection Losses	775.38	1,250.00	-474.62	1,250.00	775.38	15,000.00	-94.83
Total Line 96400	775.38	1,250.00	-474.62	1,250.00	775.38	15,000.00	-94.83
96800 Severance Expense							
10-1-000-002-4530.000 Term Leave Pay	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96800	0.00	0.00	0.00	0.00	0.00	0.00	
96000 TOTAL OTHER GENERAL EXPENSES	2,650.83	3,018.67	-367.84	3,018.67	2,650.83	36,224.00	-92.68
96900 TOTAL OPERATING EXPENSE	53,290.42	102,748.60	-49,458.18	102,748.60	53,290.42	1,232,983.00	-95.68
97000 NET REVENUE/EXPENSE (-Gain/Loss)	-61,045.98	-6,445.07	-54,600.91	-6,445.07	-61,045.98	-77,341.00	-21.07
MISCELLANEOUS EXPENSE							
97100 Extraordinary Maintenance							
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 Line 97100	0.00	0.00	0.00	0.00	0.00	0.00	
97200 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	
Total Line 97200	0.00	0.00	0.00	0.00	0.00	0.00	
97400 Depreciation Expense							
10-1-000-002-4800.000 Depreciation Exp Fam	28,510.00	31,000.00	-2,490.00	31,000.00	28,510.00	372,000.00	-92.34
Total Line 97400	28,510.00	31,000.00	-2,490.00	31,000.00	28,510.00	372,000.00	-92.34
97500 Fraud Losses							
Total Line 97500	0.00	0.00	0.00	0.00	0.00	0.00	
97800 Dwelling Units Rent Expense							
Total Line 97800	0.00	0.00	0.00	0.00	0.00	0.00	
90000 TOTAL MISCELLANEOUS EXPENSE	28,510.00	31,000.00	-2,490.00	31,000.00	28,510.00	372,000.00	-92.34

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - AMP 2 Family Site
April, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
OTHER FINANCING SOURCES (USES)							
10010 Operating Transfer In							
Total Line 10010	0.00	0.00	0.00	0.00	0.00	0.00	
10020 Operating Transfer Out							
Total Line 10020	0.00	0.00	0.00	0.00	0.00	0.00	
10030 Operating Xfers from/to Government							
Total Line 10030	0.00	0.00	0.00	0.00	0.00	0.00	
10040 Oper Xfers from/to Component Unit							
Total Line 10040	0.00	0.00	0.00	0.00	0.00	0.00	
10060 Proceeds Sale Property -gain/loss							
Total Line 10060	0.00	0.00	0.00	0.00	0.00	0.00	
10070 Extraordinary Items Net -Gain/Loss							
Total Line 10050	0.00	0.00	0.00	0.00	0.00	0.00	
10080 Special Items (Net -Gain/Loss)							
Total Line 10060	0.00	0.00	0.00	0.00	0.00	0.00	
10093 Xfers - In between Amps							
10-1-000-002-9111.000 Xfers In from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10093 Xfers - In from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
10094 Xfer - Out between Amps							
10-1-000-002-9111.100 Xfers Out from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10094 Xfers - Out from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
10100 TOTAL OTHER FINANCING SOURCES-USES	0.00	0.00	0.00	0.00	0.00	0.00	
10000 EXCESS REVENUE/EXPENS (-Gain/Loss)	-32,535.98	24,554.93	-57,090.91	24,554.93	-32,535.98	294,659.00	-111.04

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - AMP 3 Bluebell
April, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	51.00	51.00	0.00	51.00	51.00	612.00	0.00
REVENUE							
70300 Net Tenant Rent Revenue							
10-1-000-006-3110.000 Dwelling Rent	-14,747.00	-14,000.00	-747.00	-14,000.00	-14,747.00	-168,000.00	-91.22
10-1-000-006-3111.000 Utility Allowance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70300	-14,747.00	-14,000.00	-747.00	-14,000.00	-14,747.00	-168,000.00	-91.22
70400 Tenant Revenue - Other							
10-1-000-006-3120.000 Excess Utilities	0.00	-6.25	6.25	-6.25	0.00	-75.00	-100.00
10-1-000-006-3130.000 Cable TV Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3190.000 Nondwell Rent	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3690.000 Other Income	0.00	-4.17	4.17	-4.17	0.00	-50.00	-100.00
10-1-000-006-3690.100 Late Fees	-75.00	-125.00	50.00	-125.00	-75.00	-1,500.00	-95.00
10-1-000-006-3690.120 Violation Fees	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3690.130 Court Cost 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	-4.17	0.00	-50.00	-100.00
10-1-000-006-3690.150 Laundry Income	-1,481.00	-458.33	-1,022.67	-458.33	-1,481.00	-5,500.00	-73.07
10-1-000-006-3690.160 Vending Machine Inc	0.00	-37.50	37.50	-37.50	0.00	-450.00	-100.00
10-1-000-006-3690.180 Labor	-185.00	-166.67	-18.33	-166.67	-185.00	-2,000.00	-90.75
10-1-000-006-3690.200 Materials	-24.50	-41.67	17.17	-41.67	-24.50	-500.00	-95.10
10-1-000-006-3690.300 T.S. Income - Grants	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70400	-1,765.50	-843.76	-921.74	-843.76	-1,765.50	-10,125.00	-82.56
70500 TOTAL TENANT REVENUE	-16,512.50	-14,843.76	-1,668.74	-14,843.76	-16,512.50	-178,125.00	-90.73
70600 HUD PHA Operating Grants							
10-1-000-006-8020.000 Oper Sub - Curr Yr	-6,884.00	-8,997.58	2,113.58	-8,997.58	-6,884.00	-107,971.00	-93.62
10-1-000-006-8021.000 Oper Sub - Prior Yr	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70600	-6,884.00	-8,997.58	2,113.58	-8,997.58	-6,884.00	-107,971.00	-93.62
10010 Operating Tranfers In - CFP							
10-1-000-006-3404.010 Other Inc - Operations	0.00	-2,500.00	2,500.00	-2,500.00	0.00	-30,000.00	-100.00
Total Line 70610	0.00	-2,500.00	2,500.00	-2,500.00	0.00	-30,000.00	-100.00
70800 Other Government Grants							
10-1-000-006-3404.000 Rev other gov grants	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70800	0.00	0.00	0.00	0.00	0.00	0.00	
71100 Investment Income - Unrestricted							
10-1-000-006-3610.000 Interest Income	-7.37	-6.25	-1.12	-6.25	-7.37	-75.00	-90.17
Total Line 71100	-7.37	-6.25	-1.12	-6.25	-7.37	-75.00	-90.17
71300 Proceeds from Disposition of Asset							
Total Line 71300	0.00	0.00	0.00	0.00	0.00	0.00	
71500 Other Revenue							
10-1-000-006-3190.050 Office Rent Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3190.100 Beauty Shop Rent	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3195.000 Day Care Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.000 Inspection Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.004 Admin Fee Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.005 Maint Fee Income	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 Line 71500	0.00	0.00	0.00	0.00	0.00	0.00	
70000 TOTAL REVENUE	-23,403.87	-26,347.59	2,943.72	-26,347.59	-23,403.87	-316,171.00	-92.60

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - AMP 3 Bluebell
April, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
EXPENSES							
ADMINISTRATIVE							
91100 Administrative Salaries							
10-1-000-006-4110.000 Admin Salaries	420.48	1,729.17	-1,308.69	1,729.17	420.48	20,750.00	-97.97
10-1-000-006-4110.200 Admin Exp - Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91100	420.48	1,729.17	-1,308.69	1,729.17	420.48	20,750.00	-97.97
91200 Auditing Fees							
10-1-000-006-4171.000 Audit Fee	0.00	83.33	-83.33	83.33	0.00	1,000.00	-100.00
Total Line 91200	0.00	83.33	-83.33	83.33	0.00	1,000.00	-100.00
91300 Management Fee							
10-1-000-006-4120.100 Management Fee Exp	3,941.79	3,942.00	-0.21	3,942.00	3,941.79	47,304.00	-91.67
Total Line 91300	3,941.79	3,942.00	-0.21	3,942.00	3,941.79	47,304.00	-91.67
91310 Book-keeping Fee							
10-1-000-006-4120.300 Bookkeeping Exp	382.50	383.00	-0.50	383.00	382.50	4,596.00	-91.68
Total Line 91310	382.50	383.00	-0.50	383.00	382.50	4,596.00	-91.68
91500 Benefit Contributions - Admin							
10-1-000-006-4110.500 Emp Benefit - Admin	237.21	595.83	-358.62	595.83	237.21	7,150.00	-96.68
Total Line 91500	237.21	595.83	-358.62	595.83	237.21	7,150.00	-96.68
91600 Office Expense							
10-1-000-006-4140.000 Training - Staff	0.00	47.08	-47.08	47.08	0.00	565.00	-100.00
10-1-000-006-4180.000 Telephone	377.06	353.00	24.06	353.00	377.06	4,236.00	-91.10
10-1-000-006-4190.100 Postage	8.40	6.25	2.15	6.25	8.40	75.00	-88.80
10-1-000-006-4190.200 Office Supplies	0.00	4.17	-4.17	4.17	0.00	50.00	-100.00
10-1-000-006-4190.250 Office Furniture	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4190.300 Paper Supplies	0.00	16.67	-16.67	16.67	0.00	200.00	-100.00
10-1-000-006-4190.400 Printing/printers	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4190.401 Printing Supplies	0.00	8.33	-8.33	8.33	0.00	100.00	-100.00
10-1-000-006-4190.500 Printer/Copier Sup Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4190.550 Computers	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4190.700 Member Dues/Fees	0.00	104.17	-104.17	104.17	0.00	1,250.00	-100.00
10-1-000-006-4190.800 Internet Services	236.90	229.17	7.73	229.17	236.90	2,750.00	-91.39
10-1-000-006-4190.850 IT Support	0.00	41.67	-41.67	41.67	0.00	500.00	-100.00
Total Line 91600	622.36	810.51	-188.15	810.51	622.36	9,726.00	-93.60
91700 Legal Expense							
Total Line 91700	0.00	0.00	0.00	0.00	0.00	0.00	
91800 Travel Expense							
10-1-000-006-4150.000 Travel - Staff	0.00	73.33	-73.33	73.33	0.00	880.00	-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	6.25	-6.25	6.25	0.00	75.00	-100.00
Total Line 91800	0.00	79.58	-79.58	79.58	0.00	955.00	-100.00
91900 Other Expense							
10-1-000-006-4120.400 Fee for Service Exp	2.37	4.17	-1.80	4.17	2.37	50.00	-95.26
10-1-000-006-4120.500 Other Fee Exp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4120.700 Mental Health Fee	0.00	510.00	-510.00	510.00	0.00	6,120.00	-100.00
10-1-000-006-4160.000 Consulting Services	0.00	25.00	-25.00	25.00	0.00	300.00	-100.00
10-1-000-006-4160.100 Inspection Expense	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	12.50	0.00	150.00	-100.00
Total Line 91900	2.37	551.67	-549.30	551.67	2.37	6,620.00	-99.96
91000 TOTAL OPERATING EXPENSE - Admin	5,606.71	8,175.09	-2,568.38	8,175.09	5,606.71	98,101.00	-94.28

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - AMP 3 Bluebell
April, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
ASSET MANAGEMENT FEE							
92000 Asset Mangement Fee							
10-1-000-006-4120.200 Asset Mngt Fee Exp	510.00	510.00	0.00	510.00	510.00	6,120.00	-91.67
Total Line 92000	510.00	510.00	0.00	510.00	510.00	6,120.00	-91.67
92000 TOTAL ASSET MANAGEMENT FEE	510.00	510.00	0.00	510.00	510.00	6,120.00	-91.67
TENANT SERVICES							
92400 Tenant Services - Other							
10-1-000-006-4220.050 Ten Ser-Cable/TV Exp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4220.100 Ten Ser-Supplies	0.00	333.33	-333.33	333.33	0.00	4,000.00	-100.00
10-1-000-006-4220.110 Ten Ser-Recreation	0.00	8.33	-8.33	8.33	0.00	100.00	-100.00
10-1-000-006-4220.120 Ten Ser-Education	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4220.125 Ten Ser-Other	0.00	250.00	-250.00	250.00	0.00	3,000.00	-100.00
10-1-000-006-4220.175 Garden Program Exp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4230.000 Ten Ser Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 92400	0.00	591.66	-591.66	591.66	0.00	7,100.00	-100.00
92500 TOTAL TENANT SERVICES EXPENSE	0.00	591.66	-591.66	591.66	0.00	7,100.00	-100.00
UTILITIES							
93100 Water-200 Elect-300 Gas-600 Sewer							
10-1-000-006-4310.000 Water	158.85	304.17	-145.32	304.17	158.85	3,650.00	-95.65
10-1-000-006-4315.000 Sewer	158.32	254.17	-95.85	254.17	158.32	3,050.00	-94.81
10-1-000-006-4320.000 Electric	-50.64	1,333.33	-1,383.97	1,333.33	-50.64	16,000.00	-100.32
10-1-000-006-4330.000 Gas	-556.22	958.33	-1,514.55	958.33	-556.22	11,500.00	-104.84
Total Line 93100 93200 93300 93600	-289.69	2,850.00	-3,139.69	2,850.00	-289.69	34,200.00	-100.85
93000 TOTAL UTILITIES EXPENSES	-289.69	2,850.00	-3,139.69	2,850.00	-289.69	34,200.00	-100.85
MAINTENANCE & OPERATIONS EXPENSE							
94100 Maintenance - Labor							
10-1-000-006-4410.000 Maint Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4410.100 Maint Labor - OT	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4410.200 Maint Labor - Other	1,275.00	1,275.00	0.00	1,275.00	1,275.00	15,300.00	-91.67
Total Line 94100	1,275.00	1,275.00	0.00	1,275.00	1,275.00	15,300.00	-91.67
94200 Maintenance - Materials/Supplies							
10-1-000-006-4420.010 Garbage&Trash Supp	0.00	41.67	-41.67	41.67	0.00	500.00	-100.00
10-1-000-006-4420.020 Heating&Cooling Supp	0.00	300.00	-300.00	300.00	0.00	3,600.00	-100.00
10-1-000-006-4420.030 Snow Removal Supplies	0.00	8.33	-8.33	8.33	0.00	100.00	-100.00
10-1-000-006-4420.040 Elevator Maint Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4420.050 Landscape/Grounds Sup	0.00	208.33	-208.33	208.33	0.00	2,500.00	-100.00
10-1-000-006-4420.070 Electrical Supplies	4.70	125.00	-120.30	125.00	4.70	1,500.00	-99.69
10-1-000-006-4420.080 Plumbing Supplies	2.60	208.33	-205.73	208.33	2.60	2,500.00	-99.90
10-1-000-006-4420.090 Extermination Supplies	0.00	12.50	-12.50	12.50	0.00	150.00	-100.00
10-1-000-006-4420.100 Janitorial Supplies	53.85	141.67	-87.82	141.67	53.85	1,700.00	-96.83
10-1-000-006-4420.110 Routine Maint.Supplies	24.73	833.33	-808.60	833.33	24.73	10,000.00	-99.75
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 Flooring Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4420.125 Mileage	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4420.126 Vehicle Supplies	35.44	8.33	27.11	8.33	35.44	100.00	-64.56
10-1-000-006-4420.130 Security Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94200	121.32	1,887.49	-1,766.17	1,887.49	121.32	22,650.00	-99.46

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - AMP 3 Bluebell
April, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
94300 Maintenance - Contracts							
10-1-000-006-4330.010 Refuse	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4430.000 Maint Labor Contract	3,369.00	5,606.17	-2,237.17	5,606.17	3,369.00	67,274.00	-94.99
10-1-000-006-4430.010 Garbage & Trash Cont	273.50	275.00	-1.50	275.00	273.50	3,300.00	-91.71
10-1-000-006-4430.020 Heating & Cooling Cont	0.00	1,250.00	-1,250.00	1,250.00	0.00	15,000.00	-100.00
10-1-000-006-4430.030 Snow Removal Contract	0.00	50.00	-50.00	50.00	0.00	600.00	-100.00
10-1-000-006-4430.040 Elevator Maint Cont	0.00	416.67	-416.67	416.67	0.00	5,000.00	-100.00
10-1-000-006-4430.050 Landscape & Grds Cont	0.00	83.33	-83.33	83.33	0.00	1,000.00	-100.00
10-1-000-006-4430.060 Unit Turnaround Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4430.070 Electrical Contracts	-261.72	104.17	-365.89	104.17	-261.72	1,250.00	-120.94
10-1-000-006-4430.080 Plumbing Contracts	0.00	666.67	-666.67	666.67	0.00	8,000.00	-100.00
10-1-000-006-4430.090 Extermination Contracts	0.00	208.33	-208.33	208.33	0.00	2,500.00	-100.00
10-1-000-006-4430.100 Janitorial Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4430.110 Routing Maint Cont	0.00	666.67	-666.67	666.67	0.00	8,000.00	-100.00
10-1-000-006-4430.111 Flooring Contract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4430.120 Other Misc. Cont Cost	0.00	291.67	-291.67	291.67	0.00	3,500.00	-100.00
10-1-000-006-4430.121 Laundry Equip Contract	0.00	83.33	-83.33	83.33	0.00	1,000.00	-100.00
10-1-000-006-4430.126 Vehicle Maint Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4431.000 Trash Removal	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94300	3,380.78	9,702.01	-6,321.23	9,702.01	3,380.78	116,424.00	-97.10
94500 Maintenance - Ordinary/Benefits							
10-1-000-006-4410.500 Maint Emp Benefit	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94500	0.00	0.00	0.00	0.00	0.00	0.00	
94000 TOTAL MAINTENANCE EXPENSES	4,777.10	12,864.50	-8,087.40	12,864.50	4,777.10	154,374.00	-96.91
TOTAL PROTECTIVE SERVICES EXPENSE							
95200 Protective Services - Contract							
10-1-000-006-4480.000 Police Contract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4480.006 Safety/Security Labor Fee	510.00	510.00	0.00	510.00	510.00	6,120.00	-91.67
10-1-000-006-4480.100 ADT Contract	912.09	145.83	766.26	145.83	912.09	1,750.00	-47.88
10-1-000-006-4480.500 Other Security Contract	0.00	541.67	-541.67	541.67	0.00	6,500.00	-100.00
Total Line 95200	1,422.09	1,197.50	224.59	1,197.50	1,422.09	14,370.00	-90.10
95300 Protective Services - Other							
Total Line 95300	0.00	0.00	0.00	0.00	0.00	0.00	
95000 TOTAL PROTECTIVE SERVICES EXP	1,422.09	1,197.50	224.59	1,197.50	1,422.09	14,370.00	-90.10
INSURANCE PREMIUMS EXPENSE							
96110 Property 120 Liab. 130 Work Comp							
10-1-000-006-4510.010 Property Insurance	1,254.24	1,279.17	-24.93	1,279.17	1,254.24	15,350.00	-91.83
10-1-000-006-4510.020 Liability Insurance	124.68	127.08	-2.40	127.08	124.68	1,525.00	-91.82
10-1-000-006-4510.030 Work Comp	27.09	29.17	-2.08	29.17	27.09	350.00	-92.26
Total Line 96110 96120 96130	1,406.01	1,435.42	-29.41	1,435.42	1,406.01	17,225.00	-91.84
96140 All Other Insurance							
10-1-000-006-4510.015 Equipment Insurance	50.83	52.08	-1.25	52.08	50.83	625.00	-91.87
10-1-000-006-4510.025 PE & PO Insurance	7.14	8.33	-1.19	8.33	7.14	100.00	-92.86
10-1-000-006-4510.035 Auto Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4510.040 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96140	57.97	60.41	-2.44	60.41	57.97	725.00	-92.00
96100 TOTAL INSURANCE PREMIUMS EXP	1,463.98	1,495.83	-31.85	1,495.83	1,463.98	17,950.00	-91.84

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - AMP 3 Bluebell
April, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
GENERAL EXPENSES							
96200 Other General Expenses							
10-1-000-006-4590.000 Other General	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96200	0.00	0.00	0.00	0.00	0.00	0.00	
96210 Compensated Absences							
10-1-000-006-4110.001 Salaries Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4595.000 Compensated Absences	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96210	0.00	0.00	0.00	0.00	0.00	0.00	
96300 Payment In Lieu Of Taxes - PILOT							
10-1-000-006-4520.000 Pay in lieu of Tax	1,503.67	1,144.42	359.25	1,144.42	1,503.67	13,733.00	-89.05
Total Line 96300	1,503.67	1,144.42	359.25	1,144.42	1,503.67	13,733.00	-89.05
96400 Bad Debt - Tenant Rents							
10-1-000-006-4570.000 Collection Losses	53.59	0.00	53.59	0.00	53.59	0.00	
Total Line 96400	53.59	0.00	53.59	0.00	53.59	0.00	
96800 Severance Expense							
10-1-000-006-4530.000 Term Leave Pay	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96800	0.00	0.00	0.00	0.00	0.00	0.00	
96000 TOTAL OTHER GENERAL EXPENSES	1,557.26	1,144.42	412.84	1,144.42	1,557.26	13,733.00	-88.66
96900 TOTAL OPERATING EXPENSE	15,047.45	28,829.00	-13,781.55	28,829.00	15,047.45	345,948.00	-95.65
97000 NET REVENUE/EXPENSE (-Gain/Loss)	-8,356.42	2,481.41	-10,837.83	2,481.41	-8,356.42	29,777.00	-128.06
MISCELLANEOUS EXPENSE							
97100 Extraordinary Maintenance							
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 Line 97100	0.00	0.00	0.00	0.00	0.00	0.00	
97200 Casualty Losses - Non-capitalized							
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 Line 97200	0.00	0.00	0.00	0.00	0.00	0.00	
97400 Depreciation Expense							
10-1-000-006-4800.000 Depreciation Exp BB	4,435.00	8,750.00	-4,315.00	8,750.00	4,435.00	105,000.00	-95.78
Total Line 97400	4,435.00	8,750.00	-4,315.00	8,750.00	4,435.00	105,000.00	-95.78
97500 Fraud Losses							
Total Line 97500	0.00	0.00	0.00	0.00	0.00	0.00	
97800 Dwelling Units Rent Expense							
Total Line 97800	0.00	0.00	0.00	0.00	0.00	0.00	
90000 TOTAL MISCELLANEOUS EXPENSE	4,435.00	8,750.00	-4,315.00	8,750.00	4,435.00	105,000.00	-95.78

Date:
Time:
11

Knox County Housing Authority
FDS Income Statement - AMP 3 Bluebell
April, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
OTHER FINANCING SOURCES (USES)							
10010 Operating Transfer In							
Total Line 10010	0.00	0.00	0.00	0.00	0.00	0.00	
10020 Operating Transfer Out							
Total Line 10020	0.00	0.00	0.00	0.00	0.00	0.00	
10030 Operating Xfers from/to Government							
Total Line 10030	0.00	0.00	0.00	0.00	0.00	0.00	
10040 Oper Xfers from/to Component Unit							
Total Line 10040	0.00	0.00	0.00	0.00	0.00	0.00	
10060 Proceeds Sale Property -gain/loss							
Total Line 10060	0.00	0.00	0.00	0.00	0.00	0.00	
10070 Extraordinary Items Net -Gain/Loss							
Total Line 10050	0.00	0.00	0.00	0.00	0.00	0.00	
10080 Special Items (Net -Gain/Loss)							
Total Line 10060	0.00	0.00	0.00	0.00	0.00	0.00	
10093 Xfers - In between Amps							
10-1-000-006-9111.000 Xfers In from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10093 Xfers - In from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
10094 Xfer - Out between Amps							
10-1-000-006-9111.100 Xfers Out from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10094 Xfers - Out from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
10100 TOTAL OTHER FINANCING SOURCES-USES	0.00	0.00	0.00	0.00	0.00	0.00	
10000 EXCESS REVENUE/EXPENS (-Gain/Loss)	-3,921.42	11,231.41	-15,152.83	11,231.41	-3,921.42	134,777.00	-102.91

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - Brentwood
April, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	72.00	72.00	0.00	72.00	72.00	864.00	0.00
REVENUE							
70300 Net Tenant Rent Revenue							
60-1-000-000-5120.000 Rent - Brentwood	-24,796.00	-28,220.00	3,424.00	-28,220.00	-24,796.00	-338,640.00	-92.68
60-1-000-000-5125.000 PHA Rent	-9,724.00	-7,500.00	-2,224.00	-7,500.00	-9,724.00	-90,000.00	-89.20
60-1-000-000-5220.000 Vacancies - BW	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5320.000 Rent Adjustments	0.00	0.00	0.00	0.00	0.00	0.00	
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 Line 70300	-34,520.00	-35,720.00	1,200.00	-35,720.00	-34,520.00	-428,640.00	-91.95
70400 Tenant Revenue - Other							
60-1-000-000-5910.000 Laundry Income	-408.75	-660.00	251.25	-660.00	-408.75	-7,920.00	-94.84
60-1-000-000-5920.000 Bad Check Charges	-20.00	0.00	-20.00	0.00	-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	0.00	-600.00	600.00	-600.00	0.00	-7,200.00	-100.00
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	-37.00	-80.00	43.00	-80.00	-37.00	-960.00	-96.15
60-1-000-000-5926.000 Violation Charges	0.00	-40.42	40.42	-40.42	0.00	-485.00	-100.00
60-1-000-000-5930.000 Retained HAP	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70400	-465.75	-1,380.42	914.67	-1,380.42	-465.75	-16,565.00	-97.19
70500 TOTAL TENANT REVENUE	-34,985.75	-37,100.42	2,114.67	-37,100.42	-34,985.75	-445,205.00	-92.14
70600 HUD PHA Operating Grants							
60-1-000-000-5126.000 HAP - Brentwood S8	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5500.000 HUD Interest Payment	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70600	0.00	0.00	0.00	0.00	0.00	0.00	
70800 Other Government Grants							
60-1-000-000-5990.000 Income from Grants	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70800	0.00	0.00	0.00	0.00	0.00	0.00	
71100 Investment Income - Unrestricted							
60-1-000-000-5410.000 Interest Income	-12.04	-120.00	107.96	-120.00	-12.04	-1,440.00	-99.16
60-1-000-000-5410.025 Interest Inc - Sec Dep	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 71100	-12.04	-120.00	107.96	-120.00	-12.04	-1,440.00	-99.16
71400 Fraud Recovery							
Total Line 71400	0.00	0.00	0.00	0.00	0.00	0.00	
71500 Other Revenue							
60-1-000-000-5127.000 Office Rent Receipt	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5900.000 Other Income	0.00	-8.33	8.33	-8.33	0.00	-100.00	-100.00
60-1-000-000-5901.000 Income - LR Amps	0.00	-83.33	83.33	-83.33	0.00	-1,000.00	-100.00
Total Line 71500	0.00	-91.66	91.66	-91.66	0.00	-1,100.00	-100.00
72000 Investment Income - Restricted							
60-1-000-000-5440.000 Rep Res Interest	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5450.000 Residual Res Int Inc	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 72000	0.00	0.00	0.00	0.00	0.00	0.00	
70000 TOTAL REVENUE	-34,997.79	-37,312.08	2,314.29	-37,312.08	-34,997.79	-447,745.00	-92.18

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - Brentwood
April, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
EXPENSES							
ADMINISTRATIVE							
91100 Administrative Salaries							
60-1-000-000-6310.000 Admin Salaries	720.00	1,345.83	-625.83	1,345.83	720.00	16,150.00	-95.54
60-1-000-000-6330.000 Manager Salaries	1,499.86	2,804.17	-1,304.31	2,804.17	1,499.86	33,650.00	-95.54
60-1-000-000-6330.200 Admin from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91100	2,219.86	4,150.00	-1,930.14	4,150.00	2,219.86	49,800.00	-95.54
91200 Auditing Fees							
60-1-000-000-6350.000 Audit	0.00	100.00	-100.00	100.00	0.00	1,200.00	-100.00
Total Line 91200	0.00	100.00	-100.00	100.00	0.00	1,200.00	-100.00
91300 Management Fee							
60-1-000-000-6320.000 Management Fees	3,744.00	3,744.00	0.00	3,744.00	3,744.00	44,928.00	-91.67
Total Line 91300	3,744.00	3,744.00	0.00	3,744.00	3,744.00	44,928.00	-91.67
91310 Book-keeping Fee							
60-1-000-000-6351.000 Bookkeeping Fees	540.00	540.00	0.00	540.00	540.00	6,480.00	-91.67
Total Line 91310	540.00	540.00	0.00	540.00	540.00	6,480.00	-91.67
91400 Advertising & Marketing							
60-1-000-000-6210.000 Advertising	0.00	33.33	-33.33	33.33	0.00	400.00	-100.00
Total Line 91400	0.00	33.33	-33.33	33.33	0.00	400.00	-100.00
91500 Benefit Contributions - Admin							
60-1-000-000-6310.500 Admin Benefits	229.81	333.33	-103.52	333.33	229.81	4,000.00	-94.25
60-1-000-000-6330.500 Manager's Benefits	725.66	845.83	-120.17	845.83	725.66	10,150.00	-92.85
Total Line 91500	955.47	1,179.16	-223.69	1,179.16	955.47	14,150.00	-93.25
91600 Office Expense							
60-1-000-000-6250.000 Misc Rent Expense	33.75	176.00	-142.25	176.00	33.75	2,112.00	-98.40
60-1-000-000-6311.000 Office Exp - BW	75.88	165.00	-89.12	165.00	75.88	1,980.00	-96.17
60-1-000-000-6311.050 Office Rental Exp	243.00	250.50	-7.50	250.50	243.00	3,006.00	-91.92
60-1-000-000-6311.100 Phone/Internet Exp	148.64	125.00	23.64	125.00	148.64	1,500.00	-90.09
60-1-000-000-6311.150 IT Support	0.00	136.00	-136.00	136.00	0.00	1,632.00	-100.00
60-1-000-000-6311.200 Office Furniture	0.00	16.67	-16.67	16.67	0.00	200.00	-100.00
Total Line 91600	501.27	869.17	-367.90	869.17	501.27	10,430.00	-95.19
91700 Legal Expense							
60-1-000-000-6340.000 Legal	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91700	0.00	0.00	0.00	0.00	0.00	0.00	
91800 Travel Expense							
60-1-000-000-6365.000 Travel - Staff	0.00	100.00	-100.00	100.00	0.00	1,200.00	-100.00
60-1-000-000-6365.010 Travel - Commissioners	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6365.100 Mileage, Staff - BW	-24.00	110.00	-134.00	110.00	-24.00	1,320.00	-101.82
Total Line 91800	-24.00	210.00	-234.00	210.00	-24.00	2,520.00	-100.95
91900 Other Expense							
60-1-000-000-6360.000 Training - Staff	0.00	166.67	-166.67	166.67	0.00	2,000.00	-100.00
60-1-000-000-6360.010 Training - Commiss	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6380.000 Consulting Services	0.00	1,333.33	-1,333.33	1,333.33	0.00	16,000.00	-100.00
60-1-000-000-6380.100 Inspection Expense	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6380.500 Translating Services	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6390.000 Fee for Service Exp	41.77	18.00	23.77	18.00	41.77	216.00	-80.66
60-1-000-000-6399.000 Other Administrative	0.00	100.00	-100.00	100.00	0.00	1,200.00	-100.00
Total Line 91900	41.77	1,618.00	-1,576.23	1,618.00	41.77	19,416.00	-99.78
91000 TOTAL OPERATING EXPENSE - Admin	7,978.37	12,443.66	-4,465.29	12,443.66	7,978.37	149,324.00	-94.66
UTILITIES							

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - Brentwood
April, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
93100 Water,200 Elect,300 Gas,600 Sewer							
60-1-000-000-6450.000 Utilites - Electric	-17.29	425.00	-442.29	425.00	-17.29	5,100.00	-100.34
60-1-000-000-6451.000 Utilities - Water	0.00	1,000.00	-1,000.00	1,000.00	0.00	12,000.00	-100.00
60-1-000-000-6452.000 Utilities - Gas	-78.89	180.00	-258.89	180.00	-78.89	2,160.00	-103.65
60-1-000-000-6453.000 Utilities - Sewer	0.00	1,800.00	-1,800.00	1,800.00	0.00	21,600.00	-100.00
Total Line 93100, 93200, 93300, 93600	-96.18	3,405.00	-3,501.18	3,405.00	-96.18	40,860.00	-100.24
93000 TOTAL UTILITIES EXPENSES	-96.18	3,405.00	-3,501.18	3,405.00	-96.18	40,860.00	-100.24
MAINTENANCE & OPERATIONS EXPENSE							
94100 Maintenance - Labor							
60-1-000-000-6510.000 Maint Salaries	1,970.88	5,070.83	-3,099.95	5,070.83	1,970.88	60,850.00	-96.76
60-1-000-000-6510.100 OT Maintenance	35.03	85.00	-49.97	85.00	35.03	1,020.00	-96.57
60-1-000-000-6510.200 Maint from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94100	2,005.91	5,155.83	-3,149.92	5,155.83	2,005.91	61,870.00	-96.76
94200 Maintenance - Materials/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 Heat/Cool Supplies	27.96	150.00	-122.04	150.00	27.96	1,800.00	-98.45
60-1-000-000-6515.030 Snow Removal Supplies	0.00	58.33	-58.33	58.33	0.00	700.00	-100.00
60-1-000-000-6515.040 Roofing Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6515.050 Lndscape/Grnd Supplies	0.00	250.00	-250.00	250.00	0.00	3,000.00	-100.00
60-1-000-000-6515.070 Electrical Supplies	71.50	135.00	-63.50	135.00	71.50	1,620.00	-95.59
60-1-000-000-6515.080 Plumbing Supplies	243.64	400.00	-156.36	400.00	243.64	4,800.00	-94.92
60-1-000-000-6515.090 Extermination Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6515.100 Janitorial Supplies	102.01	175.00	-72.99	175.00	102.01	2,100.00	-95.14
60-1-000-000-6515.110 Routine Maint. Supplies	275.32	670.00	-394.68	670.00	275.32	8,040.00	-96.58
60-1-000-000-6515.114 Painting Supplies - BW	0.00	140.00	-140.00	140.00	0.00	1,680.00	-100.00
60-1-000-000-6515.115 Refrigerators	0.00	183.33	-183.33	183.33	0.00	2,200.00	-100.00
60-1-000-000-6515.116 Stoves	0.00	100.00	-100.00	100.00	0.00	1,200.00	-100.00
60-1-000-000-6515.120 Misc. Other Supplies	0.00	62.50	-62.50	62.50	0.00	750.00	-100.00
60-1-000-000-6515.500 Small Tools/Equipment	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94200	720.43	2,324.16	-1,603.73	2,324.16	720.43	27,890.00	-97.42
94300 Maintenance - Contracts							
60-1-000-000-6520.010 Garbage/Trash Contract	1,097.00	1,150.00	-53.00	1,150.00	1,097.00	13,800.00	-92.05
60-1-000-000-6520.020 Heat/Cool Contract	0.00	250.00	-250.00	250.00	0.00	3,000.00	-100.00
60-1-000-000-6520.030 Snow Removal Contract	0.00	150.00	-150.00	150.00	0.00	1,800.00	-100.00
60-1-000-000-6520.040 Roofing Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6520.050 Landscape&Grds Cont	0.00	250.00	-250.00	250.00	0.00	3,000.00	-100.00
60-1-000-000-6520.060 Unit Turn Contract	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6520.070 Electrical Contract	0.00	65.00	-65.00	65.00	0.00	780.00	-100.00
60-1-000-000-6520.080 Plumbing Contract	0.00	416.67	-416.67	416.67	0.00	5,000.00	-100.00
60-1-000-000-6520.090 Extermination Contract	0.00	383.33	-383.33	383.33	0.00	4,600.00	-100.00
60-1-000-000-6520.100 Janitorial Contract	225.00	93.75	131.25	93.75	225.00	1,125.00	-80.00
60-1-000-000-6520.110 Routine Maint. Contract	0.00	216.67	-216.67	216.67	0.00	2,600.00	-100.00
60-1-000-000-6520.111 Carpet Repr/Repl Cont.	0.00	875.00	-875.00	875.00	0.00	10,500.00	-100.00
60-1-000-000-6520.120 Misc. Other Contracts	0.00	6,716.67	-6,716.67	6,716.67	0.00	80,600.00	-100.00
Total Line 94300 - (sub acct)	1,322.00	10,567.09	-9,245.09	10,567.09	1,322.00	126,805.00	-98.96
94500 Maintenance - Ordinary/Benefits							
60-1-000-000-6510.500 Maint. Employee Ben.	1,159.41	1,783.33	-623.92	1,783.33	1,159.41	21,400.00	-94.58
Total Line 94500	1,159.41	1,783.33	-623.92	1,783.33	1,159.41	21,400.00	-94.58
94000 TOTAL MAINTENANCE EXPENSES	5,207.75	19,830.41	-14,622.66	19,830.41	5,207.75	237,965.00	-97.81
TOTAL PROTECTIVE SERVICES EXPENSE							
95100 Protective Services - Labor							

Date:
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Knox County Housing Authority
FDS Income Statement - Brentwood
April, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Total Line 95100	0.00	0.00	0.00	0.00	0.00	0.00	
95200 Protective Services - Contract							
60-1-000-000-6580.006 Safety/Sec Labor Fee	738.00	720.00	18.00	720.00	738.00	8,640.00	-91.46
60-1-000-000-6580.100 ADT Contract	18.08	99.00	-80.92	99.00	18.08	1,188.00	-98.48
60-1-000-000-6580.500 Other Safety Contracts	0.00	41.67	-41.67	41.67	0.00	500.00	-100.00
Total Line 95200	756.08	860.67	-104.59	860.67	756.08	10,328.00	-92.68
95300 Protective Services - Other							
Total Line 95300	0.00	0.00	0.00	0.00	0.00	0.00	
95000 TOTAL PROTECTIVE SERVICES EXP	756.08	860.67	-104.59	860.67	756.08	10,328.00	-92.68
INSURANCE PREMIUMS EXPENSE							
96110 Property Insurance							
60-1-000-000-6720.000 Property Insurance	1,241.21	1,264.50	-23.29	1,264.50	1,241.21	15,174.00	-91.82
Total Line 96110	1,241.21	1,264.50	-23.29	1,264.50	1,241.21	15,174.00	-91.82
96120 Liability Insurance							
60-1-000-000-6721.000 Liability Insurance	175.11	178.50	-3.39	178.50	175.11	2,142.00	-91.82
Total Line 96120	175.11	178.50	-3.39	178.50	175.11	2,142.00	-91.82
96130 Workmen's Compensation							
60-1-000-000-6722.000 Work Comp Insurance	285.36	290.75	-5.39	290.75	285.36	3,489.00	-91.82
Total Line 96130	285.36	290.75	-5.39	290.75	285.36	3,489.00	-91.82
96140 All Other Insurance							
60-1-000-000-6720.500 Equipment Insurance	71.40	72.75	-1.35	72.75	71.40	873.00	-91.82
60-1-000-000-6721.500 PE & PO Insuranace	88.52	90.17	-1.65	90.17	88.52	1,082.00	-91.82
60-1-000-000-6724.000 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96140	159.92	162.92	-3.00	162.92	159.92	1,955.00	-91.82
96100 TOTAL INSURANCE PREMIUMS EXP	1,861.60	1,896.67	-35.07	1,896.67	1,861.60	22,760.00	-91.82
GENERAL EXPENSES							
96200 Other General Expenses							
60-1-000-000-6790.000 Other General Exp	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96200	0.00	0.00	0.00	0.00	0.00	0.00	
96210 Compensated Absenses							
60-1-000-000-6795.000 Compensated Absences	0.00	41.67	-41.67	41.67	0.00	500.00	-100.00
Total Line 96210	0.00	41.67	-41.67	41.67	0.00	500.00	-100.00
96300 Payment In Lieu Of Taxes - PILOT							
60-1-000-000-6710.000 PILOT - Real Estate Tax	1,730.81	2,036.08	-305.27	2,036.08	1,730.81	24,433.00	-92.92
Total Line 96300	1,730.81	2,036.08	-305.27	2,036.08	1,730.81	24,433.00	-92.92
96400 Bad Debt - Tenant Rents							
60-1-000-000-6370.000 Bad Debt	120.90	100.42	20.48	100.42	120.90	1,205.00	-89.97
Total Line 96400	120.90	100.42	20.48	100.42	120.90	1,205.00	-89.97
96000 TOTAL OTHER GENERAL EXPENSES	1,851.71	2,178.17	-326.46	2,178.17	1,851.71	26,138.00	-92.92
INTEREST & AMORTIZATION EXPENSE							
96710 Interest of Mortgage/Bond Payable							
60-1-000-000-6810.000 Interest Exp Payable	3,020.40	1,500.00	1,520.40	1,500.00	3,020.40	18,000.00	-83.22
60-1-000-000-6860.000 Security Deposit Interest	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96710	3,020.40	1,500.00	1,520.40	1,500.00	3,020.40	18,000.00	-83.22
96700 TOTAL INTEREST EXP & AMORT	3,020.40	1,500.00	1,520.40	1,500.00	3,020.40	18,000.00	-83.22
96900 TOTAL OPERATING EXPENSE	20,579.73	42,114.58	-21,534.85	42,114.58	20,579.73	505,375.00	-95.93
97000 NET REVENUE/EXPENSE (GAIN/-LOSS)	-14,418.06	4,802.50	-19,220.56	4,802.50	-14,418.06	57,630.00	-125.02

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - Prairieland
April, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	65.00	72.00	0.00	72.00	65.00	864.00	0.00
REVENUE							
70300 Net Tenant Rent Revenue							
60-1-000-001-5120.000 Rent - Prairieland	-22,596.00	-23,635.00	1,039.00	-23,635.00	-22,596.00	-283,620.00	-92.03
60-1-000-001-5125.000 PHA Rent	-3,147.00	-2,500.00	-647.00	-2,500.00	-3,147.00	-30,000.00	-89.51
60-1-000-001-5220.000 Vacancies - PL	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5320.000 Rent Adjustments	-665.00	0.00	-665.00	0.00	-665.00	0.00	
60-1-000-001-5970.000 Excess Rent	-1,447.00	-1,083.33	-363.67	-1,083.33	-1,447.00	-13,000.00	-88.87
60-1-000-001-5971.000 Excess Rent to HUD	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70300	-27,855.00	-27,218.33	-636.67	-27,218.33	-27,855.00	-326,620.00	-91.47
70400 Tenant Revenue - Other							
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	-20.00	0.00	-20.00	0.00	-20.00	0.00	
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	-10.00	-583.33	573.33	-583.33	-10.00	-7,000.00	-99.86
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	-34.00	-167.00	133.00	-167.00	-34.00	-2,004.00	-98.30
60-1-000-001-5926.000 Violation Charges	0.00	-40.42	40.42	-40.42	0.00	-485.00	-100.00
60-1-000-001-5930.000 Retained HAP	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70400	-64.00	-790.75	726.75	-790.75	-64.00	-9,489.00	-99.33
70500 TOTAL TENANT REVENUE	-27,919.00	-28,009.08	90.08	-28,009.08	-27,919.00	-336,109.00	-91.69
70600 HUD PHA Operating Grants							
60-1-000-001-5126.000 HAP - Prairie S8	-2,930.00	-4,000.00	1,070.00	-4,000.00	-2,930.00	-48,000.00	-93.90
60-1-000-001-5500.000 HUD Interest Payment	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70600	-2,930.00	-4,000.00	1,070.00	-4,000.00	-2,930.00	-48,000.00	-93.90
70800 Other Government Grants							
60-1-000-001-5990.000 Income from Grants	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70800	0.00	0.00	0.00	0.00	0.00	0.00	
71100 Investment Income - Unrestricted							
60-1-000-001-5410.000 Interest Income	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5410.025 Interest Inc - Sec Dep	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 71100	0.00	0.00	0.00	0.00	0.00	0.00	
71400 Fraud Recovery							
Total Line 71400	0.00	0.00	0.00	0.00	0.00	0.00	
71500 Other Revenue							
60-1-000-001-5127.000 Office Rent Receipt	-243.00	-251.50	8.50	-251.50	-243.00	-3,018.00	-91.95
60-1-000-001-5900.000 Other Income	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5901.000 Income - LR Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 71500	-243.00	-251.50	8.50	-251.50	-243.00	-3,018.00	-91.95
72000 Investment Income - Restricted							
60-1-000-001-5440.000 Rep Res Interest	0.00	-19.58	19.58	-19.58	0.00	-235.00	-100.00
60-1-000-001-5450.000 Residual Res Int Inc	0.00	-4.50	4.50	-4.50	0.00	-54.00	-100.00
Total Line 72000	0.00	-24.08	24.08	-24.08	0.00	-289.00	-100.00
70000 TOTAL REVENUE	-31,092.00	-32,284.66	1,192.66	-32,284.66	-31,092.00	-387,416.00	-91.97

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - Prairieland
April, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
EXPENSES							
ADMINISTRATIVE							
91100 Administrative Salaries							
60-1-000-001-6310.000 Admin Salaries	720.00	1,345.83	-625.83	1,345.83	720.00	16,150.00	-95.54
60-1-000-001-6330.000 Manager's Salaries	1,499.84	2,804.17	-1,304.33	2,804.17	1,499.84	33,650.00	-95.54
60-1-000-001-6330.200 Admin from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91100	2,219.84	4,150.00	-1,930.16	4,150.00	2,219.84	49,800.00	-95.54
91200 Auditing Fees							
60-1-000-001-6350.000 Audit	0.00	100.00	-100.00	100.00	0.00	1,200.00	-100.00
Total Line 91200	0.00	100.00	-100.00	100.00	0.00	1,200.00	-100.00
91300 Management Fee							
60-1-000-001-6320.000 Management Fees	3,380.00	3,380.00	0.00	3,380.00	3,380.00	40,560.00	-91.67
Total Line 91300	3,380.00	3,380.00	0.00	3,380.00	3,380.00	40,560.00	-91.67
91310 Book-keeping Fee							
60-1-000-001-6351.000 Bookkeeping Fees	487.50	488.00	-0.50	488.00	487.50	5,856.00	-91.68
Total Line 91310	487.50	488.00	-0.50	488.00	487.50	5,856.00	-91.68
91400 Advertising & Marketing							
60-1-000-001-6210.000 Advertising	0.00	33.33	-33.33	33.33	0.00	400.00	-100.00
Total Line 91400	0.00	33.33	-33.33	33.33	0.00	400.00	-100.00
91500 Benefit Contributions - Admin							
60-1-000-001-6310.500 Admin Benefits	229.81	333.33	-103.52	333.33	229.81	4,000.00	-94.25
60-1-000-001-6330.500 Manager's Benefits	725.66	845.83	-120.17	845.83	725.66	10,150.00	-92.85
Total Line 91500	955.47	1,179.16	-223.69	1,179.16	955.47	14,150.00	-93.25
91600 Office Expense							
60-1-000-001-6250.000 Misc. Rent Expense	16.87	100.00	-83.13	100.00	16.87	1,200.00	-98.59
60-1-000-001-6311.000 Office Exp - PL	75.87	160.00	-84.13	160.00	75.87	1,920.00	-96.05
60-1-000-001-6311.050 Office Rental Exp	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6311.100 Phone/Internet Exp	148.62	125.00	23.62	125.00	148.62	1,500.00	-90.09
60-1-000-001-6311.150 IT Support	0.00	136.00	-136.00	136.00	0.00	1,632.00	-100.00
60-1-000-001-6311.200 Office Furniture	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91600	241.36	521.00	-279.64	521.00	241.36	6,252.00	-96.14
91700 Legal Expense							
60-1-000-001-6340.000 Legal	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91700	0.00	0.00	0.00	0.00	0.00	0.00	
91800 Travel Expense							
60-1-000-001-6365.000 Travel - Staff	0.00	100.00	-100.00	100.00	0.00	1,200.00	-100.00
60-1-000-001-6365.010 Travel - Commissioners	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6365.100 Mileage, Staff - PL	0.00	110.00	-110.00	110.00	0.00	1,320.00	-100.00
Total Line 91800	0.00	210.00	-210.00	210.00	0.00	2,520.00	-100.00
91900 Other Expense							
60-1-000-001-6360.000 Training - Staff	0.00	166.67	-166.67	166.67	0.00	2,000.00	-100.00
60-1-000-001-6360.010 Training - Commiss	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6380.000 Consulting Services	0.00	100.00	-100.00	100.00	0.00	1,200.00	-100.00
60-1-000-001-6380.100 Inspection Expense	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6380.500 Translating Services	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6390.000 Fee for Service Exp	41.77	10.00	31.77	10.00	41.77	120.00	-65.19
60-1-000-001-6399.000 Other Administrative	0.00	100.00	-100.00	100.00	0.00	1,200.00	-100.00
Total Line 91900	41.77	376.67	-334.90	376.67	41.77	4,520.00	-99.08
91000 TOTAL OPERATING EXPENSE - Admin	7,325.94	10,438.16	-3,112.22	10,438.16	7,325.94	125,258.00	-94.15
UTILITIES							

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - Prairieland
April, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
93100 Water,200 Elect,300 Gas,600 Sewer							
60-1-000-001-6450.000 Utilities Electric	90.28	380.00	-289.72	380.00	90.28	4,560.00	-98.02
60-1-000-001-6451.000 Utilities Water	0.00	900.00	-900.00	900.00	0.00	10,800.00	-100.00
60-1-000-001-6452.000 Utilities Gas	56.77	160.00	-103.23	160.00	56.77	1,920.00	-97.04
60-1-000-001-6453.000 Utilities Sewer	0.00	1,790.00	-1,790.00	1,790.00	0.00	21,480.00	-100.00
Total Line 93100, 93200, 93300, 93600	147.05	3,230.00	-3,082.95	3,230.00	147.05	38,760.00	-99.62
93000 TOTAL UTILITIES EXPENSES	147.05	3,230.00	-3,082.95	3,230.00	147.05	38,760.00	-99.62
MAINTENANCE & OPERATIONS EXPENSE							
94100 Maintenance - Labor							
60-1-000-001-6510.000 Maintenance Salaries	1,970.88	5,070.83	-3,099.95	5,070.83	1,970.88	60,850.00	-96.76
60-1-000-001-6510.100 OT Maintenance	35.03	85.00	-49.97	85.00	35.03	1,020.00	-96.57
60-1-000-001-6510.200 Maint from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94100	2,005.91	5,155.83	-3,149.92	5,155.83	2,005.91	61,870.00	-96.76
94200 Maintenance - Materials/Supplies							
60-1-000-001-6515.010 Garbage/Trash Supples	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6515.020 Heat/Cool Supplies	0.00	185.00	-185.00	185.00	0.00	2,220.00	-100.00
60-1-000-001-6515.030 Snow Removal Supplies	0.00	58.33	-58.33	58.33	0.00	700.00	-100.00
60-1-000-001-6515.040 Roofing Suppies	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6515.050 Lndscape/Grnd Supplies	51.55	266.67	-215.12	266.67	51.55	3,200.00	-98.39
60-1-000-001-6515.070 Electrical Supplies	97.50	100.00	-2.50	100.00	97.50	1,200.00	-91.88
60-1-000-001-6515.080 Plumbing Supplies	50.91	340.00	-289.09	340.00	50.91	4,080.00	-98.75
60-1-000-001-6515.090 Extermination Supplies	0.00	25.00	-25.00	25.00	0.00	300.00	-100.00
60-1-000-001-6515.100 Janitorial Supplies	0.00	80.00	-80.00	80.00	0.00	960.00	-100.00
60-1-000-001-6515.110 Routine Maint. Supplies	247.80	666.67	-418.87	666.67	247.80	8,000.00	-96.90
60-1-000-001-6515.114 Painting Supplies - PL	0.00	185.00	-185.00	185.00	0.00	2,220.00	-100.00
60-1-000-001-6515.115 Refrigerators	541.00	183.33	357.67	183.33	541.00	2,200.00	-75.41
60-1-000-001-6515.116 Stoves	1,528.00	133.33	1,394.67	133.33	1,528.00	1,600.00	-4.50
60-1-000-001-6515.120 Other Misc. Supplies	0.00	83.33	-83.33	83.33	0.00	1,000.00	-100.00
60-1-000-001-6515.500 Small Tools/Equipment	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94200	2,516.76	2,306.66	210.10	2,306.66	2,516.76	27,680.00	-90.91
94300 Maintenance - Contracts							
60-1-000-001-6520.010 Garbage/Trash Contract	705.00	710.00	-5.00	710.00	705.00	8,520.00	-91.73
60-1-000-001-6520.020 Heat/Cool Contract	0.00	50.00	-50.00	50.00	0.00	600.00	-100.00
60-1-000-001-6520.030 Snow Removal Contract	0.00	125.00	-125.00	125.00	0.00	1,500.00	-100.00
60-1-000-001-6520.040 Roofing Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6520.050 Landscape&Grnds Cont	0.00	1,341.67	-1,341.67	1,341.67	0.00	16,100.00	-100.00
60-1-000-001-6520.060 Unit Turn Contract	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6520.070 Electrical Contract	0.00	16.67	-16.67	16.67	0.00	200.00	-100.00
60-1-000-001-6520.080 Plumbing Contract	0.00	550.00	-550.00	550.00	0.00	6,600.00	-100.00
60-1-000-001-6520.090 Extermin Contract	0.00	283.33	-283.33	283.33	0.00	3,400.00	-100.00
60-1-000-001-6520.100 Janitorial	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6520.110 Routine Main. Contract	0.00	55.00	-55.00	55.00	0.00	660.00	-100.00
60-1-000-001-6520.111 Carpet Repr/Repl Cont.	0.00	1,033.33	-1,033.33	1,033.33	0.00	12,400.00	-100.00
60-1-000-001-6520.120 Other Misc. Contracts	0.00	1,333.33	-1,333.33	1,333.33	0.00	16,000.00	-100.00
Total Line 94300 - (sub acct)	705.00	5,498.33	-4,793.33	5,498.33	705.00	65,980.00	-98.93
94500 Maintenance - Ordinary/Benefits							
60-1-000-001-6510.500 Maint.Benefits	1,159.42	1,783.33	-623.91	1,783.33	1,159.42	21,400.00	-94.58
Total Line 94500	1,159.42	1,783.33	-623.91	1,783.33	1,159.42	21,400.00	-94.58
94000 TOTAL MAINTENANCE EXPENSES	6,387.09	14,744.15	-8,357.06	14,744.15	6,387.09	176,930.00	-96.39
TOTAL PROTECTIVE SERVICES EXPENSE							
95100 Protective Services - Labor							

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - Prairieland
April, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Total Line 95100	0.00	0.00	0.00	0.00	0.00	0.00	
95200 Protective Services - Contract							
60-1-000-001-6580.006 Safety/Sec Labor Fee	667.99	650.00	17.99	650.00	667.99	7,800.00	-91.44
60-1-000-001-6580.100 ADT Contract	92.94	99.00	-6.06	99.00	92.94	1,188.00	-92.18
60-1-000-001-6580.500 Other Safety Contracts	0.00	10.00	-10.00	10.00	0.00	120.00	-100.00
Total Line 95200	760.93	759.00	1.93	759.00	760.93	9,108.00	-91.65
95300 Protective Services - Other							
Total Line 95300	0.00	0.00	0.00	0.00	0.00	0.00	
95000 TOTAL PROTECTIVE SERVICES EXP	760.93	759.00	1.93	759.00	760.93	9,108.00	-91.65
INSURANCE PREMIUMS EXPENSE							
96110 Property Insurance							
60-1-000-001-6720.000 Prpoerty Insurance	1,250.68	1,274.17	-23.49	1,274.17	1,250.68	15,290.00	-91.82
Total LIne 96110	1,250.68	1,274.17	-23.49	1,274.17	1,250.68	15,290.00	-91.82
96120 Liability Insurance							
60-1-000-001-6721.000 Liability Insurance	158.30	161.25	-2.95	161.25	158.30	1,935.00	-91.82
Total Line 96120	158.30	161.25	-2.95	161.25	158.30	1,935.00	-91.82
96130 Workmen's Compensation							
60-1-000-001-6722.000 Work Comp Insurance	285.36	290.75	-5.39	290.75	285.36	3,489.00	-91.82
Total Line 96130	285.36	290.75	-5.39	290.75	285.36	3,489.00	-91.82
96140 All Other Insurance							
60-1-000-001-6720.500 Equipment Insurance	64.54	65.75	-1.21	65.75	64.54	789.00	-91.82
60-1-000-001-6721.500 PE & PO Insuranace	88.52	90.17	-1.65	90.17	88.52	1,082.00	-91.82
60-1-000-001-6724.000 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96140	153.06	155.92	-2.86	155.92	153.06	1,871.00	-91.82
96100 TOTAL INSURANCE PREMIUMS EXP	1,847.40	1,882.09	-34.69	1,882.09	1,847.40	22,585.00	-91.82
GENERAL EXPENSES							
96200 Other General Expenses							
60-1-000-001-6790.000 Other General Expense	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96200	0.00	0.00	0.00	0.00	0.00	0.00	
96210 Compensated Absenses							
60-1-000-001-6795.000 Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96210	0.00	0.00	0.00	0.00	0.00	0.00	
96300 Payment In Lieu Of Taxes - PILOT							
60-1-000-001-6710.000 PILOT - Real Estate Tax	1,471.70	1,238.92	232.78	1,238.92	1,471.70	14,867.00	-90.10
Total Line 96300	1,471.70	1,238.92	232.78	1,238.92	1,471.70	14,867.00	-90.10
96400 Bad Debt - Tenant Rents							
60-1-000-001-6370.000 Bad Debt	-476.70	266.67	-743.37	266.67	-476.70	3,200.00	-114.90
Total Line 96400	-476.70	266.67	-743.37	266.67	-476.70	3,200.00	-114.90
96000 TOTAL OTHER GENERAL EXPENSES	995.00	1,505.59	-510.59	1,505.59	995.00	18,067.00	-94.49
INTEREST & AMORTIZATION EXPENSE							
96710 Interest of Mortgage/Bond Payable							
60-1-000-001-6810.000 Interest Exp Payable	3,020.39	1,500.00	1,520.39	1,500.00	3,020.39	18,000.00	-83.22
60-1-000-001-6860.000 Sec Dep Int	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96710	3,020.39	1,500.00	1,520.39	1,500.00	3,020.39	18,000.00	-83.22
96700 TOTAL INTEREST EXP & AMORT	3,020.39	1,500.00	1,520.39	1,500.00	3,020.39	18,000.00	-83.22
96900 TOTAL OPERATING EXPENSE	20,483.80	34,058.99	-13,575.19	34,058.99	20,483.80	408,708.00	-94.99
97000 NET REVENUE/EXPENSE (GAIN/-LOSS)	-10,608.20	1,774.33	-12,382.53	1,774.33	-10,608.20	21,292.00	-149.82

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - HCV (ADMIN & HAP)
April, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Total PUM (including Port Outs)	280.00	280.00	0.00	280.00	280.00	3,360.00	0.00
ADMIN REVENUE							
ADMIN OPERATING INCOME							
Admin Fee Subsidy							
30-1-000-000-8026.500 Admin Fee Sub - Cur Yr	-12,302.00	-12,766.00	464.00	-12,766.00	-12,302.00	-153,192.00	-91.97
Total Admin Fee Subsidy	-12,302.00	-12,766.00	464.00	-12,766.00	-12,302.00	-153,192.00	-91.97
Interest Income							
30-1-000-000-3300.000 Int Reserve	-2.94	-5.25	2.31	-5.25	-2.94	-63.00	-95.33
Surplus-Admin							
30-1-000-000-3610.000 Interest Income	0.00	0.00	0.00	0.00	0.00	0.00	
Total Interest Income	-2.94	-5.25	2.31	-5.25	-2.94	-63.00	-95.33
Other Income							
30-1-000-000-3300.010 Inc - Portable	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-3300.100 Fraud Recovery - Admin	0.00	-54.17	54.17	-54.17	0.00	-650.00	-100.00
30-1-000-000-3300.170 Admin Fees Port	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-3690.000 Other Income	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-3690.100 Other Income - Admin	0.00	0.00	0.00	0.00	0.00	0.00	
Total Other Income	0.00	-54.17	54.17	-54.17	0.00	-650.00	-100.00
TOTAL ADMIN OPERATING INCOME	-12,304.94	-12,825.42	520.48	-12,825.42	-12,304.94	-153,905.00	-92.00
ADMIN EXPENSES							
ADMIN OPERATING EXPENSE							
Admin Salaries							
30-1-000-000-4110.000 Admin Salaries	3,616.39	8,666.67	-5,050.28	8,666.67	3,616.39	104,000.00	-96.52
Total Admin Salaries	3,616.39	8,666.67	-5,050.28	8,666.67	3,616.39	104,000.00	-96.52
Audit Fee Expense							
30-1-000-000-4171.000 Audit Fee	0.00	187.50	-187.50	187.50	0.00	2,250.00	-100.00
Total Audit Fee Expense	0.00	187.50	-187.50	187.50	0.00	2,250.00	-100.00
Fee Expense							
30-1-000-000-4120.100 Management Fees	2,496.00	2,460.00	36.00	2,460.00	2,496.00	29,520.00	-91.54
30-1-000-000-4120.300 Bookkeep. Fees	1,560.00	1,538.00	22.00	1,538.00	1,560.00	18,456.00	-91.55
Total Fees Expense	4,056.00	3,998.00	58.00	3,998.00	4,056.00	47,976.00	-91.55
Benefit Contribution Expense							
30-1-000-000-4110.500 Emp Benefit - Admin	2,659.54	4,183.33	-1,523.79	4,183.33	2,659.54	50,200.00	-94.70
Total Benefit Contribution Exp	2,659.54	4,183.33	-1,523.79	4,183.33	2,659.54	50,200.00	-94.70
Office Expense							
30-1-000-000-4180.000 Telephone	94.63	76.67	17.96	76.67	94.63	920.00	-89.71
30-1-000-000-4190.100 Postage	114.18	154.17	-39.99	154.17	114.18	1,850.00	-93.83
30-1-000-000-4190.250 Office Furniture	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4190.400 Printing/Printers	0.00	22.08	-22.08	22.08	0.00	265.00	-100.00
30-1-000-000-4190.401 Printing Supplies	0.00	30.83	-30.83	30.83	0.00	370.00	-100.00
30-1-000-000-4190.550 Computers	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4190.850 IT Support	52.50	25.00	27.50	25.00	52.50	300.00	-82.50
Total Office Expense	261.31	308.75	-47.44	308.75	261.31	3,705.00	-92.95
Legal Expense							

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - HCV (ADMIN & HAP)
April, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
30-1-000-000-4130.000 Legal Expense	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							
30-1-000-000-4150.000 Travel - Staff	310.50	125.00	185.50	125.00	310.50	1,500.00	-79.30
Total Travel Expense	310.50	125.00	185.50	125.00	310.50	1,500.00	-79.30
Other Expense							
30-1-000-000-4120.400 Fee for Service Fee	83.54	0.00	83.54	0.00	83.54	0.00	
30-1-000-000-4120.700 Mental Health Fee	0.00	285.00	-285.00	285.00	0.00	3,420.00	-100.00
30-1-000-000-4140.000 Training - Staff	-48.00	125.00	-173.00	125.00	-48.00	1,500.00	-103.20
30-1-000-000-4160.000 Publications	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4160.300 Consulting Services	0.00	275.00	-275.00	275.00	0.00	3,300.00	-100.00
30-1-000-000-4160.500 Translating/Interp Serv.	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4190.000 Other Sundry	0.00	16.67	-16.67	16.67	0.00	200.00	-100.00
30-1-000-000-4190.200 Inspection Exp	0.00	291.67	-291.67	291.67	0.00	3,500.00	-100.00
30-1-000-000-4190.950 Background Verification	0.00	308.33	-308.33	308.33	0.00	3,700.00	-100.00
30-1-000-000-4480.006 Safety/Security Labor Fee	280.00	323.00	-43.00	323.00	280.00	3,876.00	-92.78
30-1-000-000-4480.100 ADT Contract	35.99	0.00	35.99	0.00	35.99	0.00	
Total Other Expense	351.53	1,624.67	-1,273.14	1,624.67	351.53	19,496.00	-98.20
Maintenance Expense							
30-1-000-000-4420.126 Vehicle Supplies	0.00	25.00	-25.00	25.00	0.00	300.00	-100.00
30-1-000-000-4430.126 Vehicle Maint Cont	0.00	12.50	-12.50	12.50	0.00	150.00	-100.00
Total Maintenance Expense	0.00	37.50	-37.50	37.50	0.00	450.00	-100.00
TOTAL ADMIN EXPENSE	11,255.27	19,131.42	-7,876.15	19,131.42	11,255.27	229,577.00	-95.10
Insurance Premiums Expense							
30-1-000-000-4510.025 PE & PO Insurance	53.16	54.17	-1.01	54.17	53.16	650.00	-91.82
30-1-000-000-4510.030 Work Comp Insurance	195.29	199.08	-3.79	199.08	195.29	2,389.00	-91.83
30-1-000-000-4510.035 Auto Insurance	50.00	51.67	-1.67	51.67	50.00	620.00	-91.94
Total Insurance Premium Expenses	298.45	304.92	-6.47	304.92	298.45	3,659.00	-91.84
TOTAL INSURANCE EXPENSE	298.45	304.92	-6.47	304.92	298.45	3,659.00	-91.84
General Expense							
30-1-000-000-4110.001 Salaries Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4570.100 Collection Loss Admin	-1,337.00	41.67	-1,378.67	41.67	-1,337.00	500.00	-367.40
30-1-000-000-4590.010 Admin Gen Exp-Port	170.86	283.33	-112.47	283.33	170.86	3,400.00	-94.97
Total General Expense	-1,166.14	325.00	-1,491.14	325.00	-1,166.14	3,900.00	-129.90
TOTAL GENERAL EXPENSE	-1,166.14	325.00	-1,491.14	325.00	-1,166.14	3,900.00	-129.90
TOTAL EXPENSES - ADMIN	10,387.58	19,761.34	-9,373.76	19,761.34	10,387.58	237,136.00	-95.62
ADMIN (Profit)/Loss	-1,917.36	6,935.92	-8,853.28	6,935.92	-1,917.36	83,231.00	-102.30
MISCELLANEOUS EXPENSE							
Depreciation Expense							
30-1-000-000-4800.000 Dpreciation Expense	464.00	465.00	-1.00	465.00	464.00	5,580.00	-91.68
Total Depreciation Expense	464.00	465.00	-1.00	465.00	464.00	5,580.00	-91.68
TOTAL MISC EXPENSE	464.00	465.00	-1.00	465.00	464.00	5,580.00	-91.68
TOTAL ADMIN EXPENSES w/ DEPR EXP	10,851.58	20,226.34	-9,374.76	20,226.34	10,851.58	242,716.00	-95.53
ADMIN (Profit)/Loss w/ Depreciation	-1,453.36	7,400.92	-8,854.28	7,400.92	-1,453.36	88,811.00	-101.64

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - HCV (ADMIN & HAP)
April, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
HAP REVENUE							
HAP Income							
30-1-000-000-3300.200 Fraud Recovery - HAP	0.00	-54.17	54.17	-54.17	0.00	-650.00	-100.00
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 HAP Subsidy - Cur Yr	-82,473.00	-82,237.50	-235.50	-82,237.50	-82,473.00	-986,850.00	-91.64
30-1-000-000-8027.000 Ann Contr - Pr Yr	0.00	0.00	0.00	0.00	0.00	0.00	
Total Income	-82,473.00	-82,291.67	-181.33	-82,291.67	-82,473.00	-987,500.00	-91.65
TOTAL HAP INCOME	-82,473.00	-82,291.67	-181.33	-82,291.67	-82,473.00	-987,500.00	-91.65
HAP EXPENSES							
HAP Expenses							
30-1-000-000-4715.010 HAP Tenant Pmts	77,131.00	71,916.67	5,214.33	71,916.67	77,131.00	863,000.00	-91.06
30-1-000-000-4715.015 HAP Mid-month Pmt	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4715.030 HAP Port In Pmts	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4715.040 HAP Utility Pmts	3,793.00	3,333.33	459.67	3,333.33	3,793.00	40,000.00	-90.52
30-1-000-000-4715.050 HAP Homeownership	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4715.070 HAP Port Out Pmts	3,639.00	7,000.00	-3,361.00	7,000.00	3,639.00	84,000.00	-95.67
Total HAP Expenses	84,563.00	82,250.00	2,313.00	82,250.00	84,563.00	987,000.00	-91.43
TOTAL HAP EXPENSE	84,563.00	82,250.00	2,313.00	82,250.00	84,563.00	987,000.00	-91.43
General HAP Expenses							
30-1-000-000-4570.200 Collection Loss HUD	-336.00	41.67	-377.67	41.67	-336.00	500.00	-167.20
Total General HAP Expenses	-336.00	41.67	-377.67	41.67	-336.00	500.00	-167.20
TOTAL GENERAL HAP EXPENSES	-336.00	41.67	-377.67	41.67	-336.00	500.00	-167.20
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	84,227.00	82,291.67	1,935.33	82,291.67	84,227.00	987,500.00	-91.47
Remaining HAP (to)/from Reserve	1,754.00	0.00	1,754.00	0.00	1,754.00	0.00	

Date:
Time:
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Knox County Housing Authority
INCOME STATEMENT - EHV (HAP & ADMIN)
April, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Total PUM (including Port Outs)	15.00	0.00	0.00	0.00	15.00	0.00	0.00
EHV - HAP INCOME STATEMENT							
<u>EHV - HAP INCOME</u>							
HAP Income							
30-1-000-001-8026.000 EHV HAP Subsidy Inc	-8,149.00	-5,395.83	-2,753.17	-5,395.83	-8,149.00	-64,750.00	-87.41
Total HAP Income	-8,149.00	-5,395.83	-2,753.17	-5,395.83	-8,149.00	-64,750.00	-87.41
TOTAL HAP INCOME	-8,149.00	-5,395.83	-2,753.17	-5,395.83	-8,149.00	-64,750.00	-87.41
<u>EHV - HAP EXPENSE</u>							
HAP Expenses							
30-1-000-001-4715.010 EHV HAP Tenant Pmts	7,468.00	5,320.83	2,147.17	5,320.83	7,468.00	63,850.00	-88.30
30-1-000-001-4715.040 EHV HAP Utility Pmts	557.00	75.00	482.00	75.00	557.00	900.00	-38.11
30-1-000-001-4715.070 EHV HAP Port Out Pmts	0.00	0.00	0.00	0.00	0.00	0.00	
Total HAP Expense	8,025.00	5,395.83	2,629.17	5,395.83	8,025.00	64,750.00	-87.61
TOTAL HAP EXPENSE	8,025.00	5,395.83	2,629.17	5,395.83	8,025.00	64,750.00	-87.61
EHV HAP (to)/from Reserve	-124.00	0.00	-124.00	0.00	-124.00	0.00	
EHV - ADMIN INCOME STATEMENT							
ADMIN INCOME - EHV							
<u>EHV - ADMIN INCOME</u>							
Admin Fee Subsidy							
30-1-000-001-8026.500 EHV Ongo Admin Sub	-1,049.00	-775.00	-274.00	-775.00	-1,049.00	-9,300.00	-88.72
30-1-000-001-8026.501 EHV Preliminary Fee Inc	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-001-8026.502 EHV Service Fee Inc	0.00	-1,166.67	1,166.67	-1,166.67	0.00	-14,000.00	-100.00
30-1-000-001-8026.503 EHV Placement Fee Inc	0.00	-41.67	41.67	-41.67	0.00	-500.00	-100.00
30-1-000-001-8026.504 EHV Issuance Fee Inc	0.00	-41.67	41.67	-41.67	0.00	-500.00	-100.00
Total Admin Fee Subsidy	-1,049.00	-2,025.01	976.01	-2,025.01	-1,049.00	-24,300.00	-95.68
Interest Income							
Total Interest Income	0.00	0.00	0.00	0.00	0.00	0.00	
Other Income							
Total Other Income	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL EHV ADMIN INCOME	-1,049.00	-2,025.01	976.01	-2,025.01	-1,049.00	-24,300.00	-95.68

Date:
Time:
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Knox County Housing Authority
INCOME STATEMENT - EHV (HAP & ADMIN)
April, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
ADMIN EXPENSES - EHV							
<u>PRELIMINARY FEE EXPENSES</u>							
Preliminary Fee Expenses							
30-1-000-001-4130.100 EHV Preliminary Exps	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-001-4190.200 Inspection Exp	0.00	0.00	0.00	0.00	0.00	0.00	
Total Preliminary Fee Expenses	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL PRELIMINARY FEE EXPENSES	0.00	0.00	0.00	0.00	0.00	0.00	
<u>PLACEMENT/ISSUANCE EXPENSES</u>							
Admin Placement/Issuance Fee Exp							
Total Placement/Issuance Fee Exp	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL PLACEMENT/ISSUANCE EXPENSES	0.00	0.00	0.00	0.00	0.00	0.00	
<u>ONGOING ADMINISTRATIVE EXPENSES</u>							
Ongoing Admin Expenses							
30-1-000-001-4110.000 EHV Salary Exp	101.44	291.67	-190.23	291.67	101.44	3,500.00	-97.10
30-1-000-001-4110.200 Admin Exp - Amps	0.00	208.33	-208.33	208.33	0.00	2,500.00	-100.00
30-1-000-001-4110.500 EHV Emp Benefit Exp	58.44	261.67	-203.23	261.67	58.44	3,140.00	-98.14
30-1-000-001-4120.100 EHV Management Fee	168.00	180.00	-12.00	180.00	168.00	2,160.00	-92.22
30-1-000-001-4120.300 EHV Bookkeeping Fee	105.00	112.50	-7.50	112.50	105.00	1,350.00	-92.22
30-1-000-001-4130.200 EHV Other Ongoing	60.00	100.00	-40.00	100.00	60.00	1,200.00	-95.00
Total Ongoing Admin Expenses	492.88	1,154.17	-661.29	1,154.17	492.88	13,850.00	-96.44
TOTAL ONGOING ADMIN EXPENSES	492.88	1,154.17	-661.29	1,154.17	492.88	13,850.00	-96.44
<u>SERVICE FEE EXPENSES</u>							
Housing Search Assistance Exps							
Total Housing Search Assistance Exps	0.00	0.00	0.00	0.00	0.00	0.00	
Security/Utility/Holding Deposits							
30-1-000-001-4130.300 EHV Deposit Expenses	0.00	208.33	-208.33	208.33	0.00	2,500.00	-100.00
Total Security/Utility/Holding Deposits	0.00	208.33	-208.33	208.33	0.00	2,500.00	-100.00
Owner Incentive Expense							
30-1-000-001-4130.320 EHV Owner Incentive Exp	0.00	100.00	-100.00	100.00	0.00	1,200.00	-100.00
Total Owner Incentive Expenses	0.00	100.00	-100.00	100.00	0.00	1,200.00	-100.00
Other Eligible Expenses							
30-1-000-001-4130.330 EHV Other Service Exp	0.00	562.50	-562.50	562.50	0.00	6,750.00	-100.00
Total Other Eligible Expenses	0.00	562.50	-562.50	562.50	0.00	6,750.00	-100.00
TOTAL SERVICE FEE EXPENSES	0.00	870.83	-870.83	870.83	0.00	10,450.00	-100.00
TOTAL EHV ADMIN EXPENSES	492.88	2,025.00	-1,532.12	2,025.00	492.88	24,300.00	-97.97
EHV ADMINI (Profit)/Loss	-556.12	-0.01	-556.11	-0.01	-556.12	0.00	

Knox County Housing Authority
BOARD - COCC CASH FLOW STATEMENT
April 30, 2023

COCC - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	98,589.59	137,945.91	-39,356.32	98,589.59	1,655,351.00	-94.04
TOTAL OPERATING INCOME	98,589.59	137,945.91	-39,356.32	98,589.59	1,655,351.00	-94.04
OPERATING EXPENSE						
Total Administration Expenses	45,022.13	63,700.00	-18,677.87	45,022.13	764,400.00	-94.11
Total Tenant Service Expenses	0.00	0.00	0.00	0.00	0.00	
Total Utility Expenses	-36.29	615.00	-651.29	-36.29	7,380.00	-100.49
Total Maintenance Expenses	36,147.93	61,164.16	-25,016.23	36,147.93	733,970.00	-95.08
Total Protective Expenses	130.97	6,616.67	-6,485.70	130.97	79,400.00	-99.84
General Expenses	3,232.65	3,724.17	-491.52	3,232.65	44,690.00	-92.77
TOTAL ROUTINE OPERATING EXPENSES	84,497.39	135,820.00	-51,322.61	84,497.39	1,629,840.00	-94.82
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	84,497.39	135,820.00	-51,322.61	84,497.39	1,629,840.00	-94.82
NET REVENUE/-EXPENSE PROFIT/-LOSS	14,092.20	2,125.91	11,966.29	14,092.20	25,511.00	-44.76
Total Depreciation Expense						
Total Depreciation Expense	760.50	765.00	-4.50	760.50	9,180.00	-91.72
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	13,331.70	1,360.91	11,970.79	13,331.70	16,331.00	-18.37

Knox County Housing Authority
BOARD - AMP001 CASH FLOW STATEMENT
April 30, 2023

MOON TOWERS - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	89,222.36	92,870.83	-3,648.47	89,222.36	1,114,450.00	-91.99
TOTAL OPERATING INCOME	89,222.36	92,870.83	-3,648.47	89,222.36	1,114,450.00	-91.99
OPERATING EXPENSE						
Total Administration Expenses	23,298.82	29,024.68	-5,725.86	23,298.82	348,296.00	-93.31
Total Tenant Service Expenses	66.00	400.00	-334.00	66.00	4,800.00	-98.63
Total Utility Expenses	-3,239.97	11,750.00	-14,989.97	-3,239.97	141,000.00	-102.30
Total Maintenance Expenses	17,455.19	35,089.53	-17,634.34	17,455.19	421,074.00	-95.85
Total Protective Service Expenses	1,283.11	3,515.84	-2,232.73	1,283.11	42,190.00	-96.96
General Expenses	8,907.12	8,184.16	722.96	8,907.12	98,210.00	-90.93
TOTAL ROUTINE OPERATING EXPENSES	47,770.27	87,964.21	-40,193.94	47,770.27	1,055,570.00	-95.47
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	47,770.27	87,964.21	-40,193.94	47,770.27	1,055,570.00	-95.47
NET REVENUE/EXPENSE PROFIT/-LOSS						
	41,452.09	4,906.62	36,545.47	41,452.09	58,880.00	-29.60
Total Depreciation Expense						
Total Depreciation Expense	10,849.00	13,750.00	-2,901.00	10,849.00	165,000.00	-93.42
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	30,603.09	-8,843.38	39,446.47	30,603.09	-106,120.00	-128.84

Knox County Housing Authority
BOARD - AMP002 CASH FLOW STATEMENT
April 30, 2023

FAMILY - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	114,336.40	109,193.67	5,142.73	114,336.40	1,310,324.00	-91.27
TOTAL OPERATING INCOME	114,336.40	109,193.67	5,142.73	114,336.40	1,310,324.00	-91.27
OPERATING EXPENSE						
Total Administration Expenses	23,917.81	36,060.27	-12,142.46	23,917.81	432,723.00	-94.47
Total Tenant Service Expenses	0.00	91.67	-91.67	0.00	1,100.00	-100.00
Total Utility Expenses	-384.77	2,945.82	-3,330.59	-384.77	35,350.00	-101.09
Total Maintenance Expenses	20,712.91	52,350.91	-31,638.00	20,712.91	628,211.00	-96.70
Total Protective Service Expenses	1,133.00	2,920.83	-1,787.83	1,133.00	35,050.00	-96.77
General Expenses	7,911.47	8,379.10	-467.63	7,911.47	100,549.00	-92.13
TOTAL ROUTINE OPERATING EXPENSES	53,290.42	102,748.60	-49,458.18	53,290.42	1,232,983.00	-95.68
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	53,290.42	102,748.60	-49,458.18	53,290.42	1,232,983.00	-95.68
NET REVENUE/EXPENSE PROFIT/-LOSS	61,045.98	6,445.07	54,600.91	61,045.98	77,341.00	-21.07
Total Depreciation Expense						
Total Depreciation Expense	28,510.00	31,000.00	-2,490.00	28,510.00	372,000.00	-92.34
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	32,535.98	-24,554.93	57,090.91	32,535.98	-294,659.00	-111.04

Knox County Housing Authority
BOARD - AMP003 CASH FLOW STATEMENT
April 30, 2023

BLUEBELL - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	23,403.87	26,347.59	-2,943.72	23,403.87	316,171.00	-92.60
TOTAL OPERATING INCOME	23,403.87	26,347.59	-2,943.72	23,403.87	316,171.00	-92.60
OPERATING EXPENSE						
Total Administration Expenses	6,116.71	8,685.09	-2,568.38	6,116.71	104,221.00	-94.13
Total Tenant Service Expenses	0.00	591.66	-591.66	0.00	7,100.00	-100.00
Total Utility Expenses	-289.69	2,850.00	-3,139.69	-289.69	34,200.00	-100.85
Total Maintenance Expenses	4,777.10	12,864.50	-8,087.40	4,777.10	154,374.00	-96.91
Total Protective Service Expenses	1,422.09	1,197.50	224.59	1,422.09	14,370.00	-90.10
General Expenses	3,021.24	2,640.25	380.99	3,021.24	31,683.00	-90.46
TOTAL ROUTINE OPERATING EXPENSES	15,047.45	28,829.00	-13,781.55	15,047.45	345,948.00	-95.65
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	15,047.45	28,829.00	-13,781.55	15,047.45	345,948.00	-95.65
NET REVENUE/EXPENSE PROFIT/-LOSS						
	8,356.42	-2,481.41	10,837.83	8,356.42	-29,777.00	-128.06
Total Depreciation Expense						
	4,435.00	8,750.00	-4,315.00	4,435.00	105,000.00	-95.78
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	3,921.42	-11,231.41	15,152.83	3,921.42	-134,777.00	-102.91

Knox County Housing Authority
BOARD - HCV CASH FLOW STATEMENT
April 30, 2023

	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
HCV - OPERATING STATEMENT						
ADMIN OPERATING INCOME						
Total Admin Operating Income	12,304.94	12,825.42	-520.48	12,304.94	153,905.00	-92.00
TOTAL ADMIN OPERATING INCOME	12,304.94	12,825.42	-520.48	12,304.94	153,905.00	-92.00
OPERATING EXPENSES						
Total Admin Expenses	6,799.74	14,300.42	-7,500.68	6,799.74	171,605.00	-96.04
Total Fees Expenses	4,139.54	4,470.50	-330.96	4,139.54	53,646.00	-92.28
Total General Expenses	-551.70	990.42	-1,542.12	-551.70	11,885.00	-104.64
TOTAL OPERATING EXPENSES	10,387.58	19,761.34	-9,373.76	10,387.58	237,136.00	-95.62
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	10,387.58	19,761.34	-9,373.76	10,387.58	237,136.00	-95.62
NET REVENUE PROFIT/-LOSS	1,917.36	-6,935.92	8,853.28	1,917.36	-83,231.00	-102.30
Total Depreciation Expense	464.00	465.00	-1.00	464.00	5,580.00	-91.68
NET REVENUE w/Deprecitation PROFIT/-LOSS	1,453.36	-7,400.92	8,854.28	1,453.36	-88,811.00	-101.64

HAP - OPERATING STATEMENT

HAP INCOME						
Total Income	82,473.00	82,291.67	181.33	82,473.00	987,500.00	-91.65
TOTAL HAP INCOME	82,473.00	82,291.67	181.33	82,473.00	987,500.00	-91.65
HAP EXPENSES						
Total HAP Expenses	84,563.00	82,250.00	2,313.00	84,563.00	987,000.00	-91.43
Total General HAP Expenses	-336.00	41.67	-377.67	-336.00	500.00	-167.20
TOTAL HAP EXPENSES	84,227.00	82,291.67	1,935.33	84,227.00	987,500.00	-91.47
Total Prior Year Adj HAP	0.00	0.00	0.00	0.00	0.00	
REMAINING HAP from RESERVE +/-LOSS	-1,754.00	0.00	-1,754.00	-1,754.00	0.00	

Knox County Housing Authority
BOARD - BRENTWOOD CASH FLOW STATEMENT
April 30, 2023

BRENTWOOD - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	34,997.79	37,317.08	-2,319.29	34,997.79	447,805.00	-92.18
TOTAL OPERATING INCOME	34,997.79	37,317.08	-2,319.29	34,997.79	447,805.00	-92.18
OPERATING EXPENSE						
Total Administration Expenses	3,815.27	8,260.08	-4,444.81	3,815.27	99,121.00	-96.15
Total Fee Expenses	4,284.00	4,284.00	0.00	4,284.00	51,408.00	-91.67
Total Utilities Expenses	-96.18	3,405.00	-3,501.18	-96.18	40,860.00	-100.24
Total Maintenance Expenses	5,963.83	20,691.08	-14,727.25	5,963.83	248,293.00	-97.60
Total Taxes & Insurance Expense	3,592.41	3,974.42	-382.01	3,592.41	47,693.00	-92.47
Total Financial Expenses	3,020.40	1,500.00	1,520.40	3,020.40	18,000.00	-83.22
TOTAL ROUTINE OPERATING EXPENSE	20,579.73	42,114.58	-21,534.85	20,579.73	505,375.00	-95.93
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	20,579.73	42,114.58	-21,534.85	20,579.73	505,375.00	-95.93
NET REVENUE PROFIT/-LOSS						
	14,418.06	-4,797.50	19,215.56	14,418.06	-57,570.00	-125.04
Total Depreciation Expense						
	8,306.00	0.00	8,306.00	8,306.00	0.00	
NET REVENUE w/Depreciation PROFIT/-LOSS	6,112.06	-4,797.50	10,909.56	6,112.06	-57,570.00	-110.62

Knox County Housing Authority
BOARD - PRAIRIELAND CASH FLOW STATEMENT
April 30, 2023

PRAIRIELAND - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Opetating Income	31,092.00	32,287.41	-1,195.41	31,092.00	387,449.00	-91.98
TOTAL OPERATING INCOME	31,092.00	32,287.41	-1,195.41	31,092.00	387,449.00	-91.98
OPERATING EXPENSE						
Total Administration Expenses	2,981.74	6,836.83	-3,855.09	2,981.74	82,042.00	-96.37
Total Fee Expenses	3,867.50	3,868.00	-0.50	3,867.50	46,416.00	-91.67
Total Utilities Expenses	147.05	3,230.00	-3,082.95	147.05	38,760.00	-99.62
Total Maintenance Expenses	7,148.02	15,503.15	-8,355.13	7,148.02	186,038.00	-96.16
Total Taxes & Insurance Expense	3,319.10	3,121.01	198.09	3,319.10	37,452.00	-91.14
Total Financial Expenses	3,020.39	1,500.00	1,520.39	3,020.39	18,000.00	-83.22
TOTAL ROUTINE OPERATING EXPENSE	20,483.80	34,058.99	-13,575.19	20,483.80	408,708.00	-94.99
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	20,483.80	34,058.99	-13,575.19	20,483.80	408,708.00	-94.99
NET REVENUE PROFIT/-LOSS						
	10,608.20	-1,771.58	12,379.78	10,608.20	-21,259.00	-149.90
Total Depreciation Expense						
	7,210.50	0.00	7,210.50	7,210.50	0.00	
NET REVENUE w/Depreciation PROFIT/-LOSS	3,397.70	-1,771.58	5,169.28	3,397.70	-21,259.00	-115.98

Knox County Housing Authority
BOARD - LOW RENT CASH FLOW STATEMENT
April 30, 2023

COCC, MT, FAMILY, BB COMBINED OS	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	325,552.22	366,358.00	-40,805.78	325,552.22	4,396,296.00	-92.59
TOTAL OPERATING INCOME	325,552.22	366,358.00	-40,805.78	325,552.22	4,396,296.00	-92.59
OPERATING EXPENSE						
Total Administration Expenses	96,355.47	133,053.37	-36,697.90	96,355.47	1,596,640.00	-93.97
Total Tenant Service Expenses	66.00	1,083.33	-1,017.33	66.00	13,000.00	-99.49
Total Utility Expenses	-3,950.72	18,160.82	-22,111.54	-3,950.72	217,930.00	-101.81
Total Maintenance Expenses	79,093.13	161,469.10	-82,375.97	79,093.13	1,937,629.00	-95.92
Total Protective Service Expenses	3,969.17	14,250.84	-10,281.67	3,969.17	171,010.00	-97.68
General Expenses	23,072.48	22,927.68	144.80	23,072.48	275,132.00	-91.61
TOTAL ROUTINE OPERATING EXPENSES	198,605.53	350,945.14	-152,339.61	198,605.53	4,211,341.00	-95.28
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	198,605.53	350,945.14	-152,339.61	198,605.53	4,211,341.00	-95.28
NET REVENUE/EXPENSE PROFIT/-LOSS	126,946.69	15,412.86	111,533.83	126,946.69	184,955.00	-31.36
Total Depreciation Expense						
Total Depreciation Expense	44,554.50	54,265.00	-9,710.50	44,554.50	651,180.00	-93.16
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	82,392.19	-38,852.14	121,244.33	82,392.19	-466,225.00	-117.67

Knox County Housing Authority
BOARD - AHP CASH FLOW STATEMENT
April 30, 2023

BRENTWOOD & PRAIRIELAND COMBINED	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	66,089.79	69,604.49	-3,514.70	66,089.79	835,254.00	-92.09
TOTAL OPERATING INCOME	66,089.79	69,604.49	-3,514.70	66,089.79	835,254.00	-92.09
OPERATING EXPENSE						
Total Administration Expenses	6,797.01	15,096.91	-8,299.90	6,797.01	181,163.00	-96.25
Total Fee Expenses	8,151.50	8,152.00	-0.50	8,151.50	97,824.00	-91.67
Total Utilities Expenses	50.87	6,635.00	-6,584.13	50.87	79,620.00	-99.94
Total Maintenance Expenses	13,111.85	36,194.23	-23,082.38	13,111.85	434,331.00	-96.98
Total Taxes & Insurance Expense	6,911.51	7,095.43	-183.92	6,911.51	85,145.00	-91.88
Total Financial Expenses	6,040.79	3,000.00	3,040.79	6,040.79	36,000.00	-83.22
TOTAL ROUTINE OPERATING EXPENSE	41,063.53	76,173.57	-35,110.04	41,063.53	914,083.00	-95.51
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	41,063.53	76,173.57	-35,110.04	41,063.53	914,083.00	-95.51
NET REVENUE PROFIT/-LOSS						
	25,026.26	-6,569.08	31,595.34	25,026.26	-78,829.00	-131.75
Total Depreciation Expense						
	15,516.50	0.00	15,516.50	15,516.50	0.00	
NET REVENUE w/Depreciation PROFIT/-LOSS	9,509.76	-6,569.08	16,078.84	9,509.76	-78,829.00	-112.06

Knox County Housing Authority
CLAIMS REPORT - LOW RENT
April, 2023

	Current Period	Last Year Same	Variance	Current Year
AMP001 - MOON TOWERS				
Salaries	5,919.19	3,575.84	2,343.35	5,919.19
Employee W/H Payments	0.00	0.00	0.00	0.00
Fee Expenses	16,629.89	16,370.25	259.64	16,629.89
Administrative Expenses	749.74	-117.75	867.49	749.74
Tenant Services	66.00	-20.42	86.42	66.00
Utilities	-3,239.97	-420.22	-2,819.75	-3,239.97
Maint/Protective Serv - Supplies/Conts	18,738.30	21,815.97	-3,077.67	18,738.30
Mileage	0.00	0.00	0.00	0.00
Insurance & General Expenses	8,907.12	2,742.10	6,165.02	8,907.12
Non-Routine Expense	0.00	0.00	0.00	0.00
TOTAL MOON TOWERS CLAIMS	47,770.27	43,945.77	3,824.50	47,770.27
AMP002 - FAMILY				
Salaries	5,505.23	5,481.62	23.61	5,505.23
Employee W/H Payments	0.00	0.00	0.00	0.00
Fee Expenses	17,742.82	17,644.84	97.98	17,742.82
Administrative Expenses	669.76	453.02	216.74	669.76
Tenant Services	0.00	-113.91	113.91	0.00
Utilities	-384.77	-702.82	318.05	-384.77
Maint/Protective Serv - Supplies/Conts	21,845.91	23,561.94	-1,716.03	21,845.91
Mileage	0.00	0.00	0.00	0.00
Insurance & General Expenses	7,911.47	2,116.07	5,795.40	7,911.47
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL FAMILY CLAIMS	53,290.42	48,440.76	4,849.66	53,290.42
AMP003 - BLUEBELL				
Salaries	657.69	0.00	657.69	657.69
Employee W/H Payments	0.00	0.00	0.00	0.00
Fee Expenses	4,836.66	4,764.93	71.73	4,836.66
Administrative Expenses	622.36	523.21	99.15	622.36
Tenant Services	0.00	-29.64	29.64	0.00
Utilities	-289.69	286.19	-575.88	-289.69
Maint/Protective Serv - Supplies/Conts	6,199.19	13,488.16	-7,288.97	6,199.19
Mileage	0.00	0.00	0.00	0.00
Insurance & General Expenses	3,021.24	1,344.56	1,676.68	3,021.24
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL BLUEBELL CLAIMS	15,047.45	20,377.41	-5,329.96	15,047.45
COCC				
Salaries	73,064.91	63,788.65	9,276.26	73,064.91
Employee W/H Payments	-766.23	-711.04	-55.19	-766.23
Fee Expenses	335.65	0.00	335.65	335.65
Administrative Expenses	7,646.92	-3,156.64	10,803.56	7,646.92
Tenant Services	0.00	0.00	0.00	0.00
Utilities	-36.29	-60.45	24.16	-36.29
Maint/Protective Serv - Supplies/Conts	253.55	91.30	162.25	253.55
Mileage	0.00	0.00	0.00	0.00
Insurance & General Expenses	3,232.65	3,231.26	1.39	3,232.65
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL COCC CLAIMS	83,731.16	63,183.08	20,548.08	83,731.16
COMBINED - AMP1, AMP2, AMP3, & COCC				
Salaries	85,147.02	72,846.11	12,300.91	85,147.02
Employee W/H Payments	-766.23	-711.04	-55.19	-766.23
Fee Expenses	39,545.02	38,780.02	765.00	39,545.02
Administrative Expenses	9,688.78	-2,298.16	11,986.94	9,688.78
Tenant Services	66.00	-163.97	229.97	66.00
Utilities	-3,950.72	-897.30	-3,053.42	-3,950.72
Maint/Protective Serv - Supplies/Conts	47,036.95	58,957.37	-11,920.42	47,036.95
Mileage	0.00	0.00	0.00	0.00
Insurance & General Expenses	23,072.48	9,433.99	13,638.49	23,072.48
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL LOW RENT CLAIMS	199,839.30	175,947.02	23,892.28	199,839.30

Knox County Housing Authority
CLAIMS REPORT - AHP / HCV
April, 2023

	Current Period	Last Year Same Period	Variance
BRENTWOOD			
Salaries	6,340.65	7,628.46	-1,287.81
Employee W/H Payments	0.00	0.00	0.00
Management Fees	4,284.00	4,224.50	59.50
Administrative Expenses	598.17	991.37	-393.20
Utilities	-96.18	1,338.73	-1,434.91
Maintenance Supplies/Contracts	2,042.43	2,371.79	-329.36
Tax & Insurance Expenses	3,592.41	3,101.05	491.36
Finacial Expenses	3,020.40	1,695.34	1,325.06
TOTAL BRENTWOOD CLAIMS	19,781.88	21,351.24	-1,569.36
PRAIRIELAND			
Salaries	6,340.64	7,628.41	-1,287.77
Employee W/H Payments	0.00	0.00	0.00
Management Fees	3,867.50	3,808.00	59.50
Administrative Expenses	-235.34	1,821.04	-2,056.38
Utilities	147.05	933.65	-786.60
Maintenance Supplies/Contracts	3,221.76	929.08	2,292.68
Taxes & Insurance Expenses	3,319.10	3,016.46	302.64
Financial Expenses	3,020.39	1,695.34	1,325.05
TOTAL PRAIRIELAND CLAIMS	19,681.10	19,831.98	-150.88
AHP - BRENTWOOD & PRAIRIELAND			
Salaries	12,681.29	15,256.87	-2,575.58
Employee W/H Payments	0.00	0.00	0.00
Management Fees	8,151.50	8,032.50	119.00
Administrative Expenses	362.83	2,812.41	-2,449.58
Utilities	50.87	2,272.38	-2,221.51
Maintenance Supplies	5,264.19	3,300.87	1,963.32
Taxes & Insurance Expenses	6,911.51	6,117.51	794.00
Financial Expenses	6,040.79	3,390.68	2,650.11
TOTAL AHP CLAIMS	39,462.98	41,183.22	-1,720.24
HOUSING CHOICE VOUCHER - HCV			
Salaries	6,275.93	8,643.38	-2,367.45
Employee W/H Payments	0.00	0.00	0.00
Management Fees	4,419.54	3,939.00	480.54
Administrative Expenses	523.81	-76.80	600.61
General Expense-Admin	-867.69	428.99	-1,296.68
Total HCV Expenses	10,351.59	12,934.57	-2,582.98
HAP Expenses	84,563.00	72,846.11	11,716.89
General Expenses	-336.00	0.00	-336.00
Total HAP Expenses	84,227.00	72,846.11	11,380.89
TOTAL HCV CLAIMS	94,578.59	85,780.68	8,797.91

Knox County Housing Authority
CLAIMS REPORT - GRANT PROGRAMS
April, 2023

	Current Period	Last Year Same	Current Year	Cumulative
CFG 2023 - \$1,514,974				
Admin / Operations	0.00	0.00	0.00	0.00
General CFP Activity	0.00	0.00	0.00	0.00
TOTAL CFG 2023 CLAIMS	0.00	0.00	0.00	0.00
CFG 2022 - \$1,467,361				
Admin. / Operations	0.00	0.00	0.00	300,000.00
General CFP Activity	0.00	0.00	0.00	28,388.00
TOTAL CFG 2022 CLAIMS	0.00	0.00	0.00	328,388.00
CFG 2021 - \$1,209,310				
Admin / Operations	0.00	0.00	0.00	300,000.00
General CFP Activity	0.00	0.00	0.00	0.00
TOTAL CFG 2021 CLAIMS	0.00	0.00	0.00	300,000.00
CFG 2020 - \$1,168,267				
Admin. / Operations	0.00	0.00	0.00	300,000.00
General CFP Activity	0.00	0.00	0.00	379,263.47
TOTAL CFG 2020 CLAIMS	0.00	0.00	0.00	679,263.47
CFG 2019 - \$1,083,874				
Admin. / Operations	0.00	0.00	0.00	300,000.00
General CFP Activity	0.00	107,842.74	0.00	783,874.00
TOTAL CFG 2019 CLAIMS	0.00	107,842.74	0.00	1,083,874.00
TOTAL CFG GRANT(S) CLAIMS	0.00	107,842.74	0.00	2,391,525.47

Knox County Housing Authority
CLAIMS REPORT TOTALS
April, 2023

	Current Period	Last Year Same	Variance	Current Year
TOTALS				
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<u>LOW RENT</u>				
AMP001 - MOON TOWERS	47,770.27	43,945.77	3,824.50	47,770.27
AMP002 - FAMILY	53,290.42	48,440.76	4,849.66	53,290.42
AMP003 - BLUEBELL	15,047.45	20,377.41	-5,329.96	15,047.45
COCC	83,731.16	61,273.09	22,458.07	83,731.16
TOTAL LOW RENT	199,839.30	174,037.03	25,802.27	199,839.30
<u>A.H.P.</u>				
BRENTWOOD	20,579.73	25,162.52	-4,582.79	20,579.73
PRAIRIELAND	20,483.80	19,831.98	651.82	20,483.80
TOTAL A.H.P.	41,063.53	44,994.50	-3,930.97	41,063.53
<u>HOUSING CHOICE VOUCHER - HCV</u>				
HCV (Administrative Only)	10,351.59	12,934.57	-2,582.98	10,351.59
TOTAL HCV	10,351.59	12,934.57	-2,582.98	10,351.59
<u>GRANTS</u>				
CAPITAL FUND GRANT 2023	0.00	0.00	0.00	0.00
CAPITAL FUND GRANT 2022	0.00	0.00	0.00	0.00
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	0.00	107,842.74	-107,842.74	0.00
TOTAL GRANTS	0.00	107,842.74	-107,842.74	0.00
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TOTAL CLAIMS FOR MONTH	251,254.42	339,808.84	-88,554.42	251,254.42

LOW RENT

<u>COCC</u>	<u>May-23</u>	<u>Current YTD</u>		
Operating Income	\$109,198.90	\$207,788.49		
Operating Expenses	\$121,207.96	\$205,705.35		
Net Revenue Income/(Loss)	(\$12,009.06)	\$2,083.14	COCC - Cash, Investments, A/R, & A/P	\$896,696
<hr/>				
<u>MOON TOWERS</u>	<u>May-23</u>	<u>Current YTD</u>		
Operating Income	\$103,118.14	\$192,340.50	Moon - Cash, Investments, A/R, & A/P	\$ 679,968
Operating Expenses	\$88,834.18	\$136,604.45	<i>Minimum Reserve Position</i>	\$ 273,209
Net Revenue Income/(Loss)	\$14,283.96	\$55,736.05	Over/(Under) Minimum Reserve Position	\$406,759
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<u>FAMILY SITES</u>	<u>May-23</u>	<u>Current YTD</u>		
Operating Income	\$97,504.63	\$211,841.03	Family - Cash, Investments, A/R, & A/P	\$ 1,002,955
Operating Expenses	\$138,312.04	\$191,602.46	<i>Minimum Reserve Position</i>	\$ 383,205
Net Revenue Income/(Loss)	(\$40,807.41)	\$20,238.57	Over/(Under) Minimum Reserve Position	\$619,750
<hr/>				
<u>BLUEBELL</u>	<u>May-23</u>	<u>Current YTD</u>		
Operating Income	\$36,106.62	\$59,510.49	Bluebell - Cash, Investments, A/R, & A/P	\$ 216,111
Operating Expenses	\$17,403.87	\$32,451.32	<i>Minimum Reserve Position</i>	\$ 64,903
Net Revenue Income/(Loss)	\$18,702.75	\$27,059.17	Over/(Under) Minimum Reserve Position	\$151,208

Monthly Notes:

- For income: COCC billed out \$41,013.68 for maintenance labor charges and received \$68,166.11 from fees: \$41,443.61 for management fees, \$4,240 for asset management fees; \$5,812.5 for bookkeeping fees; \$10,600 for maintenance fees and \$5,890 for safety/security fees.
- The properties received \$157,477 in subsidy for the month from HUD with Moon Towers receiving \$618,378; Family \$75,068; and Bluebell \$21,031.
- Expenses worth noting are Clinic and Nelrod training invoices were paid, the purchase and installation of four furnace/ac units along with the installation of flooring in five units at Family sites.
- Moon and Bluebell are in the black for month with COCC and Family in the red. All remain in the black year-to-date.

AHP

<u>BRENTWOOD</u>	<u>May-23</u>	<u>Current YTD</u>	<u>PRAIRIELAND</u>	<u>May-23</u>	<u>Current YTD</u>
Operating Income	\$35,991.41	\$70,989.20	Operating Income	\$33,015.00	\$64,107.00
Operating Expenses	\$51,584.33	\$72,164.06	Operating Expenses	\$28,334.22	\$48,818.02
Net Revenue Income/(Loss)	(\$15,592.92)	(\$1,174.86)	Net Revenue Income/(Loss)	\$4,680.78	\$15,288.98
Brentwood's Cash, Investments, A/R, & A/P	\$ 198,701.78		Prairieland's Cash, Investments, A/R, & A/P	\$ (131,488.40)	
Restricted Cash (Sec. Dep. & Current Liabilities)	\$ 51,596.21		Restricted Cash (Sec. Dep., Reserve, Receipts, liabs)	\$ 269,888.58	
BW's Available Cash	\$ 147,105.57		PL's Available Cash	\$138,400.18	

Monthly Notes:

- For Income: Brentwood received \$35,978.25 in tenant income and Prairieland's received \$29,177 in tenant income.
- Expenses: A payment in the amount of \$24,570.08 was made for the balcony project at Brentwood.
- Brentwood ended up in the red for the month as both remain in the black year-to-date.

HOUSING CHOICE VOUCHERS (HCV)

<u>ADMINISTRATIVE</u>	<u>May-23</u>	<u>Current YTD</u>
Operating Income	\$12,305.25	\$24,610.19
Operating Expenses	\$15,082.72	\$25,470.30
Net Revenue Income/(Loss)	(\$2,777.47)	(\$860.11)

<u>HAP</u>	<u>May-23</u>	<u>Current YTD</u>
Operating Income	\$75,612.00	\$158,085.00
Operating Expenses	\$90,537.80	\$174,764.80
Net Revenue Income/(Loss)	(\$14,925.80)	(\$16,679.80)

Unrestricted Net Position (UNP)

Prior Month Balance	\$37,038.15
Investment in Fixed Assets	
Monthly HCV Admin Revenue - Gain/(Loss)	\$ (2,713.47)
Transfer to NRP or Adjustment	\$ -
UNP Ending Balance Per VMS	\$34,324.68

Restricted Net Position (RNP)

Prior Month Balance	\$ 10,255.57
Investment in Fixed Assets	\$ -
Monthly HCV HAP Revenue - Gain/(Loss)	\$ (926.00)
Transfer from UNP or Adjustment	\$ -
RNP Ending Balance per VMS	\$ 9,329.57

Monthly Notes:

- HCV received \$12,302 in admin fee subsidy from HUD and shows an decrease in revenue of \$2,777.47 for the month with unrestricted net position showing a balance of \$34,324.68 for the month.

Monthly Notes:

- HCV received \$75,612 in HAP subsidy from HUD and shows a decrease in revenue of \$14,925.80 for the month with restricted net position showing a balance of \$9,329.57 for the month.

EMERGENCY HOUSING VOUCHERS (EHV)

<u>ADMINISTRATIVE</u>	<u>May-23</u>	<u>Current YTD</u>
Operating Income	\$ 1,049.00	\$ 2,098.00
Operating Expenses	\$ 772.76	\$ 1,265.64
Net Revenue Income/(Loss)	\$276.24	\$832.36

<u>HAP</u>	<u>May-23</u>	<u>Current YTD</u>
Operating Income	\$ 5,342.00	\$ 13,491.00
Operating Expenses	\$ 7,430.00	\$ 15,455.00
Net Revenue Income/(Loss)	(\$2,088.00)	(\$1,964.00)

EHV (UNP)

Prior Month Balance	\$17,583.94
Monthly EHV Admin Revenue - Gain/(Loss)	\$ 276.24
EHV UNP Ending Balance	\$17,860.18

EHV (RNP)

Prior Month Balance	\$ 3,585.00
Monthly EHV HAP Revenue - Gain/(Loss)	\$ (2,088.00)
RNP Ending Balance per VMS	\$1,497.00

Monthly Notes:

- EHV received \$1,049 in admin fee subsidy from HUD and an increase in revenue of \$276.24 for the month.

Monthly Notes:

- EHV received \$5,342 in HAP subsidy and had an decrease in revenue of \$2,088.

MISCELLANEOUS

IDROP Bad Debt Submitted

<u>Property Sites</u>	<u>May-23</u>	<u>Historical</u>
Moon Towers	\$ -	\$ 84,510.91
Family Sites	\$ -	\$ 277,156.00
Bluebell	\$ -	\$ 7,134.76
Brentwood	\$ -	\$ 34,576.35
Prairieland	\$ -	\$ 43,845.68
Housing Choice Voucher	\$ -	\$ 44,989.48
Total	\$ -	\$ 492,213.18

Tenant Online Payments

<u>Property Sites</u>	<u>May-23</u>	<u>FYE 2024</u>
Moon Towers	\$ 2,993.00	\$ 5,986.00
Family Sites	\$ 5,249.55	\$ 10,499.10
Bluebell	\$ 812.00	\$ 1,624.00
Brentwood	\$ 5,370.00	\$ 10,740.00
Prairieland	\$ 2,852.00	\$ 5,704.00
Housing Choice Voucher	\$ -	\$ -
Fiscal Year 2022 Total	\$ 17,276.55	\$ 34,553.10

IDROP Bad Debt Collected

<u>Property Sites</u>	<u>May-23</u>	<u>Historical</u>
Moon Towers	\$ -	\$ 8,611.69
Family Sites	\$ 1,408.12	\$ 81,571.81
Bluebell	\$ -	\$ 100.00
Brentwood	\$ 149.61	\$ 10,494.81
Prairieland	\$ 256.00	\$ 9,741.89
Housing Choice Voucher	\$ -	\$ 13,294.10
Total	\$ 1,813.73	\$ 123,814.30

Monthly Bad Debt Reported	\$0.00	
Historical Bad Debt	\$1,156,840.22	
	By IDROP	By Debtor
Historical Bad Debt Collected	\$123,814.30	\$ 26,621.50
	13.00%	10.70%
		2.30%

Date:
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Knox County Housing Authority
FDS Income Statement - COCC
May, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	15.00	15.00	0.00	30.00	30.00	180.00	0.00
REVENUE							
FEE REVENUE							
70710 Management Fees							
10-1-000-000-3810.000 Management Fee Inc	-41,443.61	-45,700.00	4,256.39	-91,400.00	-83,075.09	-548,400.00	-84.85
10-1-000-000-3810.010 Mgmt Fees CFP	0.00	-12,624.75	12,624.75	-25,249.50	0.00	-151,497.00	-100.00
Total Line 70710	-41,443.61	-58,324.75	16,881.14	-116,649.50	-83,075.09	-699,897.00	-88.13
70720 Asset Management Fees							
10-1-000-000-3820.000 Asset Mgmt Fee Inc	-4,240.00	-4,240.00	0.00	-8,480.00	-8,480.00	-50,880.00	-83.33
Total Line 70720	-4,240.00	-4,240.00	0.00	-8,480.00	-8,480.00	-50,880.00	-83.33
70730 Book Keeping Fees							
10-1-000-000-3830.000 Bookkeeping Fee Inc	-5,812.50	-5,822.00	9.50	-11,644.00	-11,595.00	-69,864.00	-83.40
Total Line 70730	-5,812.50	-5,822.00	9.50	-11,644.00	-11,595.00	-69,864.00	-83.40
70750 Other Fees							
10-1-000-000-3840.000 Other Fee Inc	-180.00	0.00	-180.00	0.00	-240.00	0.00	
10-1-000-000-3850.004 Admin Fee Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3850.005 Maint Fee Income	-10,600.00	-10,600.00	0.00	-21,200.00	-21,200.00	-127,200.00	-83.33
10-1-000-000-3850.006 Safety/Security Fee Inc	-5,890.00	-5,895.00	5.00	-11,790.00	-11,780.00	-70,740.00	-83.35
10-1-000-000-3850.007 Mental Health Fee Inc	0.00	-4,525.00	4,525.00	-9,050.00	0.00	-54,300.00	-100.00
Total Line 70750	-16,670.00	-21,020.00	4,350.00	-42,040.00	-33,220.00	-252,240.00	-86.83
70700 TOTAL FEE REVENUE	-68,166.11	-89,406.75	21,240.64	-178,813.50	-136,370.09	-1,072,881.00	-87.29
OTHER REVENUE							
70800 Other Government Grants							
10-1-000-000-3404.000 Rev other gov grants	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70800	0.00	0.00	0.00	0.00	0.00	0.00	
71100 Investment Income - Unrestricted							
10-1-000-000-3610.000 Interest Income	-19.11	-20.83	1.72	-41.66	-30.47	-250.00	-87.81
Total Line 71100	-19.11	-20.83	1.72	-41.66	-30.47	-250.00	-87.81
71500 Other Revenue							
10-1-000-000-3690.000 Other Income	0.00	-200.00	200.00	-400.00	0.00	-2,400.00	-100.00
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 Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3850.010 Garb & Trash Inc	0.00	-1,833.33	1,833.33	-3,666.66	-472.50	-22,000.00	-97.85
10-1-000-000-3850.020 Htg & Cooling Inc	-947.39	-2,125.00	1,177.61	-4,250.00	-1,603.64	-25,500.00	-93.71
10-1-000-000-3850.030 Snow Removal Inc	0.00	-9.17	9.17	-18.34	0.00	-110.00	-100.00
10-1-000-000-3850.050 Landscape & Grds Inc	-7,023.48	-4,845.83	-2,177.65	-9,691.66	-11,459.98	-58,150.00	-80.29
10-1-000-000-3850.060 Unit Turnaround Inc	-649.50	-1,220.83	571.33	-2,441.66	-956.00	-14,650.00	-93.47
10-1-000-000-3850.070 Electrical Inc	-570.83	-1,637.50	1,066.67	-3,275.00	-1,697.83	-19,650.00	-91.36
10-1-000-000-3850.080 Plumbing Inc	-1,640.28	-3,600.00	1,959.72	-7,200.00	-3,932.28	-43,200.00	-90.90
10-1-000-000-3850.090 Exterminator Inc	-15.00	-250.00	235.00	-500.00	-30.00	-3,000.00	-99.00
10-1-000-000-3850.100 Janitorial Inc	-3,971.77	-4,854.17	882.40	-9,708.34	-7,038.52	-58,250.00	-87.92
10-1-000-000-3850.110 Routine Maint Inc	-26,195.43	-27,912.50	1,717.07	-55,825.00	-44,189.68	-334,950.00	-86.81
10-1-000-000-3850.120 Other Misc Inc	0.00	-30.00	30.00	-60.00	-7.50	-360.00	-97.92
10-1-001-000-3690.180 WS Labor Reimb	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 71500	-41,013.68	-48,518.33	7,504.65	-97,036.66	-71,387.93	-582,220.00	-87.74
TOTAL OTHER REVENUE	-41,032.79	-48,539.16	7,506.37	-97,078.32	-71,418.40	-582,470.00	-87.74
70000 TOTAL REVENUE	-109,198.90	-137,945.91	28,747.01	-275,891.82	-207,788.49	-1,655,351.00	-87.45

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - COCC
May, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
EXPENSES							
ADMINISTRATIVE							
91100 Administrative Salaries							
10-1-000-000-4110.000 Admin Salaries	35,829.02	37,000.00	-1,170.98	74,000.00	57,006.58	444,000.00	-87.16
10-1-001-000-4110.000 Warm Shelter Salaries	0.00	3,583.33	-3,583.33	7,166.66	2,000.00	43,000.00	-95.35
Total Line 91100	35,829.02	40,583.33	-4,754.31	81,166.66	59,006.58	487,000.00	-87.88
91200 Auditing Fees							
10-1-000-000-4171.000 Audit Fee	0.00	250.00	-250.00	500.00	0.00	3,000.00	-100.00
Total Line 91200	0.00	250.00	-250.00	500.00	0.00	3,000.00	-100.00
91400 Advertising & Marketing							
10-1-000-000-4190.650 Advertising	50.00	83.33	-33.33	166.66	50.00	1,000.00	-95.00
Total Line 91400	50.00	83.33	-33.33	166.66	50.00	1,000.00	-95.00
91500 Benefit Contributions - Admin							
10-1-000-000-4110.500 Emp Benefit - Admin	14,860.23	12,058.33	2,801.90	24,116.66	27,570.35	144,700.00	-80.95
10-1-000-000-4110.550 Benefit - Life Ins.	0.00	550.00	-550.00	1,100.00	1,151.88	6,600.00	-82.55
10-1-001-000-4110.500 Warm Shelter Benefits	0.00	541.67	-541.67	1,083.34	0.00	6,500.00	-100.00
Total Line 91500	14,860.23	13,150.00	1,710.23	26,300.00	28,722.23	157,800.00	-81.80
91600 Office Expense							
10-1-000-000-4140.000 Training - Staff	239.00	833.33	-594.33	1,666.66	239.00	10,000.00	-97.61
10-1-000-000-4180.000 Telephone	521.81	625.00	-103.19	1,250.00	1,139.51	7,500.00	-84.81
10-1-000-000-4190.000 Other Sundry	150.94	1,000.00	-849.06	2,000.00	1,066.74	12,000.00	-91.11
10-1-000-000-4190.050 Office Rent Exp	450.00	600.00	-150.00	1,200.00	900.00	7,200.00	-87.50
10-1-000-000-4190.100 Postage	-388.56	250.00	-638.56	500.00	407.03	3,000.00	-86.43
10-1-000-000-4190.200 Office Supplies	21.62	166.67	-145.05	333.34	21.62	2,000.00	-98.92
10-1-000-000-4190.250 Office Furniture	0.00	166.67	-166.67	333.34	0.00	2,000.00	-100.00
10-1-000-000-4190.300 Paper Supplies	44.49	62.50	-18.01	125.00	44.49	750.00	-94.07
10-1-000-000-4190.400 Printing/printers	0.00	100.00	-100.00	200.00	0.00	1,200.00	-100.00
10-1-000-000-4190.401 Printing Supplies	0.00	150.00	-150.00	300.00	0.00	1,800.00	-100.00
10-1-000-000-4190.500 Printer/Copier Sup Cont	185.98	200.00	-14.02	400.00	185.98	2,400.00	-92.25
10-1-000-000-4190.550 Computers	117.00	166.67	-49.67	333.34	2,006.90	2,000.00	0.35
10-1-000-000-4190.600 Publications	0.00	20.83	-20.83	41.66	0.00	250.00	-100.00
10-1-000-000-4190.700 Member Dues/Fees	1,400.00	250.00	1,150.00	500.00	1,400.00	3,000.00	-53.33
10-1-000-000-4190.800 Internet Services	210.76	250.00	-39.24	500.00	421.52	3,000.00	-85.95
10-1-000-000-4190.850 IT Support	0.00	1,500.00	-1,500.00	3,000.00	151.50	18,000.00	-99.16
Total Line 91600	2,953.04	6,341.67	-3,388.63	12,683.34	7,984.29	76,100.00	-89.51
91700 Legal Expense							
10-1-000-000-4130.000 Legal Expense	800.00	800.00	0.00	1,600.00	800.00	9,600.00	-91.67
10-1-000-000-4190.900 Court Costs	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91700	800.00	800.00	0.00	1,600.00	800.00	9,600.00	-91.67
91800 Travel Expense							
10-1-000-000-4150.000 Travel - Staff	5,346.02	1,000.00	4,346.02	2,000.00	6,277.52	12,000.00	-47.69
10-1-000-000-4150.010 Travel - Commissioners	993.40	750.00	243.40	1,500.00	1,614.40	9,000.00	-82.06
10-1-000-000-4150.100 Mileage - Admin	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91800	6,339.42	1,750.00	4,589.42	3,500.00	7,891.92	21,000.00	-62.42
91900 Other Expense							
10-1-000-000-4120.400 Fee for Service Exp	206.46	200.00	6.46	400.00	542.11	2,400.00	-77.41
10-1-000-000-4120.500 Other Fee Exp	-73.03	0.00	-73.03	0.00	-73.03	0.00	
10-1-000-000-4140.010 Training - Commiss	0.00	250.00	-250.00	500.00	0.00	3,000.00	-100.00
10-1-000-000-4160.000 Consulting Services	1,063.17	0.00	1,063.17	0.00	2,126.34	0.00	
10-1-000-000-4190.950 Background Verif	24.62	0.00	24.62	0.00	24.62	0.00	
10-1-001-000-4120.400 Fee for Serv Exp - WS	0.00	25.00	-25.00	50.00	0.00	300.00	-100.00

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - COCC
May, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
10-1-001-000-4190.000 Admin Supplies - WS	0.00	266.67	-266.67	533.34	0.00	3,200.00	-100.00
Total Line 91900	1,221.22	741.67	479.55	1,483.34	2,620.04	8,900.00	-70.56
91000 TOTAL OPERATING EXPENSE - Admin	62,052.93	63,700.00	-1,647.07	127,400.00	107,075.06	764,400.00	-85.99
UTILITIES							
93100 Water-200 Elect-300 Gas-600 Sewer							
10-1-000-000-4310.000 Water	22.40	25.00	-2.60	50.00	22.40	300.00	-92.53
10-1-000-000-4315.000 Sewer	18.98	15.00	3.98	30.00	18.98	180.00	-89.46
10-1-000-000-4320.000 Electric	263.27	375.00	-111.73	750.00	210.62	4,500.00	-95.32
10-1-000-000-4330.000 Gas	256.96	200.00	56.96	400.00	273.32	2,400.00	-88.61
Total Line 93100, 93200, 93300, 93600	561.61	615.00	-53.39	1,230.00	525.32	7,380.00	-92.88
93000 TOTAL UTILITIES EXPENSES	561.61	615.00	-53.39	1,230.00	525.32	7,380.00	-92.88
MAINTENANCE & OPERATIONS EXPENSE							
94100 Maintenance - Labor							
10-1-000-000-4410.000 Maint Labor	30,820.88	38,166.67	-7,345.79	76,333.34	49,583.04	458,000.00	-89.17
10-1-000-000-4410.010 Maint Admin Salary	5,000.00	5,258.33	-258.33	10,516.66	8,000.00	63,100.00	-87.32
10-1-000-000-4410.100 Maint Labor - OT	1,406.81	1,575.00	-168.19	3,150.00	1,938.27	18,900.00	-89.74
Total Line 94100	37,227.69	45,000.00	-7,772.31	90,000.00	59,521.31	540,000.00	-88.98
94200 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	10.00	-10.00	20.00	0.00	120.00	-100.00
10-1-000-000-4420.030 Snow Removal Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4420.050 Landscape/Grounds Sup	67.78	0.00	67.78	0.00	67.78	0.00	
10-1-000-000-4420.070 Electrical Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4420.080 Plumbing Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4420.100 Janitorial Supplies	342.85	0.00	342.85	0.00	342.85	0.00	
10-1-000-000-4420.110 Routine Maint. Supplies	0.00	20.83	-20.83	41.66	0.00	250.00	-100.00
10-1-000-000-4420.120 Other Misc Supply	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4420.125 Mileage	0.00	20.83	-20.83	41.66	0.00	250.00	-100.00
10-1-000-000-4420.126 Vehicle Supplies	53.34	33.33	20.01	66.66	175.92	400.00	-56.02
Total Line 94200	463.97	84.99	378.98	169.98	586.55	1,020.00	-42.50
94300 Maintenance - Contracts							
10-1-000-000-4430.010 Garbage & Trash Cont	92.40	37.50	54.90	75.00	92.40	450.00	-79.47
10-1-000-000-4430.020 Heating&Cooling Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.030 Snow Removal Contract	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	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.080 Plumbing Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.090 Extermination Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.100 Janitorial Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.110 Routine Maint Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.120 Other Misc Maint Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.126 Vehicle Maint Cont	0.00	41.67	-41.67	83.34	0.00	500.00	-100.00
Total Line 94300 - (sub acct)	92.40	79.17	13.23	158.34	92.40	950.00	-90.27
94500 Maintenance - Ordinary/Benefits							
10-1-000-000-4410.500 Maint Emp Benefit	15,008.20	13,375.00	1,633.20	26,750.00	26,798.74	160,500.00	-83.30
10-1-000-000-4410.510 Maint Admin Benefits	2,496.53	2,625.00	-128.47	5,250.00	4,437.72	31,500.00	-85.91
Total Line 94500	17,504.73	16,000.00	1,504.73	32,000.00	31,236.46	192,000.00	-83.73
94000 TOTAL MAINTENANCE EXPENSE	55,288.79	61,164.16	-5,875.37	122,328.32	91,436.72	733,970.00	-87.54
TOTAL PROTECTIVE SERVICES EXPENSE							

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - COCC
May, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
95100 Protective Services - Labor							
10-1-000-000-4481.000 Safety/Security Salary	0.00	4,166.67	-4,166.67	8,333.34	0.00	50,000.00	-100.00
10-1-000-000-4481.500 Safety/Security Benefits	0.00	2,375.00	-2,375.00	4,750.00	0.00	28,500.00	-100.00
Total Line 95100	0.00	6,541.67	-6,541.67	13,083.34	0.00	78,500.00	-100.00
95200 Protective Services - Contract							
10-1-000-000-4480.000 Protective Service	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4480.100 ADT Contract	71.98	75.00	-3.02	150.00	202.95	900.00	-77.45
10-1-000-000-4480.500 Other Security Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 95200	71.98	75.00	-3.02	150.00	202.95	900.00	-77.45
95000 TOTAL PROTECTIVE SERVICES EXP	71.98	6,616.67	-6,544.69	13,233.34	202.95	79,400.00	-99.74
INSURANCE PREMIUMS EXPENSE							
96110 120 130 - Property Liab Work Comp							
10-1-000-000-4510.010 Property Insurance	94.75	98.00	-3.25	196.00	189.50	1,176.00	-83.89
10-1-000-000-4510.020 Liability Insurance	36.42	37.50	-1.08	75.00	72.84	450.00	-83.81
10-1-000-000-4510.030 Work Comp Insurance	2,310.36	2,355.00	-44.64	4,710.00	4,620.72	28,260.00	-83.65
Total Line 96110, 96120, 96130	2,441.53	2,490.50	-48.97	4,981.00	4,883.06	29,886.00	-83.66
96140 All Other Insurance							
10-1-000-000-4510.015 Equipment Insurance	14.85	16.00	-1.15	32.00	29.70	192.00	-84.53
10-1-000-000-4510.025 PE & PO Insurance	726.27	750.00	-23.73	1,500.00	1,452.54	9,000.00	-83.86
10-1-000-000-4510.035 Auto Insurance	50.00	51.00	-1.00	102.00	100.00	612.00	-83.66
10-1-000-000-4510.040 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96140	791.12	817.00	-25.88	1,634.00	1,582.24	9,804.00	-83.86
96100 TOTAL INSURANCE PREMIUM EXP	3,232.65	3,307.50	-74.85	6,615.00	6,465.30	39,690.00	-83.71
GENERAL EXPENSES							
96200 Other General Expenses							
10-1-000-000-4590.000 Other General	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96200	0.00	0.00	0.00	0.00	0.00	0.00	
96210 Compensated Absences							
10-1-000-000-4110.001 Salaries Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4595.000 Compensated Absences	0.00	416.67	-416.67	833.34	0.00	5,000.00	-100.00
Total Line 96210	0.00	416.67	-416.67	833.34	0.00	5,000.00	-100.00
96000 TOTAL GENERAL EXPENSE	0.00	416.67	-416.67	833.34	0.00	5,000.00	-100.00
96900 TOTAL OPERATING EXPENSE	121,207.96	135,820.00	-14,612.04	271,640.00	205,705.35	1,629,840.00	-87.38
97000 NET REVENUE/EXPENSE - (GAIN)/LOSS	12,009.06	-2,125.91	14,134.97	-4,251.82	-2,083.14	-25,511.00	-91.83

MISCELLANEOUS EXPENSE
97100 Extraordinary Maintenance

Date:
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Knox County Housing Authority
FDS Income Statement - COCC
May, 2023

	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 Line 97100	0.00	0.00	0.00	0.00	0.00	0.00	
97200 Casualty Losses - Non-capitalized							
10-1-000-000-4620.010 Casualty Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4620.020 Casualty Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4620.030 Casualty Contract Costs	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 97200	0.00	0.00	0.00	0.00	0.00	0.00	
97400 Depreciation Expense							
10-1-000-000-4800.000 Depreciation Exp COCC	760.50	765.00	-4.50	1,530.00	1,521.00	9,180.00	-83.43
Total Line 97400	760.50	765.00	-4.50	1,530.00	1,521.00	9,180.00	-83.43
TOTAL MISCELLANEOUS EXPENSE	760.50	765.00	-4.50	1,530.00	1,521.00	9,180.00	-83.43
90000 TOTAL EXPENSES	121,968.46	136,585.00	-14,616.54	273,170.00	207,226.35	1,639,020.00	-87.36
OTHER FINANCING SOURCES (USES)							
10010 Operating Transfer In							
Total Line 10010	0.00	0.00	0.00	0.00	0.00	0.00	
10020 Operating Transfer Out							
Total Line 10020	0.00	0.00	0.00	0.00	0.00	0.00	
10093 Xfer-In between Program & Project							
10-1-000-000-9111.000 Xfers In from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10093	0.00	0.00	0.00	0.00	0.00	0.00	
10094 Xfer-Out between Program & Project							
10-1-000-000-9111.100 Xfers Out from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10094	0.00	0.00	0.00	0.00	0.00	0.00	
10100 TOTAL OTHER FINANCING SOURCES-USES	0.00	0.00	0.00	0.00	0.00	0.00	
10000 EXCESS REVENUE/EXPENSE GAIN/-LOSS	12,769.56	-5,777.58	18,547.14	-11,555.16	-2,562.14	-69,331.00	-96.30

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - AMP 1 Moon Towers
May, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	177.00	177.00	0.00	354.00	354.00	2,124.00	0.00
REVENUE							
70300 Net Tenant Rent Revenue							
10-1-000-001-3110.000 Dwelling Rent	-39,600.00	-33,583.33	-6,016.67	-67,166.66	-74,752.00	-403,000.00	-81.45
10-1-000-001-3111.000 Utility Allowance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70300	-39,600.00	-33,583.33	-6,016.67	-67,166.66	-74,752.00	-403,000.00	-81.45
70400 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	
10-1-000-001-3690.000 Other Income	115.02	-291.67	406.69	-583.34	115.02	-3,500.00	-103.29
10-1-000-001-3690.100 Late Fees	-700.00	-375.00	-325.00	-750.00	-1,225.00	-4,500.00	-72.78
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	-4.17	4.17	-8.34	0.00	-50.00	-100.00
10-1-000-001-3690.150 Laundry Income	-593.50	-1,041.67	448.17	-2,083.34	-1,570.00	-12,500.00	-87.44
10-1-000-001-3690.160 Vending Machine Inc	-85.11	-125.00	39.89	-250.00	-85.11	-1,500.00	-94.33
10-1-000-001-3690.180 Labor	-604.25	-1,000.00	395.75	-2,000.00	-1,387.75	-12,000.00	-88.44
10-1-000-001-3690.200 Materials	-101.15	-300.00	198.85	-600.00	-1,053.92	-3,600.00	-70.72
10-1-000-001-3690.300 T.S. Income - Grants	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70400	-1,968.99	-3,137.51	1,168.52	-6,275.02	-5,206.76	-37,650.00	-86.17
70500 TOTAL TENANT REVENUE	-41,568.99	-36,720.84	-4,848.15	-73,441.68	-79,958.76	-440,650.00	-81.85
70600 HUD PHA Operating Grants							
10-1-000-001-8020.000 Oper Sub - Curr Yr	-61,378.00	-47,495.83	-13,882.17	-94,991.66	-112,036.00	-569,950.00	-80.34
10-1-000-001-8021.000 Oper Sub - Prior Yr	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70600	-61,378.00	-47,495.83	-13,882.17	-94,991.66	-112,036.00	-569,950.00	-80.34
10010 Operating Tranfers In - CFP							
10-1-000-001-3404.010 Other Inc - Operations	0.00	-8,333.33	8,333.33	-16,666.66	0.00	-100,000.00	-100.00
Total Line 10010	0.00	-8,333.33	8,333.33	-16,666.66	0.00	-100,000.00	-100.00
70800 Other Government Grants							
10-1-000-001-3404.000 Rev other gov grants	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70800	0.00	0.00	0.00	0.00	0.00	0.00	
71100 Investment Income - Unrestricted							
10-1-000-001-3610.000 Interest Income	-21.15	-20.83	-0.32	-41.66	-45.74	-250.00	-81.70
Total Line 71100	-21.15	-20.83	-0.32	-41.66	-45.74	-250.00	-81.70
71300 Proceeds from Disposition of Asset							
Total Line 71300	0.00	0.00	0.00	0.00	0.00	0.00	
71500 Other Revenue							
10-1-000-001-3190.050 Office Rent Income	-150.00	-300.00	150.00	-600.00	-300.00	-3,600.00	-91.67
10-1-000-001-3190.100 Beauty Shop Rent	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3195.000 Day Care Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3850.000 Inspection Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3850.004 Admin Fee Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3850.005 Maint Fee Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3850.120 Other Misc Inc.	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 71500	-150.00	-300.00	150.00	-600.00	-300.00	-3,600.00	-91.67
70000 TOTAL REVENUE	-103,118.14	-92,870.83	-10,247.31	-185,741.66	-192,340.50	-1,114,450.00	-82.74

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - AMP 1 Moon Towers
May, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
EXPENSES							
ADMINISTRATIVE							
91100 Administrative Salaries							
10-1-000-001-4110.000 Admin Salaries	6,307.20	6,166.67	140.53	12,333.34	10,091.52	74,000.00	-86.36
10-1-000-001-4110.200 Admin Exp - Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91100	6,307.20	6,166.67	140.53	12,333.34	10,091.52	74,000.00	-86.36
91200 Auditing Fees							
10-1-000-001-4171.000 Audit Fee	0.00	254.17	-254.17	508.34	0.00	3,050.00	-100.00
Total Line 91200	0.00	254.17	-254.17	508.34	0.00	3,050.00	-100.00
91300 Management Fee							
10-1-000-001-4120.100 Management Fee Exp	13,603.04	13,681.00	-77.96	27,362.00	27,128.79	164,172.00	-83.48
Total Line 91300	13,603.04	13,681.00	-77.96	27,362.00	27,128.79	164,172.00	-83.48
91310 Book-keeping Fee							
10-1-000-001-4120.300 Bookkeeping Fee Exp	1,320.00	1,328.00	-8.00	2,656.00	2,632.50	15,936.00	-83.48
Total Line 91310	1,320.00	1,328.00	-8.00	2,656.00	2,632.50	15,936.00	-83.48
91500 Benefit Contributions - Admin							
10-1-000-001-4110.500 Admin Emp Benefit	2,694.79	2,083.33	611.46	4,166.66	4,829.66	25,000.00	-80.68
Total Line 91500	2,694.79	2,083.33	611.46	4,166.66	4,829.66	25,000.00	-80.68
91600 Office Expense							
10-1-000-001-4140.000 Training - Staff	0.00	166.67	-166.67	333.34	0.00	2,000.00	-100.00
10-1-000-001-4180.000 Telephone	276.89	270.83	6.06	541.66	529.88	3,250.00	-83.70
10-1-000-001-4190.100 Postage	48.24	66.67	-18.43	133.34	101.64	800.00	-87.30
10-1-000-001-4190.200 Office Supplies	0.00	58.33	-58.33	116.66	0.00	700.00	-100.00
10-1-000-001-4190.250 Office Furniture	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4190.300 Paper Supplies	0.00	100.00	-100.00	200.00	0.00	1,200.00	-100.00
10-1-000-001-4190.400 Printing/printers	0.00	83.33	-83.33	166.66	0.00	1,000.00	-100.00
10-1-000-001-4190.401 Printing Supplies	0.00	90.67	-90.67	181.34	0.00	1,088.00	-100.00
10-1-000-001-4190.500 Printer/Copier Sup Cont	424.79	250.00	174.79	500.00	424.79	3,000.00	-85.84
10-1-000-001-4190.550 Computers	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4190.700 Member Dues/Fees	0.00	8.33	-8.33	16.66	0.00	100.00	-100.00
10-1-000-001-4190.800 Internet Services	87.11	104.17	-17.06	208.34	174.22	1,250.00	-86.06
10-1-000-001-4190.850 IT Support	0.00	41.67	-41.67	83.34	0.00	500.00	-100.00
Total Line 91600	837.03	1,240.67	-403.64	2,481.34	1,230.53	14,888.00	-91.73
91700 Legal Expense							
Total Line 91700	0.00	0.00	0.00	0.00	0.00	0.00	
91800 Travel Expense							
10-1-000-001-4150.000 Travel - Staff	1,352.47	0.00	1,352.47	0.00	1,662.97	0.00	
10-1-000-001-4150.010 Travel - Commissioners	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4150.100 Mileage - Admin	0.00	75.00	-75.00	150.00	0.00	900.00	-100.00
Total Line 91800	1,352.47	75.00	1,277.47	150.00	1,662.97	900.00	84.77
91900 Other Expense							
10-1-000-001-4120.400 Fee for Service Exp	10.70	29.17	-18.47	58.34	32.02	350.00	-90.85
10-1-000-001-4120.500 Other Fee Exp	0.00	0.00	0.00	0.00	0.32	0.00	
10-1-000-001-4120.700 Mental Health Fee	0.00	1,770.00	-1,770.00	3,540.00	0.00	21,240.00	-100.00
10-1-000-001-4160.000 Consulting Services	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4160.100 Inspection Expense	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4190.000 Other Sundry	0.00	16.67	-16.67	33.34	45.74	200.00	-77.13
10-1-000-001-4190.950 Background Verification	1,204.17	350.00	854.17	700.00	1,204.17	4,200.00	-71.33
Total Line 91900	1,214.87	2,165.84	-950.97	4,331.68	1,282.25	25,990.00	-95.07
91000 TOTAL OPERATING EXPENSE - Admin	27,329.40	26,994.68	334.72	53,989.36	48,858.22	323,936.00	-84.92

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - AMP 1 Moon Towers
May, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
ASSET MANAGEMENT FEE							
92000 Asset Mangement Fee							
10-1-000-001-4120.200 Asset Mngt Fee Exp	1,770.00	1,770.00	0.00	3,540.00	3,540.00	21,240.00	-83.33
Total Line 92000	<u>1,770.00</u>	<u>1,770.00</u>	<u>0.00</u>	<u>3,540.00</u>	<u>3,540.00</u>	<u>21,240.00</u>	<u>-83.33</u>
92000 TOTAL ASSET MANAGEMENT FEE	<u>1,770.00</u>	<u>1,770.00</u>	<u>0.00</u>	<u>3,540.00</u>	<u>3,540.00</u>	<u>21,240.00</u>	<u>-83.33</u>
TENANT SERVICES							
92400 Tenant Services - Other							
10-1-000-001-4220.050 Ten Ser-Cable/TV Exp	66.00	87.50	-21.50	175.00	132.00	1,050.00	-87.43
10-1-000-001-4220.100 Ten Ser-Supplies	0.00	20.83	-20.83	41.66	0.00	250.00	-100.00
10-1-000-001-4220.110 Ten Ser-Recreation	0.00	41.67	-41.67	83.34	0.00	500.00	-100.00
10-1-000-001-4220.120 Ten Ser-Education	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4220.125 Ten Ser-Other	0.00	250.00	-250.00	500.00	0.00	3,000.00	-100.00
10-1-000-001-4220.175 Garden Program Exp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4230.000 Ten Ser Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 92400	<u>66.00</u>	<u>400.00</u>	<u>-334.00</u>	<u>800.00</u>	<u>132.00</u>	<u>4,800.00</u>	<u>-97.25</u>
92500 TOTAL TENANT SERVICES EXPENSE	<u>66.00</u>	<u>400.00</u>	<u>-334.00</u>	<u>800.00</u>	<u>132.00</u>	<u>4,800.00</u>	<u>-97.25</u>
UTILITIES							
93100 Water-200 Elect-300 Gas-600 Sewer							
10-1-000-001-4310.000 Water	1,529.52	1,458.33	71.19	2,916.66	1,529.52	17,500.00	-91.26
10-1-000-001-4315.000 Sewer	4,194.54	3,291.67	902.87	6,583.34	4,194.54	39,500.00	-89.38
10-1-000-001-4320.000 Electric	1,673.55	2,666.67	-993.12	5,333.34	1,364.82	32,000.00	-95.73
10-1-000-001-4330.000 Gas	6,167.03	4,333.33	1,833.70	8,666.66	3,235.79	52,000.00	-93.78
Total Line 93100, 93200, 93300, 93600	<u>13,564.64</u>	<u>11,750.00</u>	<u>1,814.64</u>	<u>23,500.00</u>	<u>10,324.67</u>	<u>141,000.00</u>	<u>-92.68</u>
93000 TOTAL UTILITIES EXPENSES	<u>13,564.64</u>	<u>11,750.00</u>	<u>1,814.64</u>	<u>23,500.00</u>	<u>10,324.67</u>	<u>141,000.00</u>	<u>-92.68</u>
MAINTENANCE & OPERATIONS EXPENSE							
94100 Maintenance - Labor							
10-1-000-001-4410.000 Maint Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4410.100 Maint Labor - OT	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4410.200 Maint Labor - Fee	4,425.00	4,425.00	0.00	8,850.00	8,850.00	53,100.00	-83.33
Total Line 94100	<u>4,425.00</u>	<u>4,425.00</u>	<u>0.00</u>	<u>8,850.00</u>	<u>8,850.00</u>	<u>53,100.00</u>	<u>-83.33</u>
94200 Maintenance - Materials/Supplies							
10-1-000-001-4420.010 Garbage&Trash Supp	128.75	33.33	95.42	66.66	128.75	400.00	-67.81
10-1-000-001-4420.020 Heating&Cooling Supp	0.00	500.00	-500.00	1,000.00	16.32	6,000.00	-99.73
10-1-000-001-4420.030 Snow Removal Supplies	0.00	25.00	-25.00	50.00	0.00	300.00	-100.00
10-1-000-001-4420.040 Elevator Maint Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4420.050 Landscape/Grounds Sup	56.07	208.33	-152.26	416.66	56.07	2,500.00	-97.76
10-1-000-001-4420.070 Electrical Supplies	21.28	100.00	-78.72	200.00	115.69	1,200.00	-90.36
10-1-000-001-4420.080 Plumbing Supplies	36.17	125.00	-88.83	250.00	220.54	1,500.00	-85.30
10-1-000-001-4420.090 Extermination Supplies	0.00	166.67	-166.67	333.34	263.88	2,000.00	-86.81
10-1-000-001-4420.100 Janitorial Supplies	780.16	541.67	238.49	1,083.34	1,418.00	6,500.00	-78.18
10-1-000-001-4420.110 Routine Maint. Supplies	1,565.99	1,666.67	-100.68	3,333.34	1,628.74	20,000.00	-91.86
10-1-000-001-4420.120 Other Misc Supplies	0.00	83.33	-83.33	166.66	0.00	1,000.00	-100.00
10-1-000-001-4420.121 Flooring Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4420.125 Mileage	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4420.126 Vehicle Supplies	0.00	166.67	-166.67	333.34	49.07	2,000.00	-97.55
10-1-000-001-4420.130 Securty Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94200	<u>2,588.42</u>	<u>3,616.67</u>	<u>-1,028.25</u>	<u>7,233.34</u>	<u>3,897.06</u>	<u>43,400.00</u>	<u>-91.02</u>

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - AMP 1 Moon Towers
May, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
94300 Maintenance - Contracts							
10-1-000-001-4330.010 Refuse	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4430.000 Maint Labor Contract	11,422.33	15,881.17	-4,458.84	31,762.34	23,075.08	190,574.00	-87.89
10-1-000-001-4430.010 Garbage & Trash Con	752.50	416.67	335.83	833.34	1,181.00	5,000.00	-76.38
10-1-000-001-4430.020 Heating & Cooling Cont	0.00	666.67	-666.67	1,333.34	-261.75	8,000.00	-103.27
10-1-000-001-4430.030 Snow Removal Contract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4430.040 Elevator Maint Cont	4,245.84	1,791.67	2,454.17	3,583.34	4,245.84	21,500.00	-80.25
10-1-000-001-4430.050 Landscape & Grds Cont	0.00	1,625.00	-1,625.00	3,250.00	-30.00	19,500.00	-100.15
10-1-000-001-4430.060 Unit Turnaround Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4430.070 Electrical Contracts	0.00	2,666.67	-2,666.67	5,333.34	0.00	32,000.00	-100.00
10-1-000-001-4430.080 Plumbing Contracts	118.20	375.00	-256.80	750.00	118.20	4,500.00	-97.37
10-1-000-001-4430.090 Extermination Contracts	5,467.00	2,375.00	3,092.00	4,750.00	5,467.00	28,500.00	-80.82
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 Maint Cont	225.00	1,041.67	-816.67	2,083.34	157.05	12,500.00	-98.74
10-1-000-001-4430.111 Flooring Contract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4430.120 Other Misc Cont Cost	6,664.80	125.00	6,539.80	250.00	6,664.80	1,500.00	344.32
10-1-000-001-4430.121 Laundry Equip Contract	0.00	41.67	-41.67	83.34	0.00	500.00	-100.00
10-1-000-001-4430.126 Vehicle Maint Cont	6.00	41.67	-35.67	83.34	6.00	500.00	-98.80
10-1-000-001-4431.000 Trash Removal	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94300	28,901.67	27,047.86	1,853.81	54,095.72	40,623.22	324,574.00	-87.48
94500 Maintenance - Ordinary/Benefits							
10-1-000-001-4410.500 Maint Emp Benefit	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94500	0.00	0.00	0.00	0.00	0.00	0.00	
94000 TOTAL MAINTENANCE EXPENSES	35,915.09	35,089.53	825.56	70,179.06	53,370.28	421,074.00	-87.33
TOTAL PROTECTIVE SERVICES EXPENSE							
95200 Protective Services - Contract							
10-1-000-001-4480.000 Police Contract	790.52	254.17	536.35	508.34	0.00	3,050.00	-100.00
10-1-000-001-4480.006 Safety/Security Labor Fee	1,770.00	1,770.00	0.00	3,540.00	3,540.00	21,240.00	-83.33
10-1-000-001-4480.100 ADT Contract	35.99	200.00	-164.01	400.00	164.62	2,400.00	-93.14
10-1-000-001-4480.500 Other Security Contract	150.00	1,291.67	-1,141.67	2,583.34	325.00	15,500.00	-97.90
Total Line 95200	2,746.51	3,515.84	-769.33	7,031.68	4,029.62	42,190.00	-90.45
95300 Protective Services - Other							
Total Line 95300	0.00	0.00	0.00	0.00	0.00	0.00	
95000 TOTAL PROTECTIVE SERVICES EXP	2,746.51	3,515.84	-769.33	7,031.68	4,029.62	42,190.00	-90.45
INSURANCE PREMIUMS EXPENSE							
96110 Property 120 Liab. 130 Work Comp							
10-1-000-001-4510.010 Property	3,894.17	3,966.67	-72.50	7,933.34	7,788.34	47,600.00	-83.64
10-1-000-001-4510.020 Liability Insurance	430.06	439.58	-9.52	879.16	860.12	5,275.00	-83.69
10-1-000-001-4510.030 Work Comp Insurance	204.43	208.33	-3.90	416.66	408.86	2,500.00	-83.65
Total Line 96110, 96120, 96130	4,528.66	4,614.58	-85.92	9,229.16	9,057.32	55,375.00	-83.64
96140 All Other Insurance							
10-1-000-001-4510.015 Equipment Insurance	175.35	179.17	-3.82	358.34	350.70	2,150.00	-83.69
10-1-000-001-4510.025 PE & PO Insurance	63.81	66.67	-2.86	133.34	127.62	800.00	-84.05
10-1-000-001-4510.035 Auto Insurance	50.00	52.08	-2.08	104.16	100.00	625.00	-84.00
10-1-000-001-4510.040 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96140	289.16	297.92	-8.76	595.84	578.32	3,575.00	-83.82
96100 TOTAL INSURANCE PREMIUMS EXP	4,817.82	4,912.50	-94.68	9,825.00	9,635.64	58,950.00	-83.65

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - AMP 1 Moon Towers
May, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
GENERAL EXPENSES							
96200 Other General Expenses							
10-1-000-001-4590.000 Other General	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96200	0.00	0.00	0.00	0.00	0.00	0.00	
96210 Compensated Absences							
10-1-000-001-4110.001 Salaries Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4595.000 Compensated Absences	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96210	0.00	0.00	0.00	0.00	0.00	0.00	
96300 Payment In Lieu Of Taxes - PILOT							
10-1-000-001-4520.000 Pay in lieu of Tax	2,603.53	2,438.33	165.20	4,876.66	6,442.73	29,260.00	-77.98
Total Line 96300	2,603.53	2,438.33	165.20	4,876.66	6,442.73	29,260.00	-77.98
96400 Bad Debt - Tenant Rents							
10-1-000-001-4570.000 Collection Losses	21.19	833.33	-812.14	1,666.66	271.29	10,000.00	-97.29
Total Line 96400	21.19	833.33	-812.14	1,666.66	271.29	10,000.00	-97.29
96800 Severance Expense							
10-1-000-001-4530.000 Term Leave Pay	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96800	0.00	0.00	0.00	0.00	0.00	0.00	
96000 TOTAL OTHER GENERAL EXPENSES	2,624.72	3,271.66	-646.94	6,543.32	6,714.02	39,260.00	-82.90
96900 TOTAL OPERATING EXPENSE	88,834.18	87,704.21	1,129.97	175,408.42	136,604.45	1,052,450.00	-87.02
97000 NET REVENUE/EXPENSE (-Gain/Loss)	-14,283.96	-5,166.62	-9,117.34	-10,333.24	-55,736.05	-62,000.00	-10.10
MISCELLANEOUS EXPENSE							
97100 Extraordinary Maintenance							
10-1-000-001-4610.010 Extraordinary Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4610.020 Extraordinary Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4610.030 Extraordinary Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 97100	0.00	0.00	0.00	0.00	0.00	0.00	
97200 Casualty Losses - Non-capitalized							
10-1-000-001-4620.010 Casualty Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4620.020 Casualty Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4620.030 Casualty Contract Costs	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 97200	0.00	0.00	0.00	0.00	0.00	0.00	
97400 Depreciation Expense							
10-1-000-001-4800.000 Depreciation Exp MT	10,849.00	13,750.00	-2,901.00	27,500.00	21,698.00	165,000.00	-86.85
Total Line 97400	10,849.00	13,750.00	-2,901.00	27,500.00	21,698.00	165,000.00	-86.85
97500 Fraud Losses							
Total Line 97500	0.00	0.00	0.00	0.00	0.00	0.00	
97800 Dwelling Units Rent Expense							
Total Line 97800	0.00	0.00	0.00	0.00	0.00	0.00	
90000 TOTAL MISCELLANEOUS EXPENSE	10,849.00	13,750.00	-2,901.00	27,500.00	21,698.00	165,000.00	-86.85

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - AMP 1 Moon Towers
May, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
OTHER FINANCING SOURCES (USES)							
10010 Operating Transfer In							
Total Line 10010	0.00	0.00	0.00	0.00	0.00	0.00	
10020 Operating Transfer Out							
Total Line 10020	0.00	0.00	0.00	0.00	0.00	0.00	
10030 Operating Xfers from/to Government							
Total Line 10030	0.00	0.00	0.00	0.00	0.00	0.00	
10040 Oper Xfers from/to Component Unit							
Total Line 10040	0.00	0.00	0.00	0.00	0.00	0.00	
10060 Proceeds Sale Property -gain/loss							
Total Line 10060	0.00	0.00	0.00	0.00	0.00	0.00	
10070 Extraordinary Items Net -Gain/Loss							
Total Line 10050	0.00	0.00	0.00	0.00	0.00	0.00	
10080 Special Items (Net -Gain/Loss)							
Total Line 10060	0.00	0.00	0.00	0.00	0.00	0.00	
10093 Xfers - In between Amps							
10-1-000-001-9111.000 Xfers In from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10093 Xfers - In from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
10094 Xfer - Out between Amps							
10-1-000-001-9111.100 Xfers Out from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10094 Xfers - Out from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
10100 TOTAL OTHER FINANCING SOURCES-USES	0.00	0.00	0.00	0.00	0.00	0.00	
10000 EXCESS REVENUE/EXPENS (-Gain/Loss)	-3,434.96	8,843.38	-12,278.34	17,686.76	-34,038.05	106,120.00	-132.08

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - AMP 2 Family Site
May, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	196.00	196.00	0.00	392.00	392.00	2,352.00	0.00
REVENUE							
70300 Net Tenant Rent Revenue							
10-1-000-002-3110.000 Dwelling Rent	-17,985.25	-17,500.00	-485.25	-35,000.00	-36,355.00	-210,000.00	-82.69
10-1-000-002-3111.000 Utility Allowance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70300	-17,985.25	-17,500.00	-485.25	-35,000.00	-36,355.00	-210,000.00	-82.69
70400 Tenant Revenue - Other							
10-1-000-002-3120.000 Excess Utilities	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3130.000 Cable TV Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3190.000 Nondwell Rent	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3690.000 Other Income	-245.04	-333.33	88.29	-666.66	-245.04	-4,000.00	-93.87
10-1-000-002-3690.100 Late Fees	-800.00	-625.00	-175.00	-1,250.00	-1,525.00	-7,500.00	-79.67
10-1-000-002-3690.120 Violation Fees	-785.00	-345.00	-440.00	-690.00	-1,310.00	-4,140.00	-68.36
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	-4.17	4.17	-8.34	0.00	-50.00	-100.00
10-1-000-002-3690.150 Laundry Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3690.160 Vending Machine Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3690.180 Labor	-2,062.75	-1,666.67	-396.08	-3,333.34	-2,681.25	-20,000.00	-86.59
10-1-000-002-3690.200 Materials	-393.78	-750.00	356.22	-1,500.00	-652.89	-9,000.00	-92.75
10-1-000-002-3690.300 T.S. Income - Grants	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70400	-4,286.57	-3,724.17	-562.40	-7,448.34	-6,414.18	-44,690.00	-85.65
70500 TOTAL TENANT REVENUE	-22,271.82	-21,224.17	-1,047.65	-42,448.34	-42,769.18	-254,690.00	-83.21
70600 HUD PHA Operating Grants							
10-1-000-002-8020.000 Oper Sub - Curr Yr	-75,068.00	-77,521.58	2,453.58	-155,043.16	-168,448.00	-930,259.00	-81.89
10-1-000-002-8021.000 Oper Sub - Prior Yr	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70600	-75,068.00	-77,521.58	2,453.58	-155,043.16	-168,448.00	-930,259.00	-81.89
10010 Operating Tranfers In - CFP							
10-1-000-002-3404.010 Other Inc - Operations	0.00	-10,000.00	10,000.00	-20,000.00	0.00	-120,000.00	-100.00
Total Line 70610	0.00	-10,000.00	10,000.00	-20,000.00	0.00	-120,000.00	-100.00
70800 Other Government Grants							
10-1-000-002-3404.000 Rev other gov grants	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70800	0.00	0.00	0.00	0.00	0.00	0.00	
71100 Investment Income - Unrestricted							
10-1-000-002-3610.000 Interest Income	-29.56	-22.92	-6.64	-45.84	-63.60	-275.00	-76.87
Total Line 71100	-29.56	-22.92	-6.64	-45.84	-63.60	-275.00	-76.87
71300 Proceeds from Disposition of Asset							
Total Line 71300	0.00	0.00	0.00	0.00	0.00	0.00	
71500 Other Revenue							
10-1-000-002-3190.050 Office Rent Income	-300.00	-300.00	0.00	-600.00	-600.00	-3,600.00	-83.33
10-1-000-002-3190.100 Beauty Shop Rent	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3195.000 Day Care Income	-125.00	-125.00	0.00	-250.00	-250.00	-1,500.00	-83.33
10-1-000-002-3850.000 Inspection Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3850.004 Admin Fee Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3850.005 Maint Fee Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3850.120 Other Misc Inc	289.75	0.00	289.75	0.00	289.75	0.00	
Total Line 71500	-135.25	-425.00	289.75	-850.00	-560.25	-5,100.00	-89.01
70000 TOTAL REVENUE	-97,504.63	-109,193.67	11,689.04	-218,387.34	-211,841.03	-1,310,324.00	-83.83

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - AMP 2 Family Site
May, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
EXPENSES							
ADMINISTRATIVE							
91100 Administrative Salaries							
10-1-000-002-4110.000 Admin Salaries	6,316.50	9,525.00	-3,208.50	19,050.00	10,106.40	114,300.00	-91.16
10-1-000-002-4110.200 Admin Exp - Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91100	6,316.50	9,525.00	-3,208.50	19,050.00	10,106.40	114,300.00	-91.16
91200 Auditing Fees							
10-1-000-002-4171.000 Audit Fee	0.00	229.17	-229.17	458.34	0.00	2,750.00	-100.00
Total Line 91200	0.00	229.17	-229.17	458.34	0.00	2,750.00	-100.00
91300 Management Fee							
10-1-000-002-4120.100 Management Fee Exp	14,066.78	15,149.00	-1,082.22	30,298.00	28,442.72	181,788.00	-84.35
Total Line 91300	14,066.78	15,149.00	-1,082.22	30,298.00	28,442.72	181,788.00	-84.35
91310 Book-keeping Fee							
10-1-000-002-4120.300 Bookkeeping Fee Exp	1,365.00	1,470.00	-105.00	2,940.00	2,760.00	17,640.00	-84.35
Total Line 91310	1,365.00	1,470.00	-105.00	2,940.00	2,760.00	17,640.00	-84.35
91500 Benefit Contributions - Admin							
10-1-000-002-4110.500 Emp Benefit - Admin	2,231.94	3,100.00	-868.06	6,200.00	3,947.27	37,200.00	-89.39
Total Line 91500	2,231.94	3,100.00	-868.06	6,200.00	3,947.27	37,200.00	-89.39
91600 Office Expense							
10-1-000-002-4140.000 Training - Staff	0.00	250.00	-250.00	500.00	0.00	3,000.00	-100.00
10-1-000-002-4180.000 Telephone	227.77	279.17	-51.40	558.34	455.54	3,350.00	-86.40
10-1-000-002-4190.100 Postage	178.92	150.00	28.92	300.00	336.42	1,800.00	-81.31
10-1-000-002-4190.200 Office Supplies	58.13	33.33	24.80	66.66	58.13	400.00	-85.47
10-1-000-002-4190.250 Office Furniture	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4190.300 Paper Supplies	155.62	41.67	113.95	83.34	155.62	500.00	-68.88
10-1-000-002-4190.400 Printing/printers	0.00	41.67	-41.67	83.34	0.00	500.00	-100.00
10-1-000-002-4190.401 Printing Supplies	0.00	25.00	-25.00	50.00	0.00	300.00	-100.00
10-1-000-002-4190.500 Printer/Copier Sup Cont	0.00	147.92	-147.92	295.84	0.00	1,775.00	-100.00
10-1-000-002-4190.550 Computers	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4190.700 Member Dues/Fees	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4190.800 Internet Services	591.61	600.00	-8.39	1,200.00	1,183.22	7,200.00	-83.57
10-1-000-002-4190.850 IT Support	195.00	194.17	0.83	388.34	142.50	2,330.00	-93.88
Total Line 91600	1,407.05	1,762.93	-355.88	3,525.86	2,331.43	21,155.00	-88.98
91700 Legal Expense							
Total Line 91700	0.00	0.00	0.00	0.00	0.00	0.00	
91800 Travel Expense							
10-1-000-002-4150.000 Travel - Staff	86.26	41.67	44.59	83.34	-224.24	500.00	-144.85
10-1-000-002-4150.010 Travel - Commissioners	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4150.100 Mileage - Admin	0.00	150.00	-150.00	300.00	0.00	1,800.00	-100.00
Total Line 91800	86.26	191.67	-105.41	383.34	-224.24	2,300.00	-109.75
91900 Other Expense							
10-1-000-002-4120.400 Fee for Service Exp	11.77	233.33	-221.56	466.66	23.62	2,800.00	-99.16
10-1-000-002-4120.500 Other Fee Exp	0.00	0.00	0.00	0.00	0.03	0.00	
10-1-000-002-4120.700 Mental Health Fee	0.00	1,960.00	-1,960.00	3,920.00	0.00	23,520.00	-100.00
10-1-000-002-4160.000 Consulting Services	0.00	75.00	-75.00	150.00	0.00	900.00	-100.00
10-1-000-002-4160.100 Inspection Expense	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4190.000 Other Sundry	0.00	0.00	0.00	0.00	55.88	0.00	
10-1-000-002-4190.950 Background Verification	290.72	404.17	-113.45	808.34	290.72	4,850.00	-94.01
Total Line 91900	302.49	2,672.50	-2,370.01	5,345.00	370.25	32,070.00	-98.85
91000 TOTAL OPERATING EXPENSE - Admin	25,776.02	34,100.27	-8,324.25	68,200.54	47,733.83	409,203.00	-88.33

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - AMP 2 Family Site
May, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
ASSET MANAGEMENT FEE							
92000 Asset Mangement Fee							
10-1-000-002-4120.200 Asset Mgt Fee Exp	1,960.00	1,960.00	0.00	3,920.00	3,920.00	23,520.00	-83.33
Total Line 92000	1,960.00	1,960.00	0.00	3,920.00	3,920.00	23,520.00	-83.33
92000 TOTAL ASSET MANAGEMENT FEE	1,960.00	1,960.00	0.00	3,920.00	3,920.00	23,520.00	-83.33
TENANT SERVICES							
92400 Tenant Services - Other							
10-1-000-002-4220.050 Ten Ser-Cable/TV Exp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4220.100 Ten Ser-Supplies	0.00	16.67	-16.67	33.34	0.00	200.00	-100.00
10-1-000-002-4220.110 Ten Ser-Recreation	0.00	41.67	-41.67	83.34	0.00	500.00	-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	
10-1-000-002-4220.175 Garden Program Exp	0.00	33.33	-33.33	66.66	0.00	400.00	-100.00
10-1-000-002-4230.000 Ten Ser Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 92400	0.00	91.67	-91.67	183.34	0.00	1,100.00	-100.00
92500 TOTAL TENANT SERVICES EXPENSE	0.00	91.67	-91.67	183.34	0.00	1,100.00	-100.00
UTILITIES							
93100 Water-200 Elect-300 Gas-600 Sewer							
10-1-000-002-4310.000 Water	150.66	100.00	50.66	200.00	150.66	1,200.00	-87.45
10-1-000-002-4315.000 Sewer	76.65	45.83	30.82	91.66	76.65	550.00	-86.06
10-1-000-002-4320.000 Electric	696.11	1,583.33	-887.22	3,166.66	554.46	19,000.00	-97.08
10-1-000-002-4330.000 Gas	1,119.92	1,208.33	-88.41	2,416.66	876.80	14,500.00	-93.95
Total Line 93100 93200 93300 93600	2,043.34	2,937.49	-894.15	5,874.98	1,658.57	35,250.00	-95.29
93000 TOTAL UTILITIES EXPENSES	2,043.34	2,937.49	-894.15	5,874.98	1,658.57	35,250.00	-95.29
MAINTENANCE & OPERATIONS EXPENSE							
94100 Maintenance - Labor							
10-1-000-002-4410.000 Maint Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4410.100 Maint Labor - OT	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4410.200 Maint Labor - Other	4,900.00	4,900.00	0.00	9,800.00	9,800.00	58,800.00	-83.33
Total Line 94100	4,900.00	4,900.00	0.00	9,800.00	9,800.00	58,800.00	-83.33
94200 Maintenance - Materials/Supplies							
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	10,275.33	333.33	9,942.00	666.66	10,699.34	4,000.00	167.48
10-1-000-002-4420.030 Snow Removal Supplies	0.00	83.33	-83.33	166.66	0.00	1,000.00	-100.00
10-1-000-002-4420.040 Elevator Maint Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4420.050 Landscape/Grounds Sup	129.42	250.00	-120.58	500.00	200.90	3,000.00	-93.30
10-1-000-002-4420.070 Electrical Supplies	339.26	500.00	-160.74	1,000.00	416.80	6,000.00	-93.05
10-1-000-002-4420.080 Plumbing Supplies	248.23	1,050.00	-801.77	2,100.00	1,377.58	12,600.00	-89.07
10-1-000-002-4420.090 Extermination Supplies	0.00	16.67	-16.67	33.34	642.20	200.00	221.10
10-1-000-002-4420.100 Janitorial Supplies	275.71	283.33	-7.62	566.66	572.04	3,400.00	-83.18
10-1-000-002-4420.110 Routine Maint. Supplies	4,592.32	3,750.00	842.32	7,500.00	8,390.65	45,000.00	-81.35
10-1-000-002-4420.120 Other Misc. Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4420.121 Flooring Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4420.125 Mileage	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4420.126 Vehicle Supplies	647.68	458.33	189.35	916.66	1,083.65	5,500.00	-80.30
10-1-000-002-4420.130 Security Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94200	16,507.95	6,724.99	9,782.96	13,449.98	23,383.16	80,700.00	-71.02

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - AMP 2 Family Site
May, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
94300 Maintenance - Contracts							
10-1-000-002-4330.010 Refuse	67.21	8.33	58.88	16.66	67.21	100.00	-32.79
10-1-000-002-4430.000 Maint Labor Contract	26,735.56	26,800.92	-65.36	53,601.84	42,088.06	321,611.00	-86.91
10-1-000-002-4430.010 Garbage&Trash Cont	638.20	250.00	388.20	500.00	618.20	3,000.00	-79.39
10-1-000-002-4430.020 Heating&Cooling Cont	27,260.89	600.00	26,660.89	1,200.00	27,260.89	7,200.00	278.62
10-1-000-002-4430.030 Snow Removal Contract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4430.040 Elevator Maint Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4430.050 Landscape & Grds Cont	5,272.56	333.33	4,939.23	666.66	5,272.56	4,000.00	31.81
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	25.00	-25.00	50.00	0.00	300.00	-100.00
10-1-000-002-4430.080 Plumbing Contracts	499.81	1,000.00	-500.19	2,000.00	499.81	12,000.00	-95.83
10-1-000-002-4430.090 Extermination Contracts	1,829.00	1,291.67	537.33	2,583.34	1,829.00	15,500.00	-88.20
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 Cont	0.00	9,916.67	-9,916.67	19,833.34	0.00	119,000.00	-100.00
10-1-000-002-4430.111 Flooring Contract	17,750.00	0.00	17,750.00	0.00	17,750.00	0.00	
10-1-000-002-4430.120 Other Misc Cont Cost	625.00	0.00	625.00	0.00	-6,039.80	0.00	
10-1-000-002-4430.121 Laundry Equip Contract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4430.126 Vehicle Maint Cont	6.00	508.33	-502.33	1,016.66	276.00	6,100.00	-95.48
10-1-000-002-4431.000 Trash Removal	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94300	80,684.23	40,734.25	39,949.98	81,468.50	89,621.93	488,811.00	-81.67
94500 Maintenance - Ordinary/Benefits							
10-1-000-002-4410.500 Emp Benefit - Maint	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94500	0.00	0.00	0.00	0.00	0.00	0.00	
94000 TOTAL MAINTENANCE EXPENSES	102,092.18	52,359.24	49,732.94	104,718.48	122,805.09	628,311.00	-80.45
TOTAL PROTECTIVE SERVICES EXPENSE							
95200 Protective Services - Contract							
10-1-000-002-4480.000 Police Contract	875.38	308.33	567.05	616.66	0.00	3,700.00	-100.00
10-1-000-002-4480.006 Safety/Security Labor Fee	1,960.00	1,960.00	0.00	3,920.00	3,920.00	23,520.00	-83.33
10-1-000-002-4480.100 ADT Contract	35.99	277.50	-241.51	555.00	84.37	3,330.00	-97.47
10-1-000-002-4480.500 Other Security Contract	0.00	375.00	-375.00	750.00	0.00	4,500.00	-100.00
Total Line 95200	2,871.37	2,920.83	-49.46	5,841.66	4,004.37	35,050.00	-88.58
95300 Protective Services - Other							
Total Line 95300	0.00	0.00	0.00	0.00	0.00	0.00	
95000 TOTAL PROTECTIVE SERVICES EXP	2,871.37	2,920.83	-49.46	5,841.66	4,004.37	35,050.00	-88.58
INSURANCE PREMIUMS EXPENSE							
96110 Property 120 Liab. 130 Work Comp							
10-1-000-002-4510.010 Property Ins	4,108.54	4,185.42	-76.88	8,370.84	8,217.08	50,225.00	-83.64
10-1-000-002-4510.020 Liability Ins	476.29	485.42	-9.13	970.84	952.58	5,825.00	-83.65
10-1-000-002-4510.030 Work Comp Insurance	210.77	214.58	-3.81	429.16	421.54	2,575.00	-83.63
Total Line 96110 96120 96130	4,795.60	4,885.42	-89.82	9,770.84	9,591.20	58,625.00	-83.64
96140 All Other Insurance							
10-1-000-002-4510.015 Equipment Insurance	194.20	197.92	-3.72	395.84	388.40	2,375.00	-83.65
10-1-000-002-4510.025 PE & PO Insurance	70.84	72.92	-2.08	145.84	141.68	875.00	-83.81
10-1-000-002-4510.035 Auto Insurance	200.00	204.17	-4.17	408.34	400.00	2,450.00	-83.67
10-1-000-002-4510.040 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96140	465.04	475.01	-9.97	950.02	930.08	5,700.00	-83.68
96100 TOTAL INSURANCE PREMIUMS EXP	5,260.64	5,360.43	-99.79	10,720.86	10,521.28	64,325.00	-83.64

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - AMP 2 Family Site
May, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
GENERAL EXPENSES							
96200 Other General Expenses							
10-1-000-002-4590.000 Other General	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96200	0.00	0.00	0.00	0.00	0.00	0.00	
96210 Compensated Absences							
10-1-000-002-4110.001 Salaries Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4595.000 Compensated Absences	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96210	0.00	0.00	0.00	0.00	0.00	0.00	
96300 Payment In Lieu Of Taxes - PILOT							
10-1-000-002-4520.000 Pay in lieu of Tax	1,587.47	1,768.67	-181.20	3,537.34	3,462.92	21,224.00	-83.68
Total Line 96300	1,587.47	1,768.67	-181.20	3,537.34	3,462.92	21,224.00	-83.68
96400 Bad Debt - Tenant Rents							
10-1-000-002-4570.000 Collection Losses	-3,278.98	1,250.00	-4,528.98	2,500.00	-2,503.60	15,000.00	-116.69
Total Line 96400	-3,278.98	1,250.00	-4,528.98	2,500.00	-2,503.60	15,000.00	-116.69
96800 Severance Expense							
10-1-000-002-4530.000 Term Leave Pay	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96800	0.00	0.00	0.00	0.00	0.00	0.00	
96000 TOTAL OTHER GENERAL EXPENSES	-1,691.51	3,018.67	-4,710.18	6,037.34	959.32	36,224.00	-97.35
96900 TOTAL OPERATING EXPENSE	138,312.04	102,748.60	35,563.44	205,497.20	191,602.46	1,232,983.00	-84.46
97000 NET REVENUE/EXPENSE (-Gain/Loss)	40,807.41	-6,445.07	47,252.48	-12,890.14	-20,238.57	-77,341.00	-73.83
MISCELLANEOUS EXPENSE							
97100 Extraordinary Maintenance							
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 Line 97100	0.00	0.00	0.00	0.00	0.00	0.00	
97200 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	
Total Line 97200	0.00	0.00	0.00	0.00	0.00	0.00	
97400 Depreciation Expense							
10-1-000-002-4800.000 Depreciation Exp Fam	28,510.00	31,000.00	-2,490.00	62,000.00	57,020.00	372,000.00	-84.67
Total Line 97400	28,510.00	31,000.00	-2,490.00	62,000.00	57,020.00	372,000.00	-84.67
97500 Fraud Losses							
Total Line 97500	0.00	0.00	0.00	0.00	0.00	0.00	
97800 Dwelling Units Rent Expense							
Total Line 97800	0.00	0.00	0.00	0.00	0.00	0.00	
90000 TOTAL MISCELLANEOUS EXPENSE	28,510.00	31,000.00	-2,490.00	62,000.00	57,020.00	372,000.00	-84.67

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - AMP 2 Family Site
May, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
OTHER FINANCING SOURCES (USES)							
10010 Operating Transfer In							
Total Line 10010	0.00	0.00	0.00	0.00	0.00	0.00	
10020 Operating Transfer Out							
Total Line 10020	0.00	0.00	0.00	0.00	0.00	0.00	
10030 Operating Xfers from/to Government							
Total Line 10030	0.00	0.00	0.00	0.00	0.00	0.00	
10040 Oper Xfers from/to Component Unit							
Total Line 10040	0.00	0.00	0.00	0.00	0.00	0.00	
10060 Proceeds Sale Property -gain/loss							
Total Line 10060	0.00	0.00	0.00	0.00	0.00	0.00	
10070 Extraordinary Items Net -Gain/Loss							
Total Line 10050	0.00	0.00	0.00	0.00	0.00	0.00	
10080 Special Items (Net -Gain/Loss)							
Total Line 10060	0.00	0.00	0.00	0.00	0.00	0.00	
10093 Xfers - In between Amps							
10-1-000-002-9111.000 Xfers In from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10093 Xfers - In from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
10094 Xfer - Out between Amps							
10-1-000-002-9111.100 Xfers Out from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10094 Xfers - Out from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
10100 TOTAL OTHER FINANCING SOURCES-USES	0.00	0.00	0.00	0.00	0.00	0.00	
10000 EXCESS REVENUE/EXPENS (-Gain/Loss)	69,317.41	24,554.93	44,762.48	49,109.86	36,781.43	294,659.00	-87.52

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - AMP 3 Bluebell
May, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	51.00	51.00	0.00	102.00	102.00	612.00	0.00
REVENUE							
70300 Net Tenant Rent Revenue							
10-1-000-006-3110.000 Dwelling Rent	-15,142.00	-14,000.00	-1,142.00	-28,000.00	-29,889.00	-168,000.00	-82.21
10-1-000-006-3111.000 Utility Allowance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70300	-15,142.00	-14,000.00	-1,142.00	-28,000.00	-29,889.00	-168,000.00	-82.21
70400 Tenant Revenue - Other							
10-1-000-006-3120.000 Excess Utilities	0.00	-6.25	6.25	-12.50	0.00	-75.00	-100.00
10-1-000-006-3130.000 Cable TV Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3190.000 Nondwell Rent	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3690.000 Other Income	0.00	-4.17	4.17	-8.34	0.00	-50.00	-100.00
10-1-000-006-3690.100 Late Fees	0.00	-125.00	125.00	-250.00	-75.00	-1,500.00	-95.00
10-1-000-006-3690.120 Violation Fees	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3690.130 Court Cost 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	-8.34	0.00	-50.00	-100.00
10-1-000-006-3690.150 Laundry Income	0.00	-458.33	458.33	-916.66	-1,481.00	-5,500.00	-73.07
10-1-000-006-3690.160 Vending Machine Inc	-22.01	-37.50	15.49	-75.00	-22.01	-450.00	-95.11
10-1-000-006-3690.180 Labor	100.00	-166.67	266.67	-333.34	-85.00	-2,000.00	-95.75
10-1-000-006-3690.200 Materials	-4.70	-41.67	36.97	-83.34	-29.20	-500.00	-94.16
10-1-000-006-3690.300 T.S. Income - Grants	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70400	73.29	-843.76	917.05	-1,687.52	-1,692.21	-10,125.00	-83.29
70500 TOTAL TENANT REVENUE	-15,068.71	-14,843.76	-224.95	-29,687.52	-31,581.21	-178,125.00	-82.27
70600 HUD PHA Operating Grants							
10-1-000-006-8020.000 Oper Sub - Curr Yr	-21,031.00	-8,997.58	-12,033.42	-17,995.16	-27,915.00	-107,971.00	-74.15
10-1-000-006-8021.000 Oper Sub - Prior Yr	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70600	-21,031.00	-8,997.58	-12,033.42	-17,995.16	-27,915.00	-107,971.00	-74.15
10010 Operating Tranfers In - CFP							
10-1-000-006-3404.010 Other Inc - Operations	0.00	-2,500.00	2,500.00	-5,000.00	0.00	-30,000.00	-100.00
Total Line 70610	0.00	-2,500.00	2,500.00	-5,000.00	0.00	-30,000.00	-100.00
70800 Other Government Grants							
10-1-000-006-3404.000 Rev other gov grants	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70800	0.00	0.00	0.00	0.00	0.00	0.00	
71100 Investment Income - Unrestricted							
10-1-000-006-3610.000 Interest Income	-6.91	-6.25	-0.66	-12.50	-14.28	-75.00	-80.96
Total Line 71100	-6.91	-6.25	-0.66	-12.50	-14.28	-75.00	-80.96
71300 Proceeds from Disposition of Asset							
Total Line 71300	0.00	0.00	0.00	0.00	0.00	0.00	
71500 Other Revenue							
10-1-000-006-3190.050 Office Rent Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3190.100 Beauty Shop Rent	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3195.000 Day Care Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.000 Inspection Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.004 Admin Fee Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.005 Maint Fee Income	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 Line 71500	0.00	0.00	0.00	0.00	0.00	0.00	
70000 TOTAL REVENUE	-36,106.62	-26,347.59	-9,759.03	-52,695.18	-59,510.49	-316,171.00	-81.18

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - AMP 3 Bluebell
May, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
EXPENSES							
ADMINISTRATIVE							
91100 Administrative Salaries							
10-1-000-006-4110.000 Admin Salaries	700.80	1,729.17	-1,028.37	3,458.34	1,121.28	20,750.00	-94.60
10-1-000-006-4110.200 Admin Exp - Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91100	700.80	1,729.17	-1,028.37	3,458.34	1,121.28	20,750.00	-94.60
91200 Auditing Fees							
10-1-000-006-4171.000 Audit Fee	0.00	83.33	-83.33	166.66	0.00	1,000.00	-100.00
Total Line 91200	0.00	83.33	-83.33	166.66	0.00	1,000.00	-100.00
91300 Management Fee							
10-1-000-006-4120.100 Management Fee Exp	3,941.79	3,942.00	-0.21	7,884.00	7,883.58	47,304.00	-83.33
Total Line 91300	3,941.79	3,942.00	-0.21	7,884.00	7,883.58	47,304.00	-83.33
91310 Book-keeping Fee							
10-1-000-006-4120.300 Bookkeeping Exp	382.50	383.00	-0.50	766.00	765.00	4,596.00	-83.36
Total Line 91310	382.50	383.00	-0.50	766.00	765.00	4,596.00	-83.36
91500 Benefit Contributions - Admin							
10-1-000-006-4110.500 Emp Benefit - Admin	299.46	595.83	-296.37	1,191.66	536.67	7,150.00	-92.49
Total Line 91500	299.46	595.83	-296.37	1,191.66	536.67	7,150.00	-92.49
91600 Office Expense							
10-1-000-006-4140.000 Training - Staff	0.00	47.08	-47.08	94.16	0.00	565.00	-100.00
10-1-000-006-4180.000 Telephone	378.18	353.00	25.18	706.00	755.24	4,236.00	-82.17
10-1-000-006-4190.100 Postage	6.00	6.25	-0.25	12.50	14.40	75.00	-80.80
10-1-000-006-4190.200 Office Supplies	0.00	4.17	-4.17	8.34	0.00	50.00	-100.00
10-1-000-006-4190.250 Office Furniture	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4190.300 Paper Supplies	0.00	16.67	-16.67	33.34	0.00	200.00	-100.00
10-1-000-006-4190.400 Printing/printers	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4190.401 Printing Supplies	0.00	8.33	-8.33	16.66	0.00	100.00	-100.00
10-1-000-006-4190.500 Printer/Copier Sup Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4190.550 Computers	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4190.700 Member Dues/Fees	0.00	104.17	-104.17	208.34	0.00	1,250.00	-100.00
10-1-000-006-4190.800 Internet Services	236.90	229.17	7.73	458.34	473.80	2,750.00	-82.77
10-1-000-006-4190.850 IT Support	0.00	41.67	-41.67	83.34	0.00	500.00	-100.00
Total Line 91600	621.08	810.51	-189.43	1,621.02	1,243.44	9,726.00	-87.22
91700 Legal Expense							
Total Line 91700	0.00	0.00	0.00	0.00	0.00	0.00	
91800 Travel Expense							
10-1-000-006-4150.000 Travel - Staff	0.00	73.33	-73.33	146.66	0.00	880.00	-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	6.25	-6.25	12.50	0.00	75.00	-100.00
Total Line 91800	0.00	79.58	-79.58	159.16	0.00	955.00	-100.00
91900 Other Expense							
10-1-000-006-4120.400 Fee for Service Exp	2.14	4.17	-2.03	8.34	4.51	50.00	-90.98
10-1-000-006-4120.500 Other Fee Exp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4120.700 Mental Health Fee	0.00	510.00	-510.00	1,020.00	0.00	6,120.00	-100.00
10-1-000-006-4160.000 Consulting Services	0.00	25.00	-25.00	50.00	0.00	300.00	-100.00
10-1-000-006-4160.100 Inspection Expense	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4190.000 Other Sundry	55.49	0.00	55.49	0.00	55.49	0.00	
10-1-000-006-4190.950 Background Verification	0.00	12.50	-12.50	25.00	0.00	150.00	-100.00
Total Line 91900	57.63	551.67	-494.04	1,103.34	60.00	6,620.00	-99.09
91000 TOTAL OPERATING EXPENSE - Admin	6,003.26	8,175.09	-2,171.83	16,350.18	11,609.97	98,101.00	-88.17

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - AMP 3 Bluebell
May, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
ASSET MANAGEMENT FEE							
92000 Asset Mangement Fee							
10-1-000-006-4120.200 Asset Mngt Fee Exp	510.00	510.00	0.00	1,020.00	1,020.00	6,120.00	-83.33
Total Line 92000	<u>510.00</u>	<u>510.00</u>	<u>0.00</u>	<u>1,020.00</u>	<u>1,020.00</u>	<u>6,120.00</u>	<u>-83.33</u>
92000 TOTAL ASSET MANAGEMENT FEE	<u>510.00</u>	<u>510.00</u>	<u>0.00</u>	<u>1,020.00</u>	<u>1,020.00</u>	<u>6,120.00</u>	<u>-83.33</u>
TENANT SERVICES							
92400 Tenant Services - Other							
10-1-000-006-4220.050 Ten Ser-Cable/TV Exp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4220.100 Ten Ser-Supplies	0.00	333.33	-333.33	666.66	0.00	4,000.00	-100.00
10-1-000-006-4220.110 Ten Ser-Recreation	0.00	8.33	-8.33	16.66	0.00	100.00	-100.00
10-1-000-006-4220.120 Ten Ser-Education	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4220.125 Ten Ser-Other	0.00	250.00	-250.00	500.00	0.00	3,000.00	-100.00
10-1-000-006-4220.175 Garden Program Exp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4230.000 Ten Ser Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 92400	<u>0.00</u>	<u>591.66</u>	<u>-591.66</u>	<u>1,183.32</u>	<u>0.00</u>	<u>7,100.00</u>	<u>-100.00</u>
92500 TOTAL TENANT SERVICES EXPENSE	<u>0.00</u>	<u>591.66</u>	<u>-591.66</u>	<u>1,183.32</u>	<u>0.00</u>	<u>7,100.00</u>	<u>-100.00</u>
UTILITIES							
93100 Water-200 Elect-300 Gas-600 Sewer							
10-1-000-006-4310.000 Water	335.61	304.17	31.44	608.34	494.46	3,650.00	-86.45
10-1-000-006-4315.000 Sewer	269.94	254.17	15.77	508.34	428.26	3,050.00	-85.96
10-1-000-006-4320.000 Electric	933.78	1,333.33	-399.55	2,666.66	883.14	16,000.00	-94.48
10-1-000-006-4330.000 Gas	1,121.16	958.33	162.83	1,916.66	564.94	11,500.00	-95.09
Total Line 93100 93200 93300 93600	<u>2,660.49</u>	<u>2,850.00</u>	<u>-189.51</u>	<u>5,700.00</u>	<u>2,370.80</u>	<u>34,200.00</u>	<u>-93.07</u>
93000 TOTAL UTILITIES EXPENSES	<u>2,660.49</u>	<u>2,850.00</u>	<u>-189.51</u>	<u>5,700.00</u>	<u>2,370.80</u>	<u>34,200.00</u>	<u>-93.07</u>
MAINTENANCE & OPERATIONS EXPENSE							
94100 Maintenance - Labor							
10-1-000-006-4410.000 Maint Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4410.100 Maint Labor - OT	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4410.200 Maint Labor - Other	1,275.00	1,275.00	0.00	2,550.00	2,550.00	15,300.00	-83.33
Total Line 94100	<u>1,275.00</u>	<u>1,275.00</u>	<u>0.00</u>	<u>2,550.00</u>	<u>2,550.00</u>	<u>15,300.00</u>	<u>-83.33</u>
94200 Maintenance - Materials/Supplies							
10-1-000-006-4420.010 Garbage&Trash Supp	0.00	41.67	-41.67	83.34	0.00	500.00	-100.00
10-1-000-006-4420.020 Heating&Cooling Supp	0.00	300.00	-300.00	600.00	0.00	3,600.00	-100.00
10-1-000-006-4420.030 Snow Removal Supplies	0.00	8.33	-8.33	16.66	0.00	100.00	-100.00
10-1-000-006-4420.040 Elevator Maint Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4420.050 Landscape/Grounds Sup	0.00	208.33	-208.33	416.66	0.00	2,500.00	-100.00
10-1-000-006-4420.070 Electrical Supplies	115.74	125.00	-9.26	250.00	120.44	1,500.00	-91.97
10-1-000-006-4420.080 Plumbing Supplies	0.00	208.33	-208.33	416.66	2.60	2,500.00	-99.90
10-1-000-006-4420.090 Extermination Supplies	0.00	12.50	-12.50	25.00	0.00	150.00	-100.00
10-1-000-006-4420.100 Janitorial Supplies	342.85	141.67	201.18	283.34	396.70	1,700.00	-76.66
10-1-000-006-4420.110 Routine Maint.Supplies	1.52	833.33	-831.81	1,666.66	26.25	10,000.00	-99.74
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 Flooring Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4420.125 Mileage	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4420.126 Vehicle Supplies	-4.04	8.33	-12.37	16.66	31.40	100.00	-68.60
10-1-000-006-4420.130 Security Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94200	<u>456.07</u>	<u>1,887.49</u>	<u>-1,431.42</u>	<u>3,774.98</u>	<u>577.39</u>	<u>22,650.00</u>	<u>-97.45</u>

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - AMP 3 Bluebell
May, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
94300 Maintenance - Contracts							
10-1-000-006-4330.010 Refuse	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4430.000 Maint Labor Contract	2,855.79	5,606.17	-2,750.38	11,212.34	6,224.79	67,274.00	-90.75
10-1-000-006-4430.010 Garbage & Trash Cont	320.00	275.00	45.00	550.00	593.50	3,300.00	-82.02
10-1-000-006-4430.020 Heating & Cooling Cont	0.00	1,250.00	-1,250.00	2,500.00	0.00	15,000.00	-100.00
10-1-000-006-4430.030 Snow Removal Contract	0.00	50.00	-50.00	100.00	0.00	600.00	-100.00
10-1-000-006-4430.040 Elevator Maint Cont	0.00	416.67	-416.67	833.34	0.00	5,000.00	-100.00
10-1-000-006-4430.050 Landscape & Grds Cont	98.00	83.33	14.67	166.66	98.00	1,000.00	-90.20
10-1-000-006-4430.060 Unit Turnaround Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4430.070 Electrical Contracts	0.00	104.17	-104.17	208.34	-261.72	1,250.00	-120.94
10-1-000-006-4430.080 Plumbing Contracts	180.00	666.67	-486.67	1,333.34	180.00	8,000.00	-97.75
10-1-000-006-4430.090 Extermination Contracts	0.00	208.33	-208.33	416.66	0.00	2,500.00	-100.00
10-1-000-006-4430.100 Janitorial Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4430.110 Routing Maint Cont	0.00	666.67	-666.67	1,333.34	0.00	8,000.00	-100.00
10-1-000-006-4430.111 Flooring Contract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4430.120 Other Misc. Cont Cost	0.00	291.67	-291.67	583.34	0.00	3,500.00	-100.00
10-1-000-006-4430.121 Laundry Equip Contract	0.00	83.33	-83.33	166.66	0.00	1,000.00	-100.00
10-1-000-006-4430.126 Vehicle Maint Cont	6.00	0.00	6.00	0.00	6.00	0.00	
10-1-000-006-4431.000 Trash Removal	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94300	3,459.79	9,702.01	-6,242.22	19,404.02	6,840.57	116,424.00	-94.12
94500 Maintenance - Ordinary/Benefits							
10-1-000-006-4410.500 Maint Emp Benefit	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94500	0.00	0.00	0.00	0.00	0.00	0.00	
94000 TOTAL MAINTENANCE EXPENSES	5,190.86	12,864.50	-7,673.64	25,729.00	9,967.96	154,374.00	-93.54
TOTAL PROTECTIVE SERVICES EXPENSE							
95200 Protective Services - Contract							
10-1-000-006-4480.000 Police Contract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4480.006 Safety/Security Labor Fee	510.00	510.00	0.00	1,020.00	1,020.00	6,120.00	-83.33
10-1-000-006-4480.100 ADT Contract	35.99	145.83	-109.84	291.66	948.08	1,750.00	-45.82
10-1-000-006-4480.500 Other Security Contract	0.00	541.67	-541.67	1,083.34	0.00	6,500.00	-100.00
Total Line 95200	545.99	1,197.50	-651.51	2,395.00	1,968.08	14,370.00	-86.30
95300 Protective Services - Other							
Total Line 95300	0.00	0.00	0.00	0.00	0.00	0.00	
95000 TOTAL PROTECTIVE SERVICES EXP	545.99	1,197.50	-651.51	2,395.00	1,968.08	14,370.00	-86.30
INSURANCE PREMIUMS EXPENSE							
96110 Property 120 Liab. 130 Work Comp							
10-1-000-006-4510.010 Property Insurance	1,254.24	1,279.17	-24.93	2,558.34	2,508.48	15,350.00	-83.66
10-1-000-006-4510.020 Liability Insurance	124.68	127.08	-2.40	254.16	249.36	1,525.00	-83.65
10-1-000-006-4510.030 Work Comp	27.09	29.17	-2.08	58.34	54.18	350.00	-84.52
Total Line 96110 96120 96130	1,406.01	1,435.42	-29.41	2,870.84	2,812.02	17,225.00	-83.67
96140 All Other Insurance							
10-1-000-006-4510.015 Equipment Insurance	50.83	52.08	-1.25	104.16	101.66	625.00	-83.73
10-1-000-006-4510.025 PE & PO Insurance	7.14	8.33	-1.19	16.66	14.28	100.00	-85.72
10-1-000-006-4510.035 Auto Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4510.040 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96140	57.97	60.41	-2.44	120.82	115.94	725.00	-84.01
96100 TOTAL INSURANCE PREMIUMS EXP	1,463.98	1,495.83	-31.85	2,991.66	2,927.96	17,950.00	-83.69

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - AMP 3 Bluebell
May, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
GENERAL EXPENSES							
96200 Other General Expenses							
10-1-000-006-4590.000 Other General	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96200	0.00	0.00	0.00	0.00	0.00	0.00	
96210 Compensated Absences							
10-1-000-006-4110.001 Salaries Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4595.000 Compensated Absences	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96210	0.00	0.00	0.00	0.00	0.00	0.00	
96300 Payment In Lieu Of Taxes - PILOT							
10-1-000-006-4520.000 Pay in lieu of Tax	1,248.15	1,144.42	103.73	2,288.84	2,751.82	13,733.00	-79.96
Total Line 96300	1,248.15	1,144.42	103.73	2,288.84	2,751.82	13,733.00	-79.96
96400 Bad Debt - Tenant Rents							
10-1-000-006-4570.000 Collection Losses	-218.86	0.00	-218.86	0.00	-165.27	0.00	
Total Line 96400	-218.86	0.00	-218.86	0.00	-165.27	0.00	
96800 Severance Expense							
10-1-000-006-4530.000 Term Leave Pay	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96800	0.00	0.00	0.00	0.00	0.00	0.00	
96000 TOTAL OTHER GENERAL EXPENSES	1,029.29	1,144.42	-115.13	2,288.84	2,586.55	13,733.00	-81.17
96900 TOTAL OPERATING EXPENSE	17,403.87	28,829.00	-11,425.13	57,658.00	32,451.32	345,948.00	-90.62
97000 NET REVENUE/EXPENSE (-Gain/Loss)	-18,702.75	2,481.41	-21,184.16	4,962.82	-27,059.17	29,777.00	-190.87
MISCELLANEOUS EXPENSE							
97100 Extraordinary Maintenance							
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 Line 97100	0.00	0.00	0.00	0.00	0.00	0.00	
97200 Casualty Losses - Non-capitalized							
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 Line 97200	0.00	0.00	0.00	0.00	0.00	0.00	
97400 Depreciation Expense							
10-1-000-006-4800.000 Depreciation Exp BB	4,435.00	8,750.00	-4,315.00	17,500.00	8,870.00	105,000.00	-91.55
Total Line 97400	4,435.00	8,750.00	-4,315.00	17,500.00	8,870.00	105,000.00	-91.55
97500 Fraud Losses							
Total Line 97500	0.00	0.00	0.00	0.00	0.00	0.00	
97800 Dwelling Units Rent Expense							
Total Line 97800	0.00	0.00	0.00	0.00	0.00	0.00	
90000 TOTAL MISCELLANEOUS EXPENSE	4,435.00	8,750.00	-4,315.00	17,500.00	8,870.00	105,000.00	-91.55

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - AMP 3 Bluebell
May, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
OTHER FINANCING SOURCES (USES)							
10010 Operating Transfer In							
Total Line 10010	0.00	0.00	0.00	0.00	0.00	0.00	
10020 Operating Transfer Out							
Total Line 10020	0.00	0.00	0.00	0.00	0.00	0.00	
10030 Operating Xfers from/to Government							
Total Line 10030	0.00	0.00	0.00	0.00	0.00	0.00	
10040 Oper Xfers from/to Component Unit							
Total Line 10040	0.00	0.00	0.00	0.00	0.00	0.00	
10060 Proceeds Sale Property -gain/loss							
Total Line 10060	0.00	0.00	0.00	0.00	0.00	0.00	
10070 Extraordinary Items Net -Gain/Loss							
Total Line 10050	0.00	0.00	0.00	0.00	0.00	0.00	
10080 Special Items (Net -Gain/Loss)							
Total Line 10060	0.00	0.00	0.00	0.00	0.00	0.00	
10093 Xfers - In between Amps							
10-1-000-006-9111.000 Xfers In from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10093 Xfers - In from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
10094 Xfer - Out between Amps							
10-1-000-006-9111.100 Xfers Out from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10094 Xfers - Out from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
10100 TOTAL OTHER FINANCING SOURCES-USES	0.00	0.00	0.00	0.00	0.00	0.00	
10000 EXCESS REVENUE/EXPENS (-Gain/Loss)	-14,267.75	11,231.41	-25,499.16	22,462.82	-18,189.17	134,777.00	-113.50

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - Brentwood
May, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	72.00	72.00	0.00	144.00	144.00	864.00	0.00
REVENUE							
70300 Net Tenant Rent Revenue							
60-1-000-000-5120.000 Rent - Brentwood	-25,019.00	-28,220.00	3,201.00	-56,440.00	-49,815.00	-338,640.00	-85.29
60-1-000-000-5125.000 PHA Rent	-9,653.00	-7,500.00	-2,153.00	-15,000.00	-19,377.00	-90,000.00	-78.47
60-1-000-000-5220.000 Vacancies - BW	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5320.000 Rent Adjustments	402.00	0.00	402.00	0.00	402.00	0.00	
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 Line 70300	-34,270.00	-35,720.00	1,450.00	-71,440.00	-68,790.00	-428,640.00	-83.95
70400 Tenant Revenue - Other							
60-1-000-000-5910.000 Laundry Income	-696.25	-660.00	-36.25	-1,320.00	-1,105.00	-7,920.00	-86.05
60-1-000-000-5920.000 Bad Check Charges	-20.00	0.00	-20.00	0.00	-40.00	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	-874.00	-600.00	-274.00	-1,200.00	-874.00	-7,200.00	-87.86
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	-118.00	-80.00	-38.00	-160.00	-155.00	-960.00	-83.85
60-1-000-000-5926.000 Violation Charges	0.00	-40.42	40.42	-80.84	0.00	-485.00	-100.00
60-1-000-000-5930.000 Retained HAP	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70400	-1,708.25	-1,380.42	-327.83	-2,760.84	-2,174.00	-16,565.00	-86.88
70500 TOTAL TENANT REVENUE	-35,978.25	-37,100.42	1,122.17	-74,200.84	-70,964.00	-445,205.00	-84.06
70600 HUD PHA Operating Grants							
60-1-000-000-5126.000 HAP - Brentwood S8	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5500.000 HUD Interest Payment	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70600	0.00	0.00	0.00	0.00	0.00	0.00	
70800 Other Government Grants							
60-1-000-000-5990.000 Income from Grants	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70800	0.00	0.00	0.00	0.00	0.00	0.00	
71100 Investment Income - Unrestricted							
60-1-000-000-5410.000 Interest Income	-13.16	-120.00	106.84	-240.00	-25.20	-1,440.00	-98.25
60-1-000-000-5410.025 Interest Inc - Sec Dep	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 71100	-13.16	-120.00	106.84	-240.00	-25.20	-1,440.00	-98.25
71400 Fraud Recovery							
Total Line 71400	0.00	0.00	0.00	0.00	0.00	0.00	
71500 Other Revenue							
60-1-000-000-5127.000 Office Rent Receipt	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5900.000 Other Income	0.00	-8.33	8.33	-16.66	0.00	-100.00	-100.00
60-1-000-000-5901.000 Income - LR Amps	0.00	-83.33	83.33	-166.66	0.00	-1,000.00	-100.00
Total Line 71500	0.00	-91.66	91.66	-183.32	0.00	-1,100.00	-100.00
72000 Investment Income - Restricted							
60-1-000-000-5440.000 Rep Res Interest	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5450.000 Residual Res Int Inc	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 72000	0.00	0.00	0.00	0.00	0.00	0.00	
70000 TOTAL REVENUE	-35,991.41	-37,312.08	1,320.67	-74,624.16	-70,989.20	-447,745.00	-84.15

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - Brentwood
May, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
EXPENSES							
ADMINISTRATIVE							
91100 Administrative Salaries							
60-1-000-000-6310.000 Admin Salaries	1,200.00	1,345.83	-145.83	2,691.66	1,920.00	16,150.00	-88.11
60-1-000-000-6330.000 Manager Salaries	2,499.76	2,804.17	-304.41	5,608.34	3,999.62	33,650.00	-88.11
60-1-000-000-6330.200 Admin from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91100	3,699.76	4,150.00	-450.24	8,300.00	5,919.62	49,800.00	-88.11
91200 Auditing Fees							
60-1-000-000-6350.000 Audit	0.00	100.00	-100.00	200.00	0.00	1,200.00	-100.00
Total Line 91200	0.00	100.00	-100.00	200.00	0.00	1,200.00	-100.00
91300 Management Fee							
60-1-000-000-6320.000 Management Fees	3,692.00	3,744.00	-52.00	7,488.00	7,436.00	44,928.00	-83.45
Total Line 91300	3,692.00	3,744.00	-52.00	7,488.00	7,436.00	44,928.00	-83.45
91310 Book-keeping Fee							
60-1-000-000-6351.000 Bookkeeping Fees	532.50	540.00	-7.50	1,080.00	1,072.50	6,480.00	-83.45
Total Line 91310	532.50	540.00	-7.50	1,080.00	1,072.50	6,480.00	-83.45
91400 Advertising & Marketing							
60-1-000-000-6210.000 Advertising	9.63	33.33	-23.70	66.66	9.63	400.00	-97.59
Total Line 91400	9.63	33.33	-23.70	66.66	9.63	400.00	-97.59
91500 Benefit Contributions - Admin							
60-1-000-000-6310.500 Admin Benefits	301.50	333.33	-31.83	666.66	531.31	4,000.00	-86.72
60-1-000-000-6330.500 Manager's Benefits	917.73	845.83	71.90	1,691.66	1,643.39	10,150.00	-83.81
Total Line 91500	1,219.23	1,179.16	40.07	2,358.32	2,174.70	14,150.00	-84.63
91600 Office Expense							
60-1-000-000-6250.000 Misc Rent Expense	180.00	176.00	4.00	352.00	213.75	2,112.00	-89.88
60-1-000-000-6311.000 Office Exp - BW	9.60	165.00	-155.40	330.00	85.48	1,980.00	-95.68
60-1-000-000-6311.050 Office Rental Exp	243.00	250.50	-7.50	501.00	486.00	3,006.00	-83.83
60-1-000-000-6311.100 Phone/Internet Exp	89.90	125.00	-35.10	250.00	238.54	1,500.00	-84.10
60-1-000-000-6311.150 IT Support	0.00	136.00	-136.00	272.00	0.00	1,632.00	-100.00
60-1-000-000-6311.200 Office Furniture	148.77	16.67	132.10	33.34	148.77	200.00	-25.62
Total Line 91600	671.27	869.17	-197.90	1,738.34	1,172.54	10,430.00	-88.76
91700 Legal Expense							
60-1-000-000-6340.000 Legal	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91700	0.00	0.00	0.00	0.00	0.00	0.00	
91800 Travel Expense							
60-1-000-000-6365.000 Travel - Staff	218.22	100.00	118.22	200.00	218.22	1,200.00	-81.82
60-1-000-000-6365.010 Travel - Commissioners	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6365.100 Mileage, Staff - BW	107.51	110.00	-2.49	220.00	83.51	1,320.00	-93.67
Total Line 91800	325.73	210.00	115.73	420.00	301.73	2,520.00	-88.03
91900 Other Expense							
60-1-000-000-6360.000 Training - Staff	0.00	166.67	-166.67	333.34	0.00	2,000.00	-100.00
60-1-000-000-6360.010 Training - Commiss	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6380.000 Consulting Services	0.00	1,333.33	-1,333.33	2,666.66	0.00	16,000.00	-100.00
60-1-000-000-6380.100 Inspection Expense	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6380.500 Translating Services	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6390.000 Fee for Service Exp	12.84	18.00	-5.16	36.00	54.61	216.00	-74.72
60-1-000-000-6399.000 Other Administrative	0.00	100.00	-100.00	200.00	0.00	1,200.00	-100.00
Total Line 91900	12.84	1,618.00	-1,605.16	3,236.00	54.61	19,416.00	-99.72
91000 TOTAL OPERATING EXPENSE - Admin	10,162.96	12,443.66	-2,280.70	24,887.32	18,141.33	149,324.00	-87.85
UTILITIES							

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - Brentwood
May, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
93100 Water,200 Elect,300 Gas,600 Sewer							
60-1-000-000-6450.000 Utilites - Electric	431.41	425.00	6.41	850.00	414.12	5,100.00	-91.88
60-1-000-000-6451.000 Utilities - Water	1,103.74	1,000.00	103.74	2,000.00	1,103.74	12,000.00	-90.80
60-1-000-000-6452.000 Utilities - Gas	134.53	180.00	-45.47	360.00	55.64	2,160.00	-97.42
60-1-000-000-6453.000 Utilities - Sewer	2,331.19	1,800.00	531.19	3,600.00	2,331.19	21,600.00	-89.21
Total Line 93100, 93200, 93300, 93600	4,000.87	3,405.00	595.87	6,810.00	3,904.69	40,860.00	-90.44
93000 TOTAL UTILITIES EXPENSES	4,000.87	3,405.00	595.87	6,810.00	3,904.69	40,860.00	-90.44
MAINTENANCE & OPERATIONS EXPENSE							
94100 Maintenance - Labor							
60-1-000-000-6510.000 Maint Salaries	3,284.80	5,070.83	-1,786.03	10,141.66	5,255.68	60,850.00	-91.36
60-1-000-000-6510.100 OT Maintenance	0.00	85.00	-85.00	170.00	35.03	1,020.00	-96.57
60-1-000-000-6510.200 Maint from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94100	3,284.80	5,155.83	-1,871.03	10,311.66	5,290.71	61,870.00	-91.45
94200 Maintenance - Materials/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 Heat/Cool Supplies	0.00	150.00	-150.00	300.00	27.96	1,800.00	-98.45
60-1-000-000-6515.030 Snow Removal Supplies	0.00	58.33	-58.33	116.66	0.00	700.00	-100.00
60-1-000-000-6515.040 Roofing Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6515.050 Lndscape/Grnd Supplies	29.26	250.00	-220.74	500.00	29.26	3,000.00	-99.02
60-1-000-000-6515.070 Electrical Supplies	0.00	135.00	-135.00	270.00	71.50	1,620.00	-95.59
60-1-000-000-6515.080 Plumbing Supplies	-1.80	400.00	-401.80	800.00	241.84	4,800.00	-94.96
60-1-000-000-6515.090 Extermination Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6515.100 Janitorial Supplies	138.91	175.00	-36.09	350.00	240.92	2,100.00	-88.53
60-1-000-000-6515.110 Routine Maint. Supplies	513.90	670.00	-156.10	1,340.00	789.22	8,040.00	-90.18
60-1-000-000-6515.114 Painting Supplies - BW	124.95	140.00	-15.05	280.00	124.95	1,680.00	-92.56
60-1-000-000-6515.115 Refrigerators	1,060.00	183.33	876.67	366.66	1,060.00	2,200.00	-51.82
60-1-000-000-6515.116 Stoves	730.00	100.00	630.00	200.00	730.00	1,200.00	-39.17
60-1-000-000-6515.120 Misc. Other Supplies	82.89	62.50	20.39	125.00	82.89	750.00	-88.95
60-1-000-000-6515.500 Small Tools/Equipment	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94200	2,678.11	2,324.16	353.95	4,648.32	3,398.54	27,890.00	-87.81
94300 Maintenance - Contracts							
60-1-000-000-6520.010 Garbage/Trash Contract	1,120.70	1,150.00	-29.30	2,300.00	2,217.70	13,800.00	-83.93
60-1-000-000-6520.020 Heat/Cool Contract	0.00	250.00	-250.00	500.00	0.00	3,000.00	-100.00
60-1-000-000-6520.030 Snow Removal Contract	0.00	150.00	-150.00	300.00	0.00	1,800.00	-100.00
60-1-000-000-6520.040 Roofing Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6520.050 Landscape&Grds Cont	0.00	250.00	-250.00	500.00	0.00	3,000.00	-100.00
60-1-000-000-6520.060 Unit Turn Contract	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6520.070 Electrical Contract	0.00	65.00	-65.00	130.00	0.00	780.00	-100.00
60-1-000-000-6520.080 Plumbing Contract	0.00	416.67	-416.67	833.34	0.00	5,000.00	-100.00
60-1-000-000-6520.090 Extermination Contract	0.00	383.33	-383.33	766.66	0.00	4,600.00	-100.00
60-1-000-000-6520.100 Janitorial Contract	0.00	93.75	-93.75	187.50	225.00	1,125.00	-80.00
60-1-000-000-6520.110 Routine Maint. Contract	0.00	216.67	-216.67	433.34	0.00	2,600.00	-100.00
60-1-000-000-6520.111 Carpet Repr/Repl Cont.	0.00	875.00	-875.00	1,750.00	0.00	10,500.00	-100.00
60-1-000-000-6520.120 Misc. Other Contracts	24,570.08	6,716.67	17,853.41	13,433.34	24,570.08	80,600.00	-69.52
Total Line 94300 - (sub accts)	25,690.78	10,567.09	15,123.69	21,134.18	27,012.78	126,805.00	-78.70
94500 Maintenance - Ordinary/Benefits							
60-1-000-000-6510.500 Maint. Employee Ben.	1,450.12	1,783.33	-333.21	3,566.66	2,609.53	21,400.00	-87.81
Total Line 94500	1,450.12	1,783.33	-333.21	3,566.66	2,609.53	21,400.00	-87.81
94000 TOTAL MAINTENANCE EXPENSES	33,103.81	19,830.41	13,273.40	39,660.82	38,311.56	237,965.00	-83.90
TOTAL PROTECTIVE SERVICES EXPENSE							
95100 Protective Services - Labor							

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - Brentwood
May, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Total Line 95100	0.00	0.00	0.00	0.00	0.00	0.00	
95200 Protective Services - Contract							
60-1-000-000-6580.006 Safety/Sec Labor Fee	738.00	720.00	18.00	1,440.00	1,476.00	8,640.00	-82.92
60-1-000-000-6580.100 ADT Contract	0.00	99.00	-99.00	198.00	18.08	1,188.00	-98.48
60-1-000-000-6580.500 Other Safety Contracts	540.55	41.67	498.88	83.34	540.55	500.00	8.11
Total Line 95200	1,278.55	860.67	417.88	1,721.34	2,034.63	10,328.00	-80.30
95300 Protective Services - Other							
Total Line 95300	0.00	0.00	0.00	0.00	0.00	0.00	
95000 TOTAL PROTECTIVE SERVICES EXP	1,278.55	860.67	417.88	1,721.34	2,034.63	10,328.00	-80.30
INSURANCE PREMIUMS EXPENSE							
96110 Property Insurance							
60-1-000-000-6720.000 Property Insurance	1,241.21	1,264.50	-23.29	2,529.00	2,482.42	15,174.00	-83.64
Total Line 96110	1,241.21	1,264.50	-23.29	2,529.00	2,482.42	15,174.00	-83.64
96120 Liability Insurance							
60-1-000-000-6721.000 Liability Insurance	175.11	178.50	-3.39	357.00	350.22	2,142.00	-83.65
Total Line 96120	175.11	178.50	-3.39	357.00	350.22	2,142.00	-83.65
96130 Workmen's Compensation							
60-1-000-000-6722.000 Work Comp Insurance	285.36	290.75	-5.39	581.50	570.72	3,489.00	-83.64
Total Line 96130	285.36	290.75	-5.39	581.50	570.72	3,489.00	-83.64
96140 All Other Insurance							
60-1-000-000-6720.500 Equipment Insurance	71.40	72.75	-1.35	145.50	142.80	873.00	-83.64
60-1-000-000-6721.500 PE & PO Insuranace	88.52	90.17	-1.65	180.34	177.04	1,082.00	-83.64
60-1-000-000-6724.000 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96140	159.92	162.92	-3.00	325.84	319.84	1,955.00	-83.64
96100 TOTAL INSURANCE PREMIUMS EXP	1,861.60	1,896.67	-35.07	3,793.34	3,723.20	22,760.00	-83.64
GENERAL EXPENSES							
96200 Other General Expenses							
60-1-000-000-6790.000 Other General Exp	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96200	0.00	0.00	0.00	0.00	0.00	0.00	
96210 Compensated Absenses							
60-1-000-000-6795.000 Compensated Absences	0.00	41.67	-41.67	83.34	0.00	500.00	-100.00
Total Line 96210	0.00	41.67	-41.67	83.34	0.00	500.00	-100.00
96300 Payment In Lieu Of Taxes - PILOT							
60-1-000-000-6710.000 PILOT - Real Estate Tax	1,513.46	2,036.08	-522.62	4,072.16	3,244.27	24,433.00	-86.72
Total Line 96300	1,513.46	2,036.08	-522.62	4,072.16	3,244.27	24,433.00	-86.72
96400 Bad Debt - Tenant Rents							
60-1-000-000-6370.000 Bad Debt	-336.92	100.42	-437.34	200.84	-216.02	1,205.00	-117.93
Total Line 96400	-336.92	100.42	-437.34	200.84	-216.02	1,205.00	-117.93
96000 TOTAL OTHER GENERAL EXPENSES	1,176.54	2,178.17	-1,001.63	4,356.34	3,028.25	26,138.00	-88.41
INTEREST & AMORTIZATION EXPENSE							
96710 Interest of Mortgage/Bond Payable							
60-1-000-000-6810.000 Interest Exp Payable	0.00	1,500.00	-1,500.00	3,000.00	3,020.40	18,000.00	-83.22
60-1-000-000-6860.000 Security Deposit Interest	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96710	0.00	1,500.00	-1,500.00	3,000.00	3,020.40	18,000.00	-83.22
96700 TOTAL INTEREST EXP & AMORT	0.00	1,500.00	-1,500.00	3,000.00	3,020.40	18,000.00	-83.22
96900 TOTAL OPERATING EXPENSE	51,584.33	42,114.58	9,469.75	84,229.16	72,164.06	505,375.00	-85.72
97000 NET REVENUE/EXPENSE (GAIN/-LOSS)	15,592.92	4,802.50	10,790.42	9,605.00	1,174.86	57,630.00	-97.96

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - Prairieland
May, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	65.00	72.00	0.00	144.00	130.00	864.00	0.00
REVENUE							
70300 Net Tenant Rent Revenue							
60-1-000-001-5120.000 Rent - Prairieland	-22,465.00	-23,635.00	1,170.00	-47,270.00	-45,061.00	-283,620.00	-84.11
60-1-000-001-5125.000 PHA Rent	-3,393.00	-2,500.00	-893.00	-5,000.00	-6,540.00	-30,000.00	-78.20
60-1-000-001-5220.000 Vacancies - PL	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5320.000 Rent Adjustments	-299.00	0.00	-299.00	0.00	-964.00	0.00	
60-1-000-001-5970.000 Excess Rent	-1,432.00	-1,083.33	-348.67	-2,166.66	-2,879.00	-13,000.00	-77.85
60-1-000-001-5971.000 Excess Rent to HUD	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70300	-27,589.00	-27,218.33	-370.67	-54,436.66	-55,444.00	-326,620.00	-83.02
70400 Tenant Revenue - Other							
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	0.00	0.00	0.00	-20.00	0.00	
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	-1,568.00	-583.33	-984.67	-1,166.66	-1,578.00	-7,000.00	-77.46
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	-20.00	-167.00	147.00	-334.00	-54.00	-2,004.00	-97.31
60-1-000-001-5926.000 Violation Charges	0.00	-40.42	40.42	-80.84	0.00	-485.00	-100.00
60-1-000-001-5930.000 Retained HAP	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70400	-1,588.00	-790.75	-797.25	-1,581.50	-1,652.00	-9,489.00	-82.59
70500 TOTAL TENANT REVENUE	-29,177.00	-28,009.08	-1,167.92	-56,018.16	-57,096.00	-336,109.00	-83.01
70600 HUD PHA Operating Grants							
60-1-000-001-5126.000 HAP - Prairie S8	-3,595.00	-4,000.00	405.00	-8,000.00	-6,525.00	-48,000.00	-86.41
60-1-000-001-5500.000 HUD Interest Payment	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70600	-3,595.00	-4,000.00	405.00	-8,000.00	-6,525.00	-48,000.00	-86.41
70800 Other Government Grants							
60-1-000-001-5990.000 Income from Grants	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70800	0.00	0.00	0.00	0.00	0.00	0.00	
71100 Investment Income - Unrestricted							
60-1-000-001-5410.000 Interest Income	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5410.025 Interest Inc - Sec Dep	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 71100	0.00	0.00	0.00	0.00	0.00	0.00	
71400 Fraud Recovery							
Total Line 71400	0.00	0.00	0.00	0.00	0.00	0.00	
71500 Other Revenue							
60-1-000-001-5127.000 Office Rent Receipt	-243.00	-251.50	8.50	-503.00	-486.00	-3,018.00	-83.90
60-1-000-001-5900.000 Other Income	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5901.000 Income - LR Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 71500	-243.00	-251.50	8.50	-503.00	-486.00	-3,018.00	-83.90
72000 Investment Income - Restricted							
60-1-000-001-5440.000 Rep Res Interest	0.00	-19.58	19.58	-39.16	0.00	-235.00	-100.00
60-1-000-001-5450.000 Residual Res Int Inc	0.00	-4.50	4.50	-9.00	0.00	-54.00	-100.00
Total Line 72000	0.00	-24.08	24.08	-48.16	0.00	-289.00	-100.00
70000 TOTAL REVENUE	-33,015.00	-32,284.66	-730.34	-64,569.32	-64,107.00	-387,416.00	-83.45

Date:
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Knox County Housing Authority
FDS Income Statement - Prairieland
May, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
EXPENSES							
ADMINISTRATIVE							
91100 Administrative Salaries							
60-1-000-001-6310.000 Admin Salaries	1,200.00	1,345.83	-145.83	2,691.66	1,920.00	16,150.00	-88.11
60-1-000-001-6330.000 Manager's Salaries	2,499.74	2,804.17	-304.43	5,608.34	3,999.58	33,650.00	-88.11
60-1-000-001-6330.200 Admin from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91100	3,699.74	4,150.00	-450.26	8,300.00	5,919.58	49,800.00	-88.11
91200 Auditing Fees							
60-1-000-001-6350.000 Audit	0.00	100.00	-100.00	200.00	0.00	1,200.00	-100.00
Total Line 91200	0.00	100.00	-100.00	200.00	0.00	1,200.00	-100.00
91300 Management Fee							
60-1-000-001-6320.000 Management Fees	3,380.00	3,380.00	0.00	6,760.00	6,760.00	40,560.00	-83.33
Total Line 91300	3,380.00	3,380.00	0.00	6,760.00	6,760.00	40,560.00	-83.33
91310 Book-keeping Fee							
60-1-000-001-6351.000 Bookkeeping Fees	487.50	488.00	-0.50	976.00	975.00	5,856.00	-83.35
Total Line 91310	487.50	488.00	-0.50	976.00	975.00	5,856.00	-83.35
91400 Advertising & Marketing							
60-1-000-001-6210.000 Advertising	9.62	33.33	-23.71	66.66	9.62	400.00	-97.60
Total Line 91400	9.62	33.33	-23.71	66.66	9.62	400.00	-97.60
91500 Benefit Contributions - Admin							
60-1-000-001-6310.500 Admin Benefits	301.51	333.33	-31.82	666.66	531.32	4,000.00	-86.72
60-1-000-001-6330.500 Manager's Benefits	917.72	845.83	71.89	1,691.66	1,643.38	10,150.00	-83.81
Total Line 91500	1,219.23	1,179.16	40.07	2,358.32	2,174.70	14,150.00	-84.63
91600 Office Expense							
60-1-000-001-6250.000 Misc. Rent Expense	0.00	100.00	-100.00	200.00	16.87	1,200.00	-98.59
60-1-000-001-6311.000 Office Exp - PL	9.60	160.00	-150.40	320.00	85.47	1,920.00	-95.55
60-1-000-001-6311.050 Office Rental Exp	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6311.100 Phone/Internet Exp	89.89	125.00	-35.11	250.00	238.51	1,500.00	-84.10
60-1-000-001-6311.150 IT Support	0.00	136.00	-136.00	272.00	0.00	1,632.00	-100.00
60-1-000-001-6311.200 Office Furniture	148.77	0.00	148.77	0.00	148.77	0.00	
Total Line 91600	248.26	521.00	-272.74	1,042.00	489.62	6,252.00	-92.17
91700 Legal Expense							
60-1-000-001-6340.000 Legal	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91700	0.00	0.00	0.00	0.00	0.00	0.00	
91800 Travel Expense							
60-1-000-001-6365.000 Travel - Staff	218.21	100.00	118.21	200.00	218.21	1,200.00	-81.82
60-1-000-001-6365.010 Travel - Commissioners	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6365.100 Mileage, Staff - PL	107.49	110.00	-2.51	220.00	107.49	1,320.00	-91.86
Total Line 91800	325.70	210.00	115.70	420.00	325.70	2,520.00	-87.08
91900 Other Expense							
60-1-000-001-6360.000 Training - Staff	0.00	166.67	-166.67	333.34	0.00	2,000.00	-100.00
60-1-000-001-6360.010 Training - Commiss	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6380.000 Consulting Services	0.00	100.00	-100.00	200.00	0.00	1,200.00	-100.00
60-1-000-001-6380.100 Inspection Expense	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6380.500 Translating Services	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6390.000 Fee for Service Exp	5.35	10.00	-4.65	20.00	47.12	120.00	-60.73
60-1-000-001-6399.000 Other Administrative	0.00	100.00	-100.00	200.00	0.00	1,200.00	-100.00
Total Line 91900	5.35	376.67	-371.32	753.34	47.12	4,520.00	-98.96
91000 TOTAL OPERATING EXPENSE - Admin	9,375.40	10,438.16	-1,062.76	20,876.32	16,701.34	125,258.00	-86.67
UTILITIES							

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - Prairieland
May, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
93100 Water,200 Elect,300 Gas,600 Sewer							
60-1-000-001-6450.000 Utilities Electric	289.19	380.00	-90.81	760.00	379.47	4,560.00	-91.68
60-1-000-001-6451.000 Utilities Water	1,298.25	900.00	398.25	1,800.00	1,298.25	10,800.00	-87.98
60-1-000-001-6452.000 Utilities Gas	112.23	160.00	-47.77	320.00	169.00	1,920.00	-91.20
60-1-000-001-6453.000 Utilities Sewer	2,715.50	1,790.00	925.50	3,580.00	2,715.50	21,480.00	-87.36
Total Line 93100, 93200, 93300, 93600	4,415.17	3,230.00	1,185.17	6,460.00	4,562.22	38,760.00	-88.23
93000 TOTAL UTILITIES EXPENSES	4,415.17	3,230.00	1,185.17	6,460.00	4,562.22	38,760.00	-88.23
MAINTENANCE & OPERATIONS EXPENSE							
94100 Maintenance - Labor							
60-1-000-001-6510.000 Maintenance Salaries	3,284.80	5,070.83	-1,786.03	10,141.66	5,255.68	60,850.00	-91.36
60-1-000-001-6510.100 OT Maintenance	0.00	85.00	-85.00	170.00	35.03	1,020.00	-96.57
60-1-000-001-6510.200 Maint from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94100	3,284.80	5,155.83	-1,871.03	10,311.66	5,290.71	61,870.00	-91.45
94200 Maintenance - Materials/Supplies							
60-1-000-001-6515.010 Garbage/Trash Supples	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6515.020 Heat/Cool Supplies	0.00	185.00	-185.00	370.00	0.00	2,220.00	-100.00
60-1-000-001-6515.030 Snow Removal Supplies	0.00	58.33	-58.33	116.66	0.00	700.00	-100.00
60-1-000-001-6515.040 Roofing Suppies	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6515.050 Lndscape/Grnd Supplies	277.18	266.67	10.51	533.34	328.73	3,200.00	-89.73
60-1-000-001-6515.070 Electrical Supplies	69.99	100.00	-30.01	200.00	167.49	1,200.00	-86.04
60-1-000-001-6515.080 Plumbing Supplies	2,325.64	340.00	1,985.64	680.00	2,376.55	4,080.00	-41.75
60-1-000-001-6515.090 Extermination Supplies	0.00	25.00	-25.00	50.00	0.00	300.00	-100.00
60-1-000-001-6515.100 Janitorial Supplies	93.76	80.00	13.76	160.00	93.76	960.00	-90.23
60-1-000-001-6515.110 Routine Maint. Supplies	1,331.20	666.67	664.53	1,333.34	1,579.00	8,000.00	-80.26
60-1-000-001-6515.114 Painting Supplies - PL	0.00	185.00	-185.00	370.00	0.00	2,220.00	-100.00
60-1-000-001-6515.115 Refrigerators	0.00	183.33	-183.33	366.66	541.00	2,200.00	-75.41
60-1-000-001-6515.116 Stoves	-76.40	133.33	-209.73	266.66	1,451.60	1,600.00	-9.28
60-1-000-001-6515.120 Other Misc. Supplies	172.74	83.33	89.41	166.66	172.74	1,000.00	-82.73
60-1-000-001-6515.500 Small Tools/Equipment	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94200	4,194.11	2,306.66	1,887.45	4,613.32	6,710.87	27,680.00	-75.76
94300 Maintenance - Contracts							
60-1-000-001-6520.010 Garbage/Trash Contract	678.70	710.00	-31.30	1,420.00	1,383.70	8,520.00	-83.76
60-1-000-001-6520.020 Heat/Cool Contract	0.00	50.00	-50.00	100.00	0.00	600.00	-100.00
60-1-000-001-6520.030 Snow Removal Contract	0.00	125.00	-125.00	250.00	0.00	1,500.00	-100.00
60-1-000-001-6520.040 Roofing Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6520.050 Landscape&Grnds Cont	0.00	1,341.67	-1,341.67	2,683.34	0.00	16,100.00	-100.00
60-1-000-001-6520.060 Unit Turn Contract	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6520.070 Electrical Contract	0.00	16.67	-16.67	33.34	0.00	200.00	-100.00
60-1-000-001-6520.080 Plumbing Contract	540.00	550.00	-10.00	1,100.00	540.00	6,600.00	-91.82
60-1-000-001-6520.090 Extermin Contract	0.00	283.33	-283.33	566.66	0.00	3,400.00	-100.00
60-1-000-001-6520.100 Janitorial	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6520.110 Routine Main. Contract	0.00	55.00	-55.00	110.00	0.00	660.00	-100.00
60-1-000-001-6520.111 Carpet Repr/Repl Cont.	0.00	1,033.33	-1,033.33	2,066.66	0.00	12,400.00	-100.00
60-1-000-001-6520.120 Other Misc. Contracts	0.00	1,333.33	-1,333.33	2,666.66	0.00	16,000.00	-100.00
Total Line 94300 - (sub acct)	1,218.70	5,498.33	-4,279.63	10,996.66	1,923.70	65,980.00	-97.08
94500 Maintenance - Ordinary/Benefits							
60-1-000-001-6510.500 Maint.Benefits	1,450.16	1,783.33	-333.17	3,566.66	2,609.58	21,400.00	-87.81
Total Line 94500	1,450.16	1,783.33	-333.17	3,566.66	2,609.58	21,400.00	-87.81
94000 TOTAL MAINTENANCE EXPENSES	10,147.77	14,744.15	-4,596.38	29,488.30	16,534.86	176,930.00	-90.65
TOTAL PROTECTIVE SERVICES EXPENSE							
95100 Protective Services - Labor							

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - Prairieland
May, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Total Line 95100	0.00	0.00	0.00	0.00	0.00	0.00	
95200 Protective Services - Contract							
60-1-000-001-6580.006 Safety/Sec Labor Fee	667.99	650.00	17.99	1,300.00	1,335.98	7,800.00	-82.87
60-1-000-001-6580.100 ADT Contract	0.00	99.00	-99.00	198.00	92.94	1,188.00	-92.18
60-1-000-001-6580.500 Other Safety Contracts	91.60	10.00	81.60	20.00	91.60	120.00	-23.67
Total Line 95200	759.59	759.00	0.59	1,518.00	1,520.52	9,108.00	-83.31
95300 Protective Services - Other							
Total Line 95300	0.00	0.00	0.00	0.00	0.00	0.00	
95000 TOTAL PROTECTIVE SERVICES EXP	759.59	759.00	0.59	1,518.00	1,520.52	9,108.00	-83.31
INSURANCE PREMIUMS EXPENSE							
96110 Property Insurance							
60-1-000-001-6720.000 Prpoerty Insurance	1,250.68	1,274.17	-23.49	2,548.34	2,501.36	15,290.00	-83.64
Total LIne 96110	1,250.68	1,274.17	-23.49	2,548.34	2,501.36	15,290.00	-83.64
96120 Liability Insurance							
60-1-000-001-6721.000 Liability Insurance	158.30	161.25	-2.95	322.50	316.60	1,935.00	-83.64
Total Line 96120	158.30	161.25	-2.95	322.50	316.60	1,935.00	-83.64
96130 Workmen's Compensation							
60-1-000-001-6722.000 Work Comp Insurance	285.36	290.75	-5.39	581.50	570.72	3,489.00	-83.64
Total Line 96130	285.36	290.75	-5.39	581.50	570.72	3,489.00	-83.64
96140 All Other Insurance							
60-1-000-001-6720.500 Equipment Insurance	64.54	65.75	-1.21	131.50	129.08	789.00	-83.64
60-1-000-001-6721.500 PE & PO Insuranace	88.52	90.17	-1.65	180.34	177.04	1,082.00	-83.64
60-1-000-001-6724.000 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96140	153.06	155.92	-2.86	311.84	306.12	1,871.00	-83.64
96100 TOTAL INSURANCE PREMIUMS EXP	1,847.40	1,882.09	-34.69	3,764.18	3,694.80	22,585.00	-83.64
GENERAL EXPENSES							
96200 Other General Expenses							
60-1-000-001-6790.000 Other General Expense	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96200	0.00	0.00	0.00	0.00	0.00	0.00	
96210 Compensated Absenses							
60-1-000-001-6795.000 Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96210	0.00	0.00	0.00	0.00	0.00	0.00	
96300 Payment In Lieu Of Taxes - PILOT							
60-1-000-001-6710.000 PILOT - Real Estate Tax	1,278.99	1,238.92	40.07	2,477.84	2,750.69	14,867.00	-81.50
Total Line 96300	1,278.99	1,238.92	40.07	2,477.84	2,750.69	14,867.00	-81.50
96400 Bad Debt - Tenant Rents							
60-1-000-001-6370.000 Bad Debt	509.90	266.67	243.23	533.34	33.20	3,200.00	-98.96
Total Line 96400	509.90	266.67	243.23	533.34	33.20	3,200.00	-98.96
96000 TOTAL OTHER GENERAL EXPENSES	1,788.89	1,505.59	283.30	3,011.18	2,783.89	18,067.00	-84.59
INTEREST & AMORTIZATION EXPENSE							
96710 Interest of Mortgage/Bond Payable							
60-1-000-001-6810.000 Interest Exp Payable	0.00	1,500.00	-1,500.00	3,000.00	3,020.39	18,000.00	-83.22
60-1-000-001-6860.000 Sec Dep Int	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96710	0.00	1,500.00	-1,500.00	3,000.00	3,020.39	18,000.00	-83.22
96700 TOTAL INTEREST EXP & AMORT	0.00	1,500.00	-1,500.00	3,000.00	3,020.39	18,000.00	-83.22
96900 TOTAL OPERATING EXPENSE	28,334.22	34,058.99	-5,724.77	68,117.98	48,818.02	408,708.00	-88.06
97000 NET REVENUE/EXPENSE (GAIN/-LOSS)	-4,680.78	1,774.33	-6,455.11	3,548.66	-15,288.98	21,292.00	-171.81

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - HCV (ADMIN & HAP)
May, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Total PUM (including Port Outs)	280.00	280.00	0.00	560.00	560.00	3,360.00	0.00
ADMIN REVENUE							
ADMIN OPERATING INCOME							
Admin Fee Subsidy							
30-1-000-000-8026.500 Admin Fee Sub - Cur Yr	-12,302.00	-12,766.00	464.00	-25,532.00	-24,604.00	-153,192.00	-83.94
Total Admin Fee Subsidy	-12,302.00	-12,766.00	464.00	-25,532.00	-24,604.00	-153,192.00	-83.94
Interest Income							
30-1-000-000-3300.000 Int Reserve	-3.25	-5.25	2.00	-10.50	-6.19	-63.00	-90.17
Surplus-Admin							
30-1-000-000-3610.000 Interest Income	0.00	0.00	0.00	0.00	0.00	0.00	
Total Interest Income	-3.25	-5.25	2.00	-10.50	-6.19	-63.00	-90.17
Other Income							
30-1-000-000-3300.010 Inc - Portable	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-3300.100 Fraud Recovery - Admin	0.00	-54.17	54.17	-108.34	0.00	-650.00	-100.00
30-1-000-000-3300.170 Admin Fees Port	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-3690.000 Other Income	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-3690.100 Other Income - Admin	0.00	0.00	0.00	0.00	0.00	0.00	
Total Other Income	0.00	-54.17	54.17	-108.34	0.00	-650.00	-100.00
TOTAL ADMIN OPERATING INCOME	-12,305.25	-12,825.42	520.17	-25,650.84	-24,610.19	-153,905.00	-84.01
ADMIN EXPENSES							
ADMIN OPERATING EXPENSE							
Admin Salaries							
30-1-000-000-4110.000 Admin Salaries	6,235.12	8,666.67	-2,431.55	17,333.34	9,851.51	104,000.00	-90.53
Total Admin Salaries	6,235.12	8,666.67	-2,431.55	17,333.34	9,851.51	104,000.00	-90.53
Audit Fee Expense							
30-1-000-000-4171.000 Audit Fee	0.00	187.50	-187.50	375.00	0.00	2,250.00	-100.00
Total Audit Fee Expense	0.00	187.50	-187.50	375.00	0.00	2,250.00	-100.00
Fee Expense							
30-1-000-000-4120.100 Management Fees	2,592.00	2,460.00	132.00	4,920.00	5,088.00	29,520.00	-82.76
30-1-000-000-4120.300 Bookkeep. Fees	1,620.00	1,538.00	82.00	3,076.00	3,180.00	18,456.00	-82.77
Total Fees Expense	4,212.00	3,998.00	214.00	7,996.00	8,268.00	47,976.00	-82.77
Benefit Contribution Expense							
30-1-000-000-4110.500 Emp Benefit - Admin	3,665.28	4,183.33	-518.05	8,366.66	6,324.82	50,200.00	-87.40
Total Benefit Contribution Exp	3,665.28	4,183.33	-518.05	8,366.66	6,324.82	50,200.00	-87.40
Office Expense							
30-1-000-000-4180.000 Telephone	94.63	76.67	17.96	153.34	189.26	920.00	-79.43
30-1-000-000-4190.100 Postage	136.20	154.17	-17.97	308.34	250.38	1,850.00	-86.47
30-1-000-000-4190.250 Office Furniture	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4190.400 Printing/Printers	0.00	22.08	-22.08	44.16	0.00	265.00	-100.00
30-1-000-000-4190.401 Printing Supplies	0.00	30.83	-30.83	61.66	0.00	370.00	-100.00
30-1-000-000-4190.550 Computers	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4190.850 IT Support	0.00	25.00	-25.00	50.00	52.50	300.00	-82.50
Total Office Expense	230.83	308.75	-77.92	617.50	492.14	3,705.00	-86.72
Legal Expense							

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - HCV (ADMIN & HAP)
May, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
30-1-000-000-4130.000 Legal Expense	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							
30-1-000-000-4150.000 Travel - Staff	509.72	125.00	384.72	250.00	820.22	1,500.00	-45.32
Total Travel Expense	509.72	125.00	384.72	250.00	820.22	1,500.00	-45.32
Other Expense							
30-1-000-000-4120.400 Fee for Service Fee	0.00	0.00	0.00	0.00	83.54	0.00	
30-1-000-000-4120.700 Mental Health Fee	0.00	285.00	-285.00	570.00	0.00	3,420.00	-100.00
30-1-000-000-4140.000 Training - Staff	0.00	125.00	-125.00	250.00	-48.00	1,500.00	-103.20
30-1-000-000-4160.000 Publications	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4160.300 Consulting Services	0.00	275.00	-275.00	550.00	0.00	3,300.00	-100.00
30-1-000-000-4160.500 Translating/Interp Serv.	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4190.000 Other Sundry	124.34	16.67	107.67	33.34	124.34	200.00	-37.83
30-1-000-000-4190.200 Inspection Exp	0.00	291.67	-291.67	583.34	0.00	3,500.00	-100.00
30-1-000-000-4190.950 Background Verification	366.41	308.33	58.08	616.66	366.41	3,700.00	-90.10
30-1-000-000-4480.006 Safety/Security Labor Fee	280.00	323.00	-43.00	646.00	560.00	3,876.00	-85.55
30-1-000-000-4480.100 ADT Contract	35.99	0.00	35.99	0.00	71.98	0.00	
Total Other Expense	806.74	1,624.67	-817.93	3,249.34	1,158.27	19,496.00	-94.06
Maintenance Expense							
30-1-000-000-4420.126 Vehicle Supplies	0.00	25.00	-25.00	50.00	0.00	300.00	-100.00
30-1-000-000-4430.126 Vehicle Maint Cont	0.00	12.50	-12.50	25.00	0.00	150.00	-100.00
Total Maintenance Expense	0.00	37.50	-37.50	75.00	0.00	450.00	-100.00
TOTAL ADMIN EXPENSE	15,659.69	19,131.42	-3,471.73	38,262.84	26,914.96	229,577.00	-88.28
Insurance Premiums Expense							
30-1-000-000-4510.025 PE & PO Insurance	53.16	54.17	-1.01	108.34	106.32	650.00	-83.64
30-1-000-000-4510.030 Work Comp Insurance	195.29	199.08	-3.79	398.16	390.58	2,389.00	-83.65
30-1-000-000-4510.035 Auto Insurance	50.00	51.67	-1.67	103.34	100.00	620.00	-83.87
Total Insurance Premium Expenses	298.45	304.92	-6.47	609.84	596.90	3,659.00	-83.69
TOTAL INSURANCE EXPENSE	298.45	304.92	-6.47	609.84	596.90	3,659.00	-83.69
General Expense							
30-1-000-000-4110.001 Salaries Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4570.100 Collection Loss Admin	-1,126.70	41.67	-1,168.37	83.34	-2,463.70	500.00	-592.74
30-1-000-000-4590.010 Admin Gen Exp-Port	251.28	283.33	-32.05	566.66	422.14	3,400.00	-87.58
Total General Expense	-875.42	325.00	-1,200.42	650.00	-2,041.56	3,900.00	-152.35
TOTAL GENERAL EXPENSE	-875.42	325.00	-1,200.42	650.00	-2,041.56	3,900.00	-152.35
TOTAL EXPENSES - ADMIN	15,082.72	19,761.34	-4,678.62	39,522.68	25,470.30	237,136.00	-89.26
ADMIN (Profit)/Loss	2,777.47	6,935.92	-4,158.45	13,871.84	860.11	83,231.00	-98.97
MISCELLANEOUS EXPENSE							
Depreciation Expense							
30-1-000-000-4800.000 Dpreciation Expense	464.00	465.00	-1.00	930.00	928.00	5,580.00	-83.37
Total Depreciation Expense	464.00	465.00	-1.00	930.00	928.00	5,580.00	-83.37
TOTAL MISC EXPENSE	464.00	465.00	-1.00	930.00	928.00	5,580.00	-83.37
TOTAL ADMIN EXPENSES w/ DEPR EXP	15,546.72	20,226.34	-4,679.62	40,452.68	26,398.30	242,716.00	-89.12
ADMIN (Profit)/Loss w/ Depreciation	3,241.47	7,400.92	-4,159.45	14,801.84	1,788.11	88,811.00	-97.99

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - HCV (ADMIN & HAP)
May, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
HAP REVENUE							
HAP Income							
30-1-000-000-3300.200 Fraud Recovery - HAP	0.00	-54.17	54.17	-108.34	0.00	-650.00	-100.00
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 HAP Subsidy - Cur Yr	-75,612.00	-82,237.50	6,625.50	-164,475.00	-158,085.00	-986,850.00	-83.98
30-1-000-000-8027.000 Ann Contr - Pr Yr	0.00	0.00	0.00	0.00	0.00	0.00	
Total Income	-75,612.00	-82,291.67	6,679.67	-164,583.34	-158,085.00	-987,500.00	-83.99
TOTAL HAP INCOME	-75,612.00	-82,291.67	6,679.67	-164,583.34	-158,085.00	-987,500.00	-83.99
HAP EXPENSES							
HAP Expenses							
30-1-000-000-4715.010 HAP Tenant Pmts	79,437.00	71,916.67	7,520.33	143,833.34	156,568.00	863,000.00	-81.86
30-1-000-000-4715.015 HAP Mid-month Pmt	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4715.030 HAP Port In Pmts	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4715.040 HAP Utility Pmts	3,746.00	3,333.33	412.67	6,666.66	7,539.00	40,000.00	-81.15
30-1-000-000-4715.050 HAP Homeownership	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4715.070 HAP Port Out Pmts	7,358.00	7,000.00	358.00	14,000.00	10,997.00	84,000.00	-86.91
Total HAP Expenses	90,541.00	82,250.00	8,291.00	164,500.00	175,104.00	987,000.00	-82.26
TOTAL HAP EXPENSE	90,541.00	82,250.00	8,291.00	164,500.00	175,104.00	987,000.00	-82.26
General HAP Expenses							
30-1-000-000-4570.200 Collection Loss HUD	-3.20	41.67	-44.87	83.34	-339.20	500.00	-167.84
Total General HAP Expenses	-3.20	41.67	-44.87	83.34	-339.20	500.00	-167.84
TOTAL GENERAL HAP EXPENSES	-3.20	41.67	-44.87	83.34	-339.20	500.00	-167.84
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	90,537.80	82,291.67	8,246.13	164,583.34	174,764.80	987,500.00	-82.30
Remaining HAP (to)/from Reserve	14,925.80	0.00	14,925.80	0.00	16,679.80	0.00	

Date:
Time:
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Knox County Housing Authority
INCOME STATEMENT - EHV (HAP & ADMIN)
May, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Total PUM (including Port Outs)	15.00	0.00	0.00	0.00	30.00	0.00	0.00
EHV - HAP INCOME STATEMENT							
<u>EHV - HAP INCOME</u>							
HAP Income							
30-1-000-001-8026.000 EHV HAP Subsidy Inc	-5,342.00	-5,395.83	53.83	-10,791.66	-13,491.00	-64,750.00	-79.16
Total HAP Income	-5,342.00	-5,395.83	53.83	-10,791.66	-13,491.00	-64,750.00	-79.16
TOTAL HAP INCOME	-5,342.00	-5,395.83	53.83	-10,791.66	-13,491.00	-64,750.00	-79.16
<u>EHV - HAP EXPENSE</u>							
HAP Expenses							
30-1-000-001-4715.010 EHV HAP Tenant Pmts	6,943.00	5,320.83	1,622.17	10,641.66	14,411.00	63,850.00	-77.43
30-1-000-001-4715.040 EHV HAP Utility Pmts	487.00	75.00	412.00	150.00	1,044.00	900.00	16.00
30-1-000-001-4715.070 EHV HAP Port Out Pmts	0.00	0.00	0.00	0.00	0.00	0.00	
Total HAP Expense	7,430.00	5,395.83	2,034.17	10,791.66	15,455.00	64,750.00	-76.13
TOTAL HAP EXPENSE	7,430.00	5,395.83	2,034.17	10,791.66	15,455.00	64,750.00	-76.13
EHV HAP (to)/from Reserve	2,088.00	0.00	2,088.00	0.00	1,964.00	0.00	
EHV - ADMIN INCOME STATEMENT							
ADMIN INCOME - EHV							
<u>EHV - ADMIN INCOME</u>							
Admin Fee Subsidy							
30-1-000-001-8026.500 EHV Ongo Admin Sub	-1,049.00	-775.00	-274.00	-1,550.00	-2,098.00	-9,300.00	-77.44
30-1-000-001-8026.501 EHV Preliminary Fee Inc	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-001-8026.502 EHV Service Fee Inc	0.00	-1,166.67	1,166.67	-2,333.34	0.00	-14,000.00	-100.00
30-1-000-001-8026.503 EHV Placement Fee Inc	0.00	-41.67	41.67	-83.34	0.00	-500.00	-100.00
30-1-000-001-8026.504 EHV Issuance Fee Inc	0.00	-41.67	41.67	-83.34	0.00	-500.00	-100.00
Total Admin Fee Subsidy	-1,049.00	-2,025.01	976.01	-4,050.02	-2,098.00	-24,300.00	-91.37
Interest Income							
Total Interest Income	0.00	0.00	0.00	0.00	0.00	0.00	
Other Income							
Total Other Income	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL EHV ADMIN INCOME	-1,049.00	-2,025.01	976.01	-4,050.02	-2,098.00	-24,300.00	-91.37

Date:
Time:
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Knox County Housing Authority
INCOME STATEMENT - EHV (HAP & ADMIN)
May, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
ADMIN EXPENSES - EHV							
<u>PRELIMINARY FEE EXPENSES</u>							
Preliminary Fee Expenses							
30-1-000-001-4130.100 EHV Preliminary Exps	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-001-4190.200 Inspection Exp	0.00	0.00	0.00	0.00	0.00	0.00	
Total Preliminary Fee Expenses	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL PRELIMINARY FEE EXPENSES	0.00	0.00	0.00	0.00	0.00	0.00	
<u>PLACEMENT/ISSUANCE EXPENSES</u>							
Admin Placement/Issuance Fee Exp							
Total Placement/Issuance Fee Exp	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL PLACEMENT/ISSUANCE EXPENSES	0.00	0.00	0.00	0.00	0.00	0.00	
<u>ONGOING ADMINISTRATIVE EXPENSES</u>							
Ongoing Admin Expenses							
30-1-000-001-4110.000 EHV Salary Exp	202.88	291.67	-88.79	583.34	304.32	3,500.00	-91.31
30-1-000-001-4110.200 Admin Exp - Amps	0.00	208.33	-208.33	416.66	0.00	2,500.00	-100.00
30-1-000-001-4110.500 EHV Emp Benefit Exp	116.88	261.67	-144.79	523.34	175.32	3,140.00	-94.42
30-1-000-001-4120.100 EHV Management Fee	168.00	180.00	-12.00	360.00	336.00	2,160.00	-84.44
30-1-000-001-4120.300 EHV Bookkeeping Fee	105.00	112.50	-7.50	225.00	210.00	1,350.00	-84.44
30-1-000-001-4130.200 EHV Other Ongoing	180.00	100.00	80.00	200.00	240.00	1,200.00	-80.00
Total Ongoing Admin Expenses	772.76	1,154.17	-381.41	2,308.34	1,265.64	13,850.00	-90.86
TOTAL ONGOING ADMIN EXPENSES	772.76	1,154.17	-381.41	2,308.34	1,265.64	13,850.00	-90.86
<u>SERVICE FEE EXPENSES</u>							
Housing Search Assistance Exps							
Total Housing Search Assistance Exps	0.00	0.00	0.00	0.00	0.00	0.00	
Security/Utility/Holding Deposits							
30-1-000-001-4130.300 EHV Deposit Expenses	0.00	208.33	-208.33	416.66	0.00	2,500.00	-100.00
Total Security/Utility/Holding Deposits	0.00	208.33	-208.33	416.66	0.00	2,500.00	-100.00
Owner Incentive Expense							
30-1-000-001-4130.320 EHV Owner Incentive Exp	0.00	100.00	-100.00	200.00	0.00	1,200.00	-100.00
Total Owner Incentive Expenses	0.00	100.00	-100.00	200.00	0.00	1,200.00	-100.00
Other Eligible Expenses							
30-1-000-001-4130.330 EHV Other Service Exp	0.00	562.50	-562.50	1,125.00	0.00	6,750.00	-100.00
Total Other Eligible Expenses	0.00	562.50	-562.50	1,125.00	0.00	6,750.00	-100.00
TOTAL SERVICE FEE EXPENSES	0.00	870.83	-870.83	1,741.66	0.00	10,450.00	-100.00
TOTAL EHV ADMIN EXPENSES	772.76	2,025.00	-1,252.24	4,050.00	1,265.64	24,300.00	-94.79
EHV ADMINI (Profit)/Loss	-276.24	-0.01	-276.23	-0.02	-832.36	0.00	

Knox County Housing Authority
BOARD - COCC CASH FLOW STATEMENT
May 31, 2023

COCC - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	109,198.90	137,945.91	-28,747.01	207,788.49	1,655,351.00	-87.45
TOTAL OPERATING INCOME	109,198.90	137,945.91	-28,747.01	207,788.49	1,655,351.00	-87.45
OPERATING EXPENSE						
Total Administration Expenses	62,052.93	63,700.00	-1,647.07	107,075.06	764,400.00	-85.99
Total Tenant Service Expenses	0.00	0.00	0.00	0.00	0.00	
Total Utility Expenses	561.61	615.00	-53.39	525.32	7,380.00	-92.88
Total Maintenance Expenses	55,288.79	61,164.16	-5,875.37	91,436.72	733,970.00	-87.54
Total Protective Expenses	71.98	6,616.67	-6,544.69	202.95	79,400.00	-99.74
General Expenses	3,232.65	3,724.17	-491.52	6,465.30	44,690.00	-85.53
TOTAL ROUTINE OPERATING EXPENSES	121,207.96	135,820.00	-14,612.04	205,705.35	1,629,840.00	-87.38
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	121,207.96	135,820.00	-14,612.04	205,705.35	1,629,840.00	-87.38
NET REVENUE/-EXPENSE PROFIT/-LOSS	-12,009.06	2,125.91	-14,134.97	2,083.14	25,511.00	-91.83
Total Depreciation Expense						
Total Depreciation Expense	760.50	765.00	-4.50	1,521.00	9,180.00	-83.43
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	-12,769.56	1,360.91	-14,130.47	562.14	16,331.00	-96.56

Knox County Housing Authority
BOARD - AMP001 CASH FLOW STATEMENT
May 31, 2023

MOON TOWERS - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	103,118.14	92,870.83	10,247.31	192,340.50	1,114,450.00	-82.74
TOTAL OPERATING INCOME	103,118.14	92,870.83	10,247.31	192,340.50	1,114,450.00	-82.74
OPERATING EXPENSE						
Total Administration Expenses	29,099.40	29,024.68	74.72	52,398.22	348,296.00	-84.96
Total Tenant Service Expenses	66.00	400.00	-334.00	132.00	4,800.00	-97.25
Total Utility Expenses	13,564.64	11,750.00	1,814.64	10,324.67	141,000.00	-92.68
Total Maintenance Expenses	35,915.09	35,089.53	825.56	53,370.28	421,074.00	-87.33
Total Protective Service Expenses	2,746.51	3,515.84	-769.33	4,029.62	42,190.00	-90.45
General Expenses	7,442.54	8,184.16	-741.62	16,349.66	98,210.00	-83.35
TOTAL ROUTINE OPERATING EXPENSES	88,834.18	87,964.21	869.97	136,604.45	1,055,570.00	-87.06
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	88,834.18	87,964.21	869.97	136,604.45	1,055,570.00	-87.06
NET REVENUE/EXPENSE PROFIT/-LOSS	14,283.96	4,906.62	9,377.34	55,736.05	58,880.00	-5.34
Total Depreciation Expense						
Total Depreciation Expense	10,849.00	13,750.00	-2,901.00	21,698.00	165,000.00	-86.85
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	3,434.96	-8,843.38	12,278.34	34,038.05	-106,120.00	-132.08

Knox County Housing Authority
BOARD - AMP002 CASH FLOW STATEMENT
May 31, 2023

FAMILY - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	97,504.63	109,193.67	-11,689.04	211,841.03	1,310,324.00	-83.83
TOTAL OPERATING INCOME	97,504.63	109,193.67	-11,689.04	211,841.03	1,310,324.00	-83.83
OPERATING EXPENSE						
Total Administration Expenses	27,736.02	36,060.27	-8,324.25	51,653.83	432,723.00	-88.06
Total Tenant Service Expenses	0.00	91.67	-91.67	0.00	1,100.00	-100.00
Total Utility Expenses	2,110.55	2,945.82	-835.27	1,725.78	35,350.00	-95.12
Total Maintenance Expenses	102,024.97	52,350.91	49,674.06	122,737.88	628,211.00	-80.46
Total Protective Service Expenses	2,871.37	2,920.83	-49.46	4,004.37	35,050.00	-88.58
General Expenses	3,569.13	8,379.10	-4,809.97	11,480.60	100,549.00	-88.58
TOTAL ROUTINE OPERATING EXPENSES	138,312.04	102,748.60	35,563.44	191,602.46	1,232,983.00	-84.46
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	138,312.04	102,748.60	35,563.44	191,602.46	1,232,983.00	-84.46
NET REVENUE/EXPENSE PROFIT/-LOSS	-40,807.41	6,445.07	-47,252.48	20,238.57	77,341.00	-73.83
Total Depreciation Expense						
Total Depreciation Expense	28,510.00	31,000.00	-2,490.00	57,020.00	372,000.00	-84.67
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	-69,317.41	-24,554.93	-44,762.48	-36,781.43	-294,659.00	-87.52

Knox County Housing Authority
BOARD - AMP003 CASH FLOW STATEMENT
May 31, 2023

BLUEBELL - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	36,106.62	26,347.59	9,759.03	59,510.49	316,171.00	-81.18
TOTAL OPERATING INCOME	36,106.62	26,347.59	9,759.03	59,510.49	316,171.00	-81.18
OPERATING EXPENSE						
Total Administration Expenses	6,513.26	8,685.09	-2,171.83	12,629.97	104,221.00	-87.88
Total Tenant Service Expenses	0.00	591.66	-591.66	0.00	7,100.00	-100.00
Total Utility Expenses	2,660.49	2,850.00	-189.51	2,370.80	34,200.00	-93.07
Total Maintenance Expenses	5,190.86	12,864.50	-7,673.64	9,967.96	154,374.00	-93.54
Total Protective Service Expenses	545.99	1,197.50	-651.51	1,968.08	14,370.00	-86.30
General Expenses	2,493.27	2,640.25	-146.98	5,514.51	31,683.00	-82.59
TOTAL ROUTINE OPERATING EXPENSES	17,403.87	28,829.00	-11,425.13	32,451.32	345,948.00	-90.62
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	17,403.87	28,829.00	-11,425.13	32,451.32	345,948.00	-90.62
NET REVENUE/EXPENSE PROFIT/-LOSS						
	18,702.75	-2,481.41	21,184.16	27,059.17	-29,777.00	-190.87
Total Depreciation Expense						
Total Depreciation Expense	4,435.00	8,750.00	-4,315.00	8,870.00	105,000.00	-91.55
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	14,267.75	-11,231.41	25,499.16	18,189.17	-134,777.00	-113.50

Knox County Housing Authority
BOARD - HCV CASH FLOW STATEMENT
May 31, 2023

	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
HCV - OPERATING STATEMENT						
ADMIN OPERATING INCOME						
Total Admin Operating Income	12,305.25	12,825.42	-520.17	24,610.19	153,905.00	-84.01
TOTAL ADMIN OPERATING INCOME	12,305.25	12,825.42	-520.17	24,610.19	153,905.00	-84.01
OPERATING EXPENSES						
Total Admin Expenses	11,131.70	14,300.42	-3,168.72	17,931.44	171,605.00	-89.55
Total Fees Expenses	4,212.00	4,470.50	-258.50	8,351.54	53,646.00	-84.43
Total General Expenses	-260.98	990.42	-1,251.40	-812.68	11,885.00	-106.84
TOTAL OPERATING EXPENSES	15,082.72	19,761.34	-4,678.62	25,470.30	237,136.00	-89.26
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	15,082.72	19,761.34	-4,678.62	25,470.30	237,136.00	-89.26
NET REVENUE PROFIT/-LOSS	-2,777.47	-6,935.92	4,158.45	-860.11	-83,231.00	-98.97
Total Depreciation Expense	464.00	465.00	-1.00	928.00	5,580.00	-83.37
NET REVENUE w/Deprecitation PROFIT/-LOSS	-3,241.47	-7,400.92	4,159.45	-1,788.11	-88,811.00	-97.99

HAP - OPERATING STATEMENT

HAP INCOME						
Total Income	75,612.00	82,291.67	-6,679.67	158,085.00	987,500.00	-83.99
TOTAL HAP INCOME	75,612.00	82,291.67	-6,679.67	158,085.00	987,500.00	-83.99
HAP EXPENSES						
Total HAP Expenses	90,541.00	82,250.00	8,291.00	175,104.00	987,000.00	-82.26
Total General HAP Expenses	-3.20	41.67	-44.87	-339.20	500.00	-167.84
TOTAL HAP EXPENSES	90,537.80	82,291.67	8,246.13	174,764.80	987,500.00	-82.30
Total Prior Year Adj HAP	0.00	0.00	0.00	0.00	0.00	
REMAINING HAP from RESERVE +/-LOSS	-14,925.80	0.00	-14,925.80	-16,679.80	0.00	

Knox County Housing Authority
BOARD - BRENTWOOD CASH FLOW STATEMENT
May 31, 2023

BRENTWOOD - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	35,991.41	37,317.08	-1,325.67	70,989.20	447,805.00	-84.15
TOTAL OPERATING INCOME	35,991.41	37,317.08	-1,325.67	70,989.20	447,805.00	-84.15
OPERATING EXPENSE						
Total Administration Expenses	5,601.54	8,260.08	-2,658.54	9,416.81	99,121.00	-90.50
Total Fee Expenses	4,224.50	4,284.00	-59.50	8,508.50	51,408.00	-83.45
Total Utilities Expenses	4,000.87	3,405.00	595.87	3,904.69	40,860.00	-90.44
Total Maintenance Expenses	34,382.36	20,691.08	13,691.28	40,346.19	248,293.00	-83.75
Total Taxes & Insurance Expense	3,375.06	3,974.42	-599.36	6,967.47	47,693.00	-85.39
Total Financial Expenses	0.00	1,500.00	-1,500.00	3,020.40	18,000.00	-83.22
TOTAL ROUTINE OPERATING EXPENSE	51,584.33	42,114.58	9,469.75	72,164.06	505,375.00	-85.72
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	51,584.33	42,114.58	9,469.75	72,164.06	505,375.00	-85.72
NET REVENUE PROFIT/-LOSS						
	-15,592.92	-4,797.50	-10,795.42	-1,174.86	-57,570.00	-97.96
Total Depreciation Expense						
	8,306.00	0.00	8,306.00	16,612.00	0.00	
NET REVENUE w/Depreciation PROFIT/-LOSS	-23,898.92	-4,797.50	-19,101.42	-17,786.86	-57,570.00	-69.10

Knox County Housing Authority
BOARD - PRAIRIELAND CASH FLOW STATEMENT
May 31, 2023

PRAIRIELAND - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	33,015.00	32,287.41	727.59	64,107.00	387,449.00	-83.45
TOTAL OPERATING INCOME	33,015.00	32,287.41	727.59	64,107.00	387,449.00	-83.45
OPERATING EXPENSE						
Total Administration Expenses	6,017.80	6,836.83	-819.03	8,999.54	82,042.00	-89.03
Total Fee Expenses	3,867.50	3,868.00	-0.50	7,735.00	46,416.00	-83.34
Total Utilities Expenses	4,415.17	3,230.00	1,185.17	4,562.22	38,760.00	-88.23
Total Maintenance Expenses	10,907.36	15,503.15	-4,595.79	18,055.38	186,038.00	-90.29
Total Taxes & Insurance Expense	3,126.39	3,121.01	5.38	6,445.49	37,452.00	-82.79
Total Financial Expenses	0.00	1,500.00	-1,500.00	3,020.39	18,000.00	-83.22
TOTAL ROUTINE OPERATING EXPENSE	28,334.22	34,058.99	-5,724.77	48,818.02	408,708.00	-88.06
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	28,334.22	34,058.99	-5,724.77	48,818.02	408,708.00	-88.06
NET REVENUE PROFIT/-LOSS						
	4,680.78	-1,771.58	6,452.36	15,288.98	-21,259.00	-171.92
Total Depreciation Expense						
	7,210.50	0.00	7,210.50	14,421.00	0.00	
NET REVENUE w/Depreciation PROFIT/-LOSS	-2,529.72	-1,771.58	-758.14	867.98	-21,259.00	-104.08

Knox County Housing Authority
BOARD - LOW RENT CASH FLOW STATEMENT
May 31, 2023

COCC, MT, FAMILY, BB COMBINED OS	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	345,928.29	366,358.00	-20,429.71	671,480.51	4,396,296.00	-84.73
TOTAL OPERATING INCOME	345,928.29	366,358.00	-20,429.71	671,480.51	4,396,296.00	-84.73
OPERATING EXPENSE						
Total Administration Expenses	125,401.61	133,053.37	-7,651.76	221,757.08	1,596,640.00	-86.11
Total Tenant Service Expenses	66.00	1,083.33	-1,017.33	132.00	13,000.00	-98.98
Total Utility Expenses	18,897.29	18,160.82	736.47	14,946.57	217,930.00	-93.14
Total Maintenance Expenses	198,419.71	161,469.10	36,950.61	277,512.84	1,937,629.00	-85.68
Total Protective Service Expenses	6,235.85	14,250.84	-8,014.99	10,205.02	171,010.00	-94.03
General Expenses	16,737.59	22,927.68	-6,190.09	39,810.07	275,132.00	-85.53
TOTAL ROUTINE OPERATING EXPENSES	365,758.05	350,945.14	14,812.91	564,363.58	4,211,341.00	-86.60
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	365,758.05	350,945.14	14,812.91	564,363.58	4,211,341.00	-86.60
NET REVENUE/EXPENSE PROFIT/-LOSS						
	-19,829.76	15,412.86	-35,242.62	107,116.93	184,955.00	-42.08
Total Depreciation Expense						
Total Depreciation Expense	44,554.50	54,265.00	-9,710.50	89,109.00	651,180.00	-86.32
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	-64,384.26	-38,852.14	-25,532.12	18,007.93	-466,225.00	-103.86

Knox County Housing Authority
BOARD - AHP CASH FLOW STATEMENT
May 31, 2023

BRENTWOOD & PRAIRIELAND COMBINED	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	69,006.41	69,604.49	-598.08	135,096.20	835,254.00	-83.83
TOTAL OPERATING INCOME	69,006.41	69,604.49	-598.08	135,096.20	835,254.00	-83.83
OPERATING EXPENSE						
Total Administration Expenses	11,619.34	15,096.91	-3,477.57	18,416.35	181,163.00	-89.83
Total Fee Expenses	8,092.00	8,152.00	-60.00	16,243.50	97,824.00	-83.40
Total Utilities Expenses	8,416.04	6,635.00	1,781.04	8,466.91	79,620.00	-89.37
Total Maintenance Expenses	45,289.72	36,194.23	9,095.49	58,401.57	434,331.00	-86.55
Total Taxes & Insurance Expense	6,501.45	7,095.43	-593.98	13,412.96	85,145.00	-84.25
Total Financial Expenses	0.00	3,000.00	-3,000.00	6,040.79	36,000.00	-83.22
TOTAL ROUTINE OPERATING EXPENSE	79,918.55	76,173.57	3,744.98	120,982.08	914,083.00	-86.76
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	79,918.55	76,173.57	3,744.98	120,982.08	914,083.00	-86.76
NET REVENUE PROFIT/-LOSS						
	-10,912.14	-6,569.08	-4,343.06	14,114.12	-78,829.00	-117.90
Total Depreciation Expense						
	15,516.50	0.00	15,516.50	31,033.00	0.00	
NET REVENUE w/Depreciation PROFIT/-LOSS	-26,428.64	-6,569.08	-19,859.56	-16,918.88	-78,829.00	-78.54

Knox County Housing Authority
CLAIMS REPORT - LOW RENT
May, 2023

	Current Period	Last Year Same	Variance	Current Year
AMP001 - MOON TOWERS				
Salaries	9,001.99	5,489.63	3,512.36	14,921.18
Employee W/H Payments	0.00	0.00	0.00	0.00
Fee Expenses	16,703.74	16,376.46	327.28	33,333.63
Administrative Expenses	3,393.67	2,801.73	591.94	4,143.41
Tenant Services	66.00	195.66	-129.66	132.00
Utilities	13,564.64	13,400.00	164.64	10,324.67
Maint/Protective Serv - Supplies/Conts	38,661.60	31,573.57	7,088.03	57,399.90
Mileage	0.00	0.00	0.00	0.00
Insurance & General Expenses	7,442.54	9,679.58	-2,237.04	16,349.66
Non-Routine Expense	0.00	0.00	0.00	0.00
TOTAL MOON TOWERS CLAIMS	88,834.18	79,516.63	9,317.55	136,604.45
AMP002 - FAMILY				
Salaries	8,548.44	8,482.67	65.77	14,053.67
Employee W/H Payments	0.00	0.00	0.00	0.00
Fee Expenses	17,403.55	17,655.54	-251.99	35,146.37
Administrative Expenses	1,784.03	2,931.42	-1,147.39	2,453.79
Tenant Services	0.00	124.25	-124.25	0.00
Utilities	2,110.55	2,945.84	-835.29	1,725.78
Maint/Protective Serv - Supplies/Conts	104,896.34	37,333.43	67,562.91	126,742.25
Mileage	0.00	0.00	0.00	0.00
Insurance & General Expenses	3,569.13	6,786.10	-3,216.97	11,480.60
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL FAMILY CLAIMS	138,312.04	76,259.25	62,052.79	191,602.46
AMP003 - BLUEBELL				
Salaries	1,000.26	0.00	1,000.26	1,657.95
Employee W/H Payments	0.00	0.00	0.00	0.00
Fee Expenses	4,836.43	4,768.14	68.29	9,673.09
Administrative Expenses	676.57	527.65	148.92	1,298.93
Tenant Services	0.00	29.64	-29.64	0.00
Utilities	2,660.49	2,983.45	-322.96	2,370.80
Maint/Protective Serv - Supplies/Conts	5,736.85	14,077.02	-8,340.17	11,936.04
Mileage	0.00	0.00	0.00	0.00
Insurance & General Expenses	2,493.27	3,468.75	-975.48	5,514.51
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL BLUEBELL CLAIMS	17,403.87	25,854.65	-8,450.78	32,451.32
COCC				
Salaries	105,421.67	98,396.94	7,024.73	178,486.58
Employee W/H Payments	387.97	-473.83	861.80	-378.26
Fee Expenses	133.43	0.00	133.43	469.08
Administrative Expenses	11,230.25	16,572.82	-5,342.57	18,877.17
Tenant Services	0.00	18.80	-18.80	0.00
Utilities	561.61	545.58	16.03	525.32
Maint/Protective Serv - Supplies/Conts	628.35	-3,183.84	3,812.19	881.90
Mileage	0.00	0.00	0.00	0.00
Insurance & General Expenses	3,232.65	3,231.26	1.39	6,465.30
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL COCC CLAIMS	121,595.93	115,107.73	6,488.20	205,327.09
COMBINED - AMP1, AMP2, AMP3, & COCC				
Salaries	123,972.36	112,369.24	11,603.12	209,119.38
Employee W/H Payments	387.97	-473.83	861.80	-378.26
Fee Expenses	39,077.15	38,800.14	277.01	78,622.17
Administrative Expenses	17,084.52	22,833.62	-5,749.10	26,773.30
Tenant Services	66.00	368.35	-302.35	132.00
Utilities	18,897.29	19,874.87	-977.58	14,946.57
Maint/Protective Serv - Supplies/Conts	149,923.14	79,800.18	70,122.96	196,960.09
Mileage	0.00	0.00	0.00	0.00
Insurance & General Expenses	16,737.59	23,165.69	-6,428.10	39,810.07
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL LOW RENT CLAIMS	366,146.02	296,738.26	69,407.76	565,985.32

Knox County Housing Authority
CLAIMS REPORT - AHP / HCV
May, 2023

	Current Period	Last Year Same Period	Variance
BRENTWOOD			
Salaries	9,653.91	11,888.58	-2,234.67
Employee W/H Payments	0.00	0.00	0.00
Management Fees	4,224.50	4,224.50	0.00
Administrative Expenses	669.71	1,307.63	-637.92
Utilities	4,000.87	3,609.60	391.27
Maintenance Supplies/Contracts	28,368.89	3,466.90	24,901.99
Tax & Insurance Expenses	3,375.06	3,288.60	86.46
Finacial Expenses	0.00	1,628.78	-1,628.78
TOTAL BRENTWOOD CLAIMS	50,292.94	29,414.59	20,878.35
PRAIRIELAND			
Salaries	9,653.93	11,888.53	-2,234.60
Employee W/H Payments	0.00	0.00	0.00
Management Fees	3,867.50	3,808.00	59.50
Administrative Expenses	1,093.48	109.82	983.66
Utilities	4,415.17	3,409.68	1,005.49
Maintenance Supplies/Contracts	5,412.81	2,779.96	2,632.85
Taxes & Insurance Expenses	3,126.39	3,013.24	113.15
Financial Expenses	0.00	1,628.78	-1,628.78
TOTAL PRAIRIELAND CLAIMS	27,569.28	26,638.01	931.27
AHP - BRENTWOOD & PRAIRIELAND			
Salaries	19,307.84	23,777.11	-4,469.27
Employee W/H Payments	0.00	0.00	0.00
Management Fees	8,092.00	8,032.50	59.50
Administrative Expenses	1,763.19	1,417.45	345.74
Utilities	8,416.04	7,019.28	1,396.76
Maintenance Supplies	33,781.70	6,246.86	27,534.84
Taxes & Insurance Expenses	6,501.45	6,301.84	199.61
Financial Expenses	0.00	3,257.56	-3,257.56
TOTAL AHP CLAIMS	77,862.22	56,052.60	21,809.62
HOUSING CHOICE VOUCHER - HCV			
Salaries	9,900.40	13,657.68	-3,757.28
Employee W/H Payments	0.00	0.00	0.00
Management Fees	4,492.00	3,861.00	631.00
Administrative Expenses	1,231.30	2,439.51	-1,208.21
General Expense-Admin	-576.97	584.95	-1,161.92
Total HCV Expenses	15,046.73	20,543.14	-5,496.41
HAP Expenses	90,541.00	75,571.00	14,970.00
General Expenses	-3.20	-26.60	23.40
Total HAP Expenses	90,537.80	75,544.40	14,993.40
TOTAL HCV CLAIMS	105,584.53	96,087.54	9,496.99

Knox County Housing Authority
CLAIMS REPORT - GRANT PROGRAMS
May, 2023

	Current Period	Last Year Same	Current Year	Cumulative
CFG 2023 - \$1,514,974				
Admin / Operations	0.00	0.00	0.00	0.00
General CFP Activity	0.00	0.00	0.00	0.00
TOTAL CFG 2023 CLAIMS	0.00	0.00	0.00	0.00
CFG 2022 - \$1,467,361				
Admin. / Operations	0.00	0.00	0.00	300,000.00
General CFP Activity	0.00	0.00	0.00	28,388.00
TOTAL CFG 2022 CLAIMS	0.00	0.00	0.00	328,388.00
CFG 2021 - \$1,209,310				
Admin / Operations	0.00	0.00	0.00	300,000.00
General CFP Activity	0.00	0.00	0.00	0.00
TOTAL CFG 2021 CLAIMS	0.00	0.00	0.00	300,000.00
CFG 2020 - \$1,168,267				
Admin. / Operations	0.00	0.00	0.00	300,000.00
General CFP Activity	35,940.96	0.00	35,940.96	415,204.43
TOTAL CFG 2020 CLAIMS	35,940.96	0.00	35,940.96	715,204.43
CFG 2019 - \$1,083,874				
Admin. / Operations	0.00	0.00	0.00	300,000.00
General CFP Activity	0.00	0.00	0.00	783,874.00
TOTAL CFG 2019 CLAIMS	0.00	0.00	0.00	1,083,874.00
TOTAL CFG GRANT(S) CLAIMS	35,940.96	0.00	35,940.96	2,427,466.43

Knox County Housing Authority
CLAIMS REPORT TOTALS
May, 2023

	Current Period	Last Year Same	Variance	Current Year
TOTALS				
<hr/>				
<u>LOW RENT</u>				
AMP001 - MOON TOWERS	88,834.18	79,516.63	9,317.55	136,604.45
AMP002 - FAMILY	138,312.04	76,259.25	62,052.79	191,602.46
AMP003 - BLUEBELL	17,403.87	25,854.65	-8,450.78	32,451.32
COCC	121,595.93	115,017.74	6,578.19	205,327.09
TOTAL LOW RENT	366,146.02	296,648.27	69,497.75	565,985.32
<u>A.H.P.</u>				
BRENTWOOD	51,584.33	29,424.15	22,160.18	72,164.06
PRAIRIELAND	28,334.22	26,646.50	1,687.72	48,818.02
TOTAL A.H.P.	79,918.55	56,070.65	23,847.90	120,982.08
<u>HOUSING CHOICE VOUCHER - HCV</u>				
HCV (Administrative Only)	15,046.73	20,543.14	-5,496.41	25,398.32
TOTAL HCV	15,046.73	20,543.14	-5,496.41	25,398.32
<u>GRANTS</u>				
CAPITAL FUND GRANT 2023	0.00	0.00	0.00	0.00
CAPITAL FUND GRANT 2022	0.00	0.00	0.00	0.00
CAPITAL FUND GRANT 2021	0.00	0.00	0.00	0.00
CAPITAL FUND GRANT 2020	35,940.96	0.00	35,940.96	35,940.96
CAPITAL FUND GRANT 2019	0.00	0.00	0.00	0.00
TOTAL GRANTS	35,940.96	0.00	35,940.96	35,940.96
<hr/>				
TOTAL CLAIMS FOR MONTH	497,052.26	373,262.06	123,790.20	748,306.68

BOARD MEMO


216 W. Simmons St.
Galesburg, IL 61401

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

www.knoxcountyhousing.org

TO: Board of Commissioners
Knox County Housing Authority

DATE: 06/26/2023

FROM: Derek Antoine 
Executive Director

BOARD MEETING: 06/27/2023

SUBJECT: Application for Payment #19 – Hein Construction

Executive Summary

At the 02/23/2021 Board meeting, a contract was approved with Hein Construction to complete 504 Renovations at the Family Sites. This is being done to ensure that the agency is fully compliant with Section 504 of the Rehabilitation Act. The work will include the following:

- Modifications throughout the agency common areas;
- Elevator modernization at Bluebell Tower; and
- Interior and site modifications to 10 two-bedroom units at the Family Sites

The following units are completed:

- 1561 and 1563 McKnight Street
- 2077 and 2083 E. Knox Street
- 527 Iowa Avenue
- 954 W. South Street
- 1578 McKnight Street
- 523 Iowa Avenue
- 1580 McKnight Street and
- 1055 W. Berrien Street
-

Work is also complete at the three Family Sites community center buildings. Fire/smoke alarms still need to be installed in the two restrooms at Moon Towers.

The elevator work is Blue Bell Tower is in progress. At this point, it is anticipated that the second car will be finished in about 3-4 weeks.

Alliance Architecture has reviewed and signed approval for Pay Request #19.

Fiscal Impact

This application for payment will be paid from 2019 and 2020 Capital Fund grants as approved at the 02/23/2021 Regular Meeting of the Board.

Recommendation

It is the recommendation of the Executive Director that the Board of Commissioners of the Knox County Housing Authority approve Application for Payment #19 from Hein Construction in the amount of \$93,592.67 for the period to 06/30/2023.

APPLICATION AND CERTIFICATE FOR PAYMENT

AIA® DOCUMENT G732™ - 2009

TO OWNER:	Knox Co. Housing Authority 255 W Tompkins St Galesburg, IL 61401	PROJECT:	KCHA-504 Modifications-PH 3 Various Sites Galesburg, IL 61401	APPLICATION NO: 19	Distribution to: <input checked="" type="checkbox"/> OWNER <input checked="" type="checkbox"/> CONSTRUCTION MANAGER <input checked="" type="checkbox"/> ARCHITECT <input type="checkbox"/> CONTRACTOR <input type="checkbox"/> FIELD <input type="checkbox"/> OTHER
FROM		VIA CONTRACTOR:	Hein Construction Co., Inc 56 N. Cedar St. Galesburg, IL 61401	PERIOD TO: 6/31/2023	
Sub-Contractor	Hein Construction Co., Inc. 56 N. Cedar St. Galesburg, IL 61401			CONTRACT DATE:	
CONTRACT FOR:	General Contractor	VIA ARCHITECT:	Alliance Architects	PROJECT NO: 21-2144	

CONTRACTOR'S APPLICATION FOR PAYMENT


Application is made for payment, as shown below, in connection with the Contract. AIA Document G703™, Continuation Sheet, is attached.

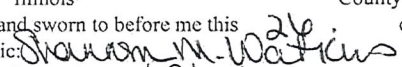
1. ORIGINAL CONTRACT SUM	\$	<u>1,262,000.00</u>
2. NET CHANGES IN THE WORK	\$	<u> </u>
3. CONTRACT SUM TO DATE (Line 1 ± 2)	\$	<u>1,262,000.00</u>
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$	<u>1,160,479.11</u>
5. RETAINAGE:		
a. <u>5</u> % of Completed Work (Column D + E on G703)	\$	<u>58,023.96</u>
b. <u>10</u> % of Stored Material (Column F on G703)	\$	<u> </u>
Total Retainage (Lines 5a + 5b or Total in Column I of G703)	\$	<u>58,023.96</u>
6. TOTAL EARNED LESS RETAINAGE (Line 4 minus Line 5 Total)	\$	<u>1,102,455.15</u>
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$	<u>1,008,862.48</u>
8. CURRENT PAYMENT DUE	\$	<u>93,592.67</u>
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 minus Line 6)	\$	<u>159,544.85</u>

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner		\$
Total approved this month including		\$
TOTALS	\$0.00	\$0.00
NET CHANGES IN THE WORK		

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: HEIN CONSTRUCTION CO., INC.

By:  Date: _____

State of: Illinois County of: Knox
 Subscribed and sworn to before me this 26 day of June, 2023
 Notary Public: 
 My Commission expires: 5/19/24

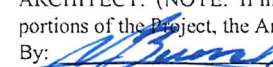
OFFICIAL SEAL
SHANNON M. WATKINS
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES: 05/19/24

CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on evaluations of the Work and the data comprising this application, the Construction Manager and Architect certify to the Owner that to the best of their knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$ 93,592.67

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

CONSTRUCTION MANAGER:
By: _____ Date: _____
 ARCHITECT: (NOTE: If multiple Prime Contractors are responsible for performing portions of the Project, the Architect's Certification is not required.)
By:  Alliance Architecture Date: 06-26-2023

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance of this Certificate of payment are without prejudice to any rights of the Owner or Contractor under this Contract.



EXECUTIVE DIRECTOR REPORT

APRIL/MAY 2023

REGULAR MEETING
KCHA BOARD OF COMMISSIONERS
Tuesday, May 30, 2023
Moon Towers Conference Room
255 W. Tompkins St.
Galesburg, IL 61401
knoxcountyhousing.org



EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

COMMISSIONER COMPLIANCE REPORT

Commissioner Training and Development

The following table details **commissioner** training and development accomplished for FYE 03/31/2023:

Date	Commissioner	Training Description	Location	Hours
04/19-04/21	Hawkinson, Jared	Nelrod ACC	Las Vegas, NV	12.0
04/19-04/21	Carson, LaToya	Nelrod ACC	Las Vegas, NV	12.0
				24.0

The following table details monthly and annual costs (to date) incurred by the agency for **commissioner** training and development for FYE 03/31/2023:

Month	Training Events	Training Hours	Total Cost	Avg Cost per Hour	Training Budget	% to Budget	Variance
Apr-23	2	24.0	\$ 1,643.40	\$ 68.48	\$ 833.33	197.21%	\$ 810.07
May-23	0	0.0	\$ -	\$ -	\$ 833.33	0.00%	\$ (833.33)
Jun-23			\$ -	\$ -		0.00%	
Jul-23			\$ -	\$ -		0.00%	
Aug-23			\$ -	\$ -		0.00%	
Sep-23			\$ -	\$ -		0.00%	
Oct-23			\$ -	\$ -		0.00%	
Nov-23			\$ -	\$ -		0.00%	
Dec-23			\$ -	\$ -		0.00%	
Jan-24			\$ -	\$ -		0.00%	
Feb-24			\$ -	\$ -		0.00%	
Mar-24			\$ -	\$ -		0.00%	
FYE 2024	2	24.0	\$ 1,643.40	\$ 68.48	\$ 1,666.67	98.60%	\$ (23.27)

EXECUTIVE SUMMARY

Commissioner Governance/Compliance

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

Commissioner List	PHA Governance	Sexual Harassment	FOIA - Current (State of Illinois)	Open Meetings (State of Illinois)	Ethics/Compliance (state of Illinois)	Compliance %
Hawkinson, Jared (C)		1	1	1	1	80.0%
Robison, Sara (VC)		1	1	1		60.0%
VACANT						0.0%
Riley, Joseph						0.0%
Carson, LaToya						0.0%
Turner, Dena						0.0%
Range, Joey						0.0%
Antoine, Derek (ED)	1	1	1	1		80.0%
Total Authority	1	3	3	3	1	27.5%

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

CY 2023	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	%
Hawkinson, Jared (C)	1	1	1	1	1								100.0%
Robison, Sara (VC)		1											20.0%
VACANT			1	1									40.0%
Riley, Joseph	1	1			1								60.0%
Carson, LaToya	1	1	1	1	1								100.0%
Turner, Dena	1	1		1	1								80.0%
Range, Joey			1										20.0%
Antoine, Derek (ED)	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?	5	6	Meets Requirement
Does the Board include a participant of KCHA programs?	YES	YES	Meets Requirement
Number of Board meetings:	5	5	Meets requirement
Average meeting attendance:	80.0	65.0%	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	03/30	Meets requirement
Are the results of quality control testing communicated to the Board?	YES	YES	Meets requirement

EXECUTIVE SUMMARY

CAPITAL GRANT STATUS/PERFORMANCE

2022 CFP Grant IL01P08550122

- Obligation End Date (OED): 04/22/2024
- Expenditure End Date (EED): 04/22/2026

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%
1410 CFP Administration	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	100.0%	\$ 100,000.00	100.0%
1480 General Capital Activity	\$ 1,167,361.00	\$ 1,167,361.00	\$ 584,917.00	50.1%	\$ 28,388.00	2.4%
	\$ -	\$ -	\$ -	0.0%	\$ -	0.0%
Total Capital Fund Program	\$ 1,467,361.00	\$ 1,467,361.00	\$ 884,917.00	60.3%	\$ 328,388.00	22.4%

CFP Planned Work Items

CFP Planned Activity	Original	Current	Obligated	%	Expended	%
1480 Bluebell Gazebo	\$ 73,000.00	\$ 73,000.00	\$ 73,000.00	100.0%	\$ -	0.0%
1480 Security Cameras	\$ 175,000.00	\$ 175,000.00	\$ -	0.0%	\$ -	0.0%
1480 HVAC Replacement	\$ 100,000.00	\$ 100,000.00	\$ 72,970.00	73.0%	\$ 28,388.00	28.4%
1480 A&E Services	\$ 100,000.00	\$ 100,000.00	\$ 27,030.00	27.0%	\$ -	0.0%
1480 Lighting	\$ 257,444.00	\$ 257,444.00	\$ -	0.0%	\$ -	0.0%
1480 Playgrounds	\$ 49,317.00	\$ 49,317.00	\$ 49,317.00	100.0%	\$ -	0.0%
1480 Site Drainage	\$ 27,000.00	\$ 27,000.00	\$ 27,000.00	100.0%	\$ -	0.0%
1480 Exterior Doors - MT	\$ 50,000.00	\$ 50,000.00	\$ -	0.0%	\$ -	0.0%
1480 MT Roof Replacement	\$ 263,000.00	\$ 263,000.00	\$ 263,000.00	100.0%	\$ -	0.0%
1480 CCP Drainage	\$ 72,600.00	\$ 72,600.00	\$ 72,600.00	100.0%	\$ -	0.0%
	\$ -	\$ -	\$ -	0.0%	\$ -	0.0%
Total Capital Fund Program	\$ 1,167,361.00	\$ 1,167,361.00	\$ 584,917.00	50.1%	\$ 28,388.00	2.4%

This grant, in conjunction with the 2021 grant, will be used for physical improvements to the sites, including demolition and construction for a new gazebo at Bluebell Tower, site drainage remediation, roof replacement at Moon Towers, and playgrounds at the Family Sites. Additionally, repairs and enhancements are planned for security cameras and lighting, as well as HVAC replacement at the Family Sites.

CFP Grant IL01P08550122 is 60.3% obligated, and 22.4% expended. This grant must be obligated at 90% (executed contracts) by 04/22/2024, and fully expended by 04/22/2026.

EXECUTIVE SUMMARY

2021 CFP Grant IL01P08550121

- Obligation End Date (OED): 02/22/2023
- Expenditure End Date (EED): 02/22/2025

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%
1410 CFP Administration	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	100.0%	\$ 100,000.00	100.0%
1480 General Capital Activity	\$ 909,310.00	\$ 909,310.00	\$ 909,310.00	100.0%	\$ -	0.0%
	\$ -	\$ -	\$ -		\$ -	
Total Capital Fund Program	\$ 1,209,310.00	\$ 1,209,310.00	\$ 1,209,310.00	100.0%	\$ 300,000.00	24.8%

CFP Planned Work Items

CFP Planned Activity	Original	Current	Obligated	%	Expended	%
1480 504 Phase 4	\$ 334,310.00	\$ 334,310.00	\$ 334,310.00	100.0%	\$ -	0.0%
1480 MT - Roof Replacement	\$ 500,000.00	\$ 500,000.00	\$ 500,000.00	100.0%	\$ -	0.0%
1480 A&E Services	\$ 75,000.00	\$ 75,000.00	\$ 75,000.00	100.0%	\$ -	0.0%
	\$ -	\$ -	\$ -	0.0%	\$ -	0.0%
	\$ -	\$ -	\$ -		\$ -	
	\$ -	\$ -	\$ -	0.0%	\$ -	0.0%
	\$ -	\$ -	\$ -	0.0%	\$ -	0.0%
	\$ -	\$ -	\$ -	0.0%	\$ -	0.0%
Total Capital Fund Program	\$ 909,310.00	\$ 909,310.00	\$ 909,310.00	100.0%	\$ -	0.0%

Allotments and transfers for operations (1406) and administration (1410) have been made. Budgeted activities include playground renovation at the Family Sites, gazebo demolition/construction at Bluebell Tower, and roof replacement at Moon Towers.

CFP Grant IL01P08550121 is 100.0% obligated, and 24.8% expended. This grant must be at 90% obligation (executed contracts) by 02/22/2023, and fully expended by 02/22/2025.

EXECUTIVE SUMMARY

2020 CFP Grant IL01P08550120

- Obligation End Date (OED): 03/25/2024
- Expenditure End Date (EED): 03/25/2026

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%
1410 CFP Administration	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	100.0%	\$ 100,000.00	100.0%
1480 General Capital Activity	\$ 868,267.00	\$ 868,267.00	\$ 868,267.00	100.0%	\$ 415,204.43	47.8%
	\$ -	\$ -	\$ -		\$ -	
Total Capital Fund Program	\$ 1,168,267.00	\$ 1,168,267.00	\$ 1,168,267.00	100.0%	\$ 715,204.43	61.2%

CFP Planned Work Items

CFP Planned Activity	Original	Current	Obligated	%	Expended	%
1480 Family - Playground	\$ 154,973.00	\$ 288,373.00	\$ 288,373.00	100.0%	\$ -	0.0%
1480 MT - Roof Replacement	\$ 125,000.00	\$ 125,000.00	\$ 125,000.00	100.0%	\$ -	0.0%
1480 504 Phase 3	\$ 529,861.00	\$ 439,861.00	\$ 439,861.00	100.0%	\$ 411,904.43	93.6%
1480 A&E Services	\$ 50,000.00	\$ 6,600.00	\$ 6,600.00	100.0%	\$ 3,300.00	50.0%
1480 Reserved Budget	\$ 8,433.00	\$ 8,433.00	\$ 8,433.00	100.0%	\$ -	0.0%
	\$ -	\$ -	\$ -	0.0%	\$ -	0.0%
	\$ -	\$ -	\$ -	0.0%	\$ -	0.0%
	\$ -	\$ -	\$ -	0.0%	\$ -	0.0%
Total Capital Fund Program	\$ 868,267.00	\$ 868,267.00	\$ 868,267.00	100.0%	\$ 415,204.43	47.8%

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 is now 100.0% obligated, and 61.2% expended. This grant must be at 90% obligation (executed contracts) by 03/25/2024, and fully expended by 03/25/2026.

EXECUTIVE SUMMARY

POLICY/OPERATIONS

No report this period.

LEGISLATIVE/ADVOCACY

No report this period.

PUBLIC RELATIONS

No report this period.

STRATEGIC PLANNING

No report this period.

PUBLIC HOUSING PROGRAM

PUBLIC HOUSING PROGRAM

MOON TOWERS

Moon Towers is comprised of 177 units of singles, elderly, and disabled housing centrally located in Galesburg, IL. The property has two high-rise towers, and is connected on the first floor.

OCCUPANCY



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Unit-days leased (UDL) - %	25.0%	98.0%	99.4%	4	99.3%	4
Unit-months leased (UML) - %	25.0%	98.0%	100.0%	4	100.0%	4
Average leasing days	10.0%	5.00	2.67	3	1.38	4
Adequacy of wait list (ratio)	10.0%	1.00	3.69	4	3.69	4
Income targeting - % ELI admissions	10.0%	40.0%	66.7%	4	87.5%	4
Annual recertifications	20.0%	100.0%	100.0%	4	100.0%	4
Total category score				3.90		4.00

MAINTENANCE



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Non-emergency WO - completion %	10.0%	100.0%	100.0%	4	100.0%	4
Non-emergency WO - completion time	5.0%	2.00	2.00	4	1.53	4
Emergency WO - % abated < 24 hours	15.0%	100.0%	100.0%	4	100.0%	4
Emergency WO - % complete < 72 hours	15.0%	100.0%	100.0%	4	100.0%	4
Unit - average make-ready days	25.0%	10.00	7.67	4	7.22	4
Annual Inspections - complete %	10.0%	100.0%	1.0%	1	1.0%	1
Annual Inspections - correction %	10.0%	100.0%	100.0%	4	100.0%	4
Maintenance cost - PUM	10.0%	\$ 150.00	\$ 202.91	2	\$ 150.76	3
Total category score				3.50		3.60

FINANCIAL



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Income - Actual to Budget %	15.0%	98.0%	111.0%	4	103.6%	4
Expense - Actual to Budget %	15.0%	98.0%	101.3%	2	77.9%	4
14-day Notice efficiency	10.0%	98.0%	54.0%	1	63.0%	1
Tenant accounts receivable (TAR) %	15.0%	1.5%	5.8%	1	5.8%	1
Tenant collections %	15.0%	98.0%	115.4%	4	109.4%	4
Deposit collections %	10.0%	98.0%	94.2%	3	94.2%	3
Reserve position	20.0%	4.00	10.79	2.00	10.79	2.00
Total category score				2.45		2.75

PUBLIC HOUSING PROGRAM

PHAS



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Physical inspection (PASS)	40.0%	40.00	39.60	4	39.60	4
Management assessment (MASS)	25.0%	25.00	21.00	3	21.00	3
Financial assessment (FASS)	25.0%	25.00	25.00	4	25.00	4
Capital Fund assessment (CFP)	10.0%	10.00	10.00	4	10.00	4
Total category score				3.75		3.75

MANAGEMENT



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Appearance and marketing	10.0%	100.0%	97.1%	4	97.1%	4
50058/50059 submissions	10.0%	100.0%	100.0%	4	100.0%	4
Community service compliance	5.0%	100.0%	100.0%	4	100.0%	4
EIV compliance	15.0%	100.0%	100.0%	4	25.0%	1
Tenant file review compliance	15.0%	100.0%	100.0%	4	100.0%	4
Pest control program effectiveness	10.0%	100.0%	81.3%	1	81.3%	1
Staff development - hiring and retention	10.0%	3.00	3.08	3	3.08	3
Staff development - training/development	10.0%	100.0%	0.0%	1	192.0%	4
Unit-turnaround time (total)	15.0%	100.0%	9.33	4	8.63	4
Total category score				3.30		3.15

TENANT RELATIONS



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Tenant engagement	50.0%	100.0%	107.6%	4	107.6%	4
Safety and security	50.0%	3.00	4	4	4	4
Total category score				4.00		4.00

SCORECARD



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Maintenance of the property	15.0%	4.00	3.50	0.53	3.60	0.54
Occupancy	25.0%	4.00	3.90	0.98	4.00	1.00
Financial position	25.0%	4.00	2.45	0.61	2.75	0.69
PHAS	15.0%	4.00	3.75	0.56	3.75	0.56
Management operations	15.0%	4.00	3.30	0.50	3.15	0.47
Tenant engagement	5.0%	4.00	4.00	0.20	4.00	0.20
Total SCORECARD				3.37		3.46
DESIGNATION				STANDARD		STANDARD

PUBLIC HOUSING PROGRAM

SCATTERED FAMILY SITES

Woodland Bend, Whispering Hollow, Cedar Creek Place

The Family Sites are comprised of 190 units scattered among three developments in Galesburg, IL. Most generally associated with families with children, the Family Sites also has a number of accessible units for disabled individuals. Built in 1970, the Family Sites have been home to generations of individuals throughout its history.

MAINTENANCE



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Non-emergency WO - completion %	10.0%	100.0%	88.3%	1	96.3%	3
Non-emergency WO - completion time	5.0%	2.00	2.75	3	2.38	3
Emergency WO - % abated < 24 hours	15.0%	100.0%	100.0%	4	100.0%	4
Emergency WO - % complete < 72 hours	15.0%	100.0%	100.0%	4	100.0%	4
Unit - average make-ready days	25.0%	10.00	17.71	1	14.27	2
Annual Inspections - complete %	10.0%	100.0%	0.0%	1	0.0%	1
Annual Inspections - correction %	10.0%	100.0%	100.0%	4	100.0%	4
Maintenance cost - PUM	10.0%	\$ 150.00	\$ 520.88	1	\$ 313.28	1
Total category score				2.30		2.75

OCCUPANCY



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Unit-days leased (UDL) - %	25.0%	98.0%	98.8%	4	98.8%	4
Unit-months leased (UML) - %	25.0%	98.0%	100.0%	4	100.0%	4
Average leasing days	10.0%	5.00	0.67	4	0.57	4
Adequacy of wait list (ratio)	10.0%	1.00	1.44	3	1.44	3
Income targeting - % ELI admissions	10.0%	40.0%	85.7%	4	100.0%	4
Annual recertifications	20.0%	100.0%	100.0%	4	100.0%	4
Total category score				3.90		3.90

FINANCIAL



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Income - Actual to Budget %	15.0%	98.0%	89.3%	1	97.0%	3
Expense - Actual to Budget %	15.0%	98.0%	134.6%	1	93.2%	4
14-day Notice efficiency	10.0%	98.0%	27.7%	1	30.7%	1
Tenant accounts receivable (TAR) %	15.0%	1.5%	16.7%	1	16.7%	1
Tenant collections %	15.0%	98.0%	105.4%	4	104.8%	4
Deposit collections %	10.0%	98.0%	5.7%	1	5.7%	1
Reserve position	20.0%	4.00	10.68	2.00	10.68	2.00
Total category score				1.65		2.40

PUBLIC HOUSING PROGRAM

PHAS



Physical inspection (PASS)
 Management assessment (MASS)
 Financial assessment (FASS)
 Capital Fund assessment (CFP)
 Total category score

VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
		ACTUAL	SCORE	ACTUAL	SCORE
40.0%	40.00	38.00	4	38.00	4
25.0%	25.00	21.00	3	21.00	3
25.0%	25.00	25.00	4	25.00	4
10.0%	10.00	10.00	4	10.00	4
			2.75		2.75

MANAGEMENT



Appearance and marketing
 50058/50059 submissions
 Community service compliance
 EIV compliance
 Tenant file review compliance
 Pest control program effectiveness
 Staff development - hiring and retention
 Staff development - training/development
 Unit-turnaround time (total)
 Total category score

VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
		ACTUAL	SCORE	ACTUAL	SCORE
10.0%	100.0%	77.1%	1	72.9%	1
10.0%	100.0%	99.5%	4	99.5%	4
5.0%	100.0%	100.0%	4	100.0%	4
15.0%	100.0%	100.0%	4	100.0%	4
15.0%	100.0%	100.0%	4	100.0%	4
10.0%	100.0%	80.0%	1	80.0%	1
10.0%	3.00	3.43	3	3.43	3
10.0%	100.0%	0.0%	1	240.0%	4
15.0%	100.0%	19.00	2	16.29	2
			2.70		3.00

TENANT RELATIONS



Tenant engagement
 Safety and security
 Total category score

VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
		ACTUAL	SCORE	ACTUAL	SCORE
50.0%	100.0%	103.8%	4	91.9%	4
50.0%	3.00	4	4	4	4
			4.00		4.00

SCORECARD



Maintenance of the property
 Occupancy
 Financial position
 PHAS
 Management operations
 Tenant engagement
Total SCORECARD
DESIGNATION

VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
		ACTUAL	SCORE	ACTUAL	SCORE
10.0%	4.00	2.30	0.35	2.75	0.41
10.0%	4.00	3.90	0.98	3.90	0.98
10.0%	4.00	1.65	0.41	2.40	0.60
10.0%	4.00	3.75	0.56	3.75	0.56
10.0%	4.00	2.70	0.41	3.00	0.45
10.0%	4.00	4.00	0.20	4.00	0.20
			2.90		3.20
			STANDARD		STANDARD

PUBLIC HOUSING PROGRAM

BLUE BELL TOWER

Constructed in 1983, Bluebell Tower is the newest development of the public housing portfolio. The property houses 51 units in a six-story high-rise nestled in downtown Abingdon, IL.

OCCUPANCY



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Unit-days leased (UDL) - %	25.0%	98.0%	99.4%	4	99.4%	4
Unit-months leased (UML) - %	25.0%	98.0%	100.0%	4	100.0%	4
Average leasing days	10.0%	5.00	0.00	4	0.50	4
Adequacy of wait list (ratio)	10.0%	1.00	3.44	4	3.44	4
Income targeting - % ELI admissions	10.0%	40.0%	0.0%	1	50.0%	4
Annual recertifications	20.0%	100.0%	100.0%	4	100.0%	4
Total category score				3.70		4.00

MAINTENANCE



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Non-emergency WO - completion %	10.0%	100.0%	50.0%	1	100.0%	4
Non-emergency WO - completion time	5.0%	2.00	1.00	4	2.44	3
Emergency WO - % abated < 24 hours	15.0%	100.0%	100.0%	4	100.0%	4
Emergency WO - % complete < 72 hours	15.0%	100.0%	100.0%	4	100.0%	4
Unit - average make-ready days	25.0%	10.00	10.00	4	10.00	4
Annual Inspections - complete %	10.0%	100.0%	0.0%	1	0.0%	1
Annual Inspections - correction %	10.0%	100.0%	100.0%	4	100.0%	4
Maintenance cost - PUM	10.0%	\$ 150.00	\$ 101.78	4	\$ 97.73	4
Total category score				3.40		3.65

FINANCIAL



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Income - Actual to Budget %	15.0%	98.0%	137.1%	4	113.0%	4
Expense - Actual to Budget %	15.0%	98.0%	60.4%	4	56.3%	4
14-day Notice efficiency	10.0%	98.0%	0.0%	1	95.0%	3
Tenant accounts receivable (TAR) %	15.0%	1.5%	0.6%	4	0.6%	4
Tenant collections %	15.0%	98.0%	103.7%	4	107.5%	4
Deposit collections %	10.0%	98.0%	92.4%	2	92.4%	2
Reserve position	20.0%	4.00	14.99	1.00	14.99	1.00
Total category score				2.90		3.10

PUBLIC HOUSING PROGRAM

PHAS



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Physical inspection (PASS)	40.0%	40.00	39.92	4	39.92	4
Management assessment (MASS)	25.0%	25.00	25.00	4	25.00	4
Financial assessment (FASS)	25.0%	25.00	25.00	4	25.00	4
Capital Fund assessment (CFP)	10.0%	10.00	10.00	4	10.00	4
Total category score				4.00		4.00

MANAGEMENT



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Appearance and marketing	10.0%	100.0%	97.1%	4	97.1%	4
50058/50059 submissions	10.0%	100.0%	100.0%	4	100.0%	4
Community service compliance	5.0%	100.0%	100.0%	4	100.0%	4
EIV compliance	15.0%	100.0%	100.0%	4	100.0%	4
Tenant file review compliance	15.0%	100.0%	100.0%	4	100.0%	4
Pest control program effectiveness	10.0%	100.0%	80.0%	1	80.0%	1
Staff development - hiring and retention	10.0%	3.00	3.08	3	3.08	3
Staff development - training/development	10.0%	100.0%	0.0%	1	192.0%	4
Unit-turnaround time (total)	15.0%	100.0%	10.00	4	10.50	4
Total category score				3.30		3.60

TENANT RELATIONS



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Tenant engagement	50.0%	100.0%	83.8%	3	81.4%	3
Safety and security	50.0%	3.00	4	4	4	4
Total category score				3.50		3.50

SCORECARD



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Maintenance of the property	10.0%	4.00	3.40	0.51	3.65	0.55
Occupancy	10.0%	4.00	3.70	0.93	4.00	1.00
Financial position	10.0%	4.00	2.90	0.73	3.10	0.78
PHAS	10.0%	4.00	4.00	0.60	4.00	0.60
Management operations	10.0%	4.00	3.30	0.50	3.60	0.54
Tenant engagement	10.0%	4.00	3.50	0.18	3.50	0.18
Total SCORECARD				3.43		3.64
DESIGNATION				STANDARD		HIGH PERFORMER

HOUSING CHOICE VOUCHER PROGRAM

HOUSING CHOICE VOUCHER PROGRAM

APPLICATION/WAIT LIST

WAIT LIST	WL PRIOR	APPLICATIONS				VOU. ISSUED	WL CURRENT	WL AVG
		NEW	DENIED	INACTIVE	PURGED			
JAN	345	28	35	3	0	3	332	332.00
FEB	332	31	29	1	0	9	324	328.00
MAR	328	33	30	1	0	22	308	321.33
APR	308	24	14	3	0	0	315	319.75
MAY	315	25	42	1	0	1	296	315.00
JUN							0	
JUL							0	
AUG							0	
SEPT							0	
OCT							0	
NOV							0	
DEC							0	
TOTAL		141	150	9	0	35		

VOUCHER ACTIVITY

VOUCHER ACTIVITY	PRIOR SEARCH	VOUCHER ACTIVITY						VOUCH. SEARCH
		ISSUED	EXPIRED	REVOKE	PORTS	FORFEIT	LEASED	
JAN	10	3	0	0	1	1	0	11
FEB	11	9			1	1	3	15
MAR	15	22	2	0	0	0	8	27
APR	27	0	0	0	0	0	0	27
MAY	27	1	5	0	0	0	0	23
JUN								0
JUL								0
AUG								0
SEPT								0
OCT								0
NOV								0
DEC								0
TOTAL		35	7	0	2	2	11	

HOUSING CHOICE VOUCHER PROGRAM

HOUSING ASSISTANCE PAYMENT (HAP) DETAIL – KNOX COUNTY

KNOX CO. HAP STATS	KNOX CO. VOUCH	HAP		% to HAP TOTAL	PER UNIT COST	ROLLING AVG
		KNOX CO.	TOTAL			
JAN	196	\$ 70,255.00	\$ 70,255.00	100.00%	\$ 358.44	\$ 358.44
FEB	197	\$ 73,969.00	\$ 81,920.00	90.29%	\$ 375.48	\$ 366.96
MAR	198	\$ 76,094.00	\$ 81,696.00	93.14%	\$ 384.31	\$ 372.74
APR	211	\$ 81,196.00	\$ 83,832.00	96.86%	\$ 384.82	\$ 375.76
MAY	215	\$ 79,437.00	\$ 90,541.00	87.74%	\$ 369.47	\$ 374.50
JUN						
JUL						
AUG						
SEPT						
OCT						
NOV						
DEC						
TOTAL	1017	\$ 380,951.00	\$ 408,244.00	93.31%	\$ 374.58	

HOUSING ASSISTANCE PAYMENT (HAP) DETAIL – PORTABILITY

PORTABILITY HAP STATS	PORTED VOUCH.	HAP		% to HAP TOTAL	PER UNIT COST	ROLLING AVG
		PORTED	TOTAL			
JAN	4	\$ 4,648.00	\$ 70,255.00	6.62%	\$ 1,162.00	\$ 1,162.00
FEB	4	\$ 4,648.00	\$ 81,920.00	5.67%	\$ 1,162.00	\$ 1,162.00
MAR	4	\$ 3,639.00	\$ 81,696.00	4.45%	\$ 909.75	\$ 1,077.92
APR	4	\$ 3,639.00	\$ 83,832.00	4.34%	\$ 909.75	\$ 1,035.88
MAY	6	\$ 7,358.00	\$ 90,541.00	8.13%	\$ 1,226.33	\$ 1,073.97
JUN						
JUL						
AUG						
SEPT						
OCT						
NOV						
DEC						
TOTAL	22	\$ 23,932.00	\$ 408,244.00	5.86%	\$ 1,087.82	

HOUSING CHOICE VOUCHER PROGRAM

PROGRAM UTILIZATION

VOUCHER - UTILIZATION				BUDGET AUTHORITY - UTILIZATION				
MON	ACC	UML	%	HAP EXPENSE	BUDG. AUTH.	NRP	BA + NRP	%
JAN	285	200	70.18%	\$ 77,568.00	\$ 77,066.00	\$ 16,397.00	\$ 93,463.00	82.99%
FEB	285	201	70.53%	\$ 159,488.00	\$ 154,132.00	\$ 11,801.00	\$ 165,933.00	96.12%
MAR	285	206	72.28%	\$ 241,427.00	\$ 231,198.00	\$ 12,598.00	\$ 243,796.00	99.03%
APR	285	211	74.04%	\$ 325,259.00	\$ 308,264.00	\$ 10,236.00	\$ 318,500.00	102.12%
MAY	285	221	77.54%	\$ 415,800.00	\$ 385,330.00	\$ 10,236.00	\$ 395,566.00	105.12%
JUN								
JUL								
AUG								
SEPT								
OCT								
NOV								
DEC								

SEMAP scoring for voucher utilization (lease up) is based on % to baseline (285) of total voucher leased, or % of budget authority + NRP expended. To attain full points (20), the agency must achieve 98.0% utilization.

SEMAP FORECAST

SECTION EIGHT MANAGEMENT ASSESSMENT PROGRAM							
CATEGORY	PTS.	AVAIL.	SCORE	CATEGORY	PTS.	AVAIL.	SCORE
Wait List Management	15.0	15.0	100.00%	HQS - Pre-Contract	5.0	5.0	100.00%
Rent Reasonableness	20.0	20.0	100.00%	HQS - Annual Inspections	10.0	10.0	100.00%
Tenant Files	25.0	25.0	100.00%	Payment Standards	5.0	5.0	100.00%
Utility Allowances	5.0	5.0	100.00%	Annual Reexaminations	10.0	10.0	100.00%
HQS - Quality Control	5.0	5.0	100.00%	HAP/Voucher Utilization	20.0	20.0	100.00%
HQS - Enforcement	10.0	10.0	100.00%	SEMAP FORECAST	130.0	130.0	100.00%
				SEMAP FORECAST		High Performer	

Based on current trending, the agency would score as **High Performer** for the current SEMAP cycle.

AFFORDABLE HOUSING PRESERVATION (AHP)

AFFORDABLE HOUSING PRESERVATION (AHP)

BRENTWOOD MANOR

Brentwood Manor Apartments is located in Galesburg, Illinois right behind Galesburg High School. This apartment community is comprised of 72 units.

OCCUPANCY



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Unit-days leased (UDL) - %	25.0%	98.0%	99.3%	4	99.6%	4
Unit-months leased (UML) - %	25.0%	98.0%	100.0%	4	100.0%	4
Average leasing days	15.0%	5.00	0.00	4	0.00	4
Adequacy of wait list (ratio)	15.0%	1.00	5.84	4	5.84	4
Income targeting - % ELI admissions	0.0%	40.0%	40.0%	4	40.0%	4
Annual recertifications	20.0%	100.0%	100.0%	4	100.0%	4
Total category score				4.00		4.00

MAINTENANCE



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Non-emergency WO - completion %	10.0%	100.0%	100.0%	4	100.0%	4
Non-emergency WO - completion time	5.0%	2.00	5.05	1	6.89	1
Emergency WO - % abated < 24 hours	15.0%	100.0%	100.0%	4	100.0%	4
Emergency WO - % complete < 72 hours	15.0%	100.0%	100.0%	4	100.0%	4
Unit - average make-ready days	25.0%	10.00	1.00	4	1.00	4
Annual Inspections - complete %	10.0%	100.0%	24.0%	1	24.0%	1
Annual Inspections - correction %	10.0%	100.0%	100.0%	4	100.0%	4
Maintenance cost - PUM	10.0%	\$ 150.00	\$ 459.78	1	\$ 266.05	2
Total category score				3.25		3.35

FINANCIAL



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Income - Actual to Budget %	15.0%	98.0%	96.5%	3	95.1%	3
Expense - Actual to Budget %	15.0%	98.0%	122.5%	1	85.7%	4
14-day Notice efficiency	10.0%	98.0%	82.8%	1	93.9%	2
Tenant accounts receivable (TAR) %	15.0%	1.5%	0.6%	FALSE	0.6%	FALSE
Tenant collections %	15.0%	98.0%	97.0%	3	95.6%	3
Deposit collections %	10.0%	98.0%	100.0%	4	100.0%	4
Reserve position	20.0%	4.00	3.73	3.00	3.73	3.00
Total category score				2.15		2.70

AFFORDABLE HOUSING PRESERVATION (AHP)

PHAS



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Physical inspection (PASS)	40.0%	40.00	39.20	4	39.20	4
Management assessment (MASS)	25.0%	25.00	25.00	4	25.00	4
Financial assessment (FASS)	25.0%	25.00	24.60	4	24.60	4
Capital Fund assessment (CFP)	10.0%	10.00	10.00	4	10.00	4
Total category score				4.00		4.00

MANAGEMENT



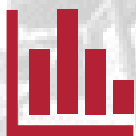
	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Appearance and marketing	15.0%	100.0%	97.1%	4	97.1%	4
50058/50059 submissions	0.0%	100.0%	100.0%	4	100.0%	4
Community service compliance	0.0%	100.0%	100.0%	4	100.0%	4
EIV compliance	0.0%	100.0%	100.0%	4	100.0%	4
Tenant file review compliance	20.0%	100.0%	0.0%	1	100.0%	1
Pest control program effectiveness	20.0%	100.0%	103.3%	4	103.3%	4
Staff development - hiring and retention	15.0%	3.00	3.81	4	3.81	4
Staff development - training/development	15.0%	100.0%	281.3%	4	140.6%	4
Unit-turnaround time (total)	15.0%	100.0%	8.00	4	8.00	4
Total category score				3.40		3.40

TENANT RELATIONS



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Tenant engagement	50.0%	100.0%	81.9%	3	85.2%	3
Safety and security	50.0%	3.00	6	4	6	4
Total category score				3.50		3.50

SCORECARD



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Maintenance of the property	10.0%	4.00	3.25	0.49	3.35	0.50
Occupancy	10.0%	4.00	4.00	1.00	4.00	1.00
Financial position	10.0%	4.00	2.15	0.54	2.70	0.68
PHAS	10.0%	4.00	4.00	0.60	4.00	0.60
Management operations	10.0%	4.00	3.40	0.51	3.40	0.51
Tenant engagement	10.0%	4.00	3.50	0.18	3.50	0.18
Total SCORECARD				3.31		3.46
DESIGNATION				STANDARD		STANDARD

AFFORDABLE HOUSING PRESERVATION (AHP)

PRAIRIELAND TOWNHOUSE APARTMENTS

Tucked away on the southeast side of Galesburg, Illinois, this development is off the beaten path. Home to 65 two-story units, this property also has 13 project-based vouchers (PBV).

OCCUPANCY



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Unit-days leased (UDL) - %	25.0%	98.0%	100.0%	4	100.0%	4
Unit-months leased (UML) - %	25.0%	98.0%	100.0%	4	100.0%	4
Average leasing days	10.0%	5.00	0.00	4	0.00	4
Adequacy of wait list (ratio)	10.0%	1.00	15.95	4	15.95	4
Income targeting - % ELI admissions	10.0%	40.0%	0.0%	1	0.0%	1
Annual recertifications	20.0%	100.0%	100.0%	4	100.0%	4
Total category score				3.70		3.70

MAINTENANCE



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Non-emergency WO - completion %	10.0%	100.0%	100.0%	4	100.0%	4
Non-emergency WO - completion time	5.0%	2.00	9.84	1	8.54	1
Emergency WO - % abated < 24 hours	15.0%	100.0%	100.0%	4	100.0%	4
Emergency WO - % complete < 72 hours	15.0%	100.0%	100.0%	4	100.0%	4
Unit - average make-ready days	25.0%	10.00	0.00	4	0.00	4
Annual Inspections - complete %	10.0%	100.0%	35.3%	1	35.3%	1
Annual Inspections - correction %	10.0%	100.0%	100.0%	4	100.0%	4
Maintenance cost - PUM	10.0%	\$ 150.00	\$ 153.75	3	\$ 125.26	4
Total category score				3.45		3.55

FINANCIAL



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Income - Actual to Budget %	15.0%	98.0%	102.3%	4	99.3%	3
Expense - Actual to Budget %	15.0%	98.0%	85.0%	4	71.7%	4
14-day Notice efficiency	10.0%	98.0%	83.6%	1	89.3%	1
Tenant accounts receivable (TAR) %	15.0%	1.5%	0.9%	FALSE	0.9%	FALSE
Tenant collections %	15.0%	98.0%	102.4%	4	99.4%	4
Deposit collections %	10.0%	98.0%	100.0%	4	100.0%	4
Reserve position	20.0%	4.00	-5.61	1.00	-5.61	1.00
Total category score				2.50		2.35

AFFORDABLE HOUSING PRESERVATION (AHP)

PHAS



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Physical inspection (PASS)	40.0%	40.00	39.20	4	39.20	4
Management assessment (MASS)	25.0%	25.00	25.00	4	25.00	4
Financial assessment (FASS)	25.0%	25.00	2.00	1	2.00	1
Capital Fund assessment (CFP)	10.0%	10.00	10.00	4	10.00	4
Total category score				3.25		3.25

MANAGEMENT



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Appearance and marketing	20.0%	100.0%	100.0%	4	100.0%	4
50058/50059 submissions	0.0%	100.0%	100.0%	4	100.0%	4
Community service compliance	0.0%	100.0%	100.0%	4	100.0%	4
EIV compliance	0.0%	100.0%	100.0%	4	100.0%	4
Tenant file review compliance	20.0%	100.0%	0.0%	1	100.0%	4
Pest control program effectiveness	20.0%	100.0%	100.0%	4	100.0%	4
Staff development - hiring and retention	20.0%	3.00	3.81	4	3.81	4
Staff development - training/development	20.0%	100.0%	281.3%	4	140.6%	4
Unit-turnaround time (total)	15.0%	100.0%	0.00	4	0.00	4
Total category score				4.00		4.60

TENANT RELATIONS



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Tenant engagement	50.0%	100.0%	80.0%	3	82.4%	3
Safety and security	50.0%	3.00	6	4	6	4
Total category score				3.50		3.50

SCORECARD



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Maintenance of the property	10.0%	4.00	3.45	0.52	3.55	0.53
Occupancy	10.0%	4.00	3.70	0.93	3.70	0.93
Financial position	10.0%	4.00	2.50	0.63	2.35	0.59
PHAS	10.0%	4.00	3.25	0.49	3.25	0.49
Management operations	10.0%	4.00	4.00	0.60	4.60	0.69
Tenant engagement	10.0%	4.00	3.50	0.18	3.50	0.18
Total SCORECARD				3.33		3.40

DESIGNATION

STANDARD STANDARD

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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June 30, 2023

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:

Alisha Ehrhardt (170 S. West St. #417)	1 st Appr. - CT 06/22/23
Jerry Brown (170S. West St. #222)	1 st Appr. - JD
Robert Stults (170 S. West St. #423)	1 st Appr. - CD
Chante Morrison (510 Michigan Ave.)	1 st Appr. - CT 07/06/23
Ashley Vickers (563 Iowa Ave.)	1 st Appr. - CD
D'Lisa Banks (1564 McKnight St.)	1 st Appr. - JD - VJCD
Sharette Bell (1553 McKnight St.)	1 st Appr. - STO
Deana Martin (1059 W. Berrien St.)	1 st Appr. - CD
Alyssa Pedigo (528 Iowa Ave.)	1 st Appr. - JC - VJCD
Areale Holmes (1591 McKnight St.)	Trial - CD
Ashley Benson (1069 W. Berrien St.)	1 st Appr. - CD
Brian Gebo (170 S. West St. #522)	1 st Appr. - CD
Daniel Morris (300 N. Jefferson St. #203)	1 st Appr. - CT 07/06/23

¹ Acronyms: FED - forcible entry and detainer, AO - agreed order, CD - case dismissed, JD for judgment, STO - stipulated order upon default JD issued, CT for continued, STI for summons to issue and ASTI for alias summons to issue, CMC case management conference, VMO for voluntary move out, VJCD for vacated judgment case dismissed, ACBA - application for court based assistance, and BW (Atty Bart Wolek) or TM (Atty Tracey Mergener) for Prairie State Legal Services.

Jollen Warren (255 W. Tompkins St. #302)	1 st Appr. - CT 07/06/23
Jerry Brown (170 S. West St. #222)	1 st Appr. - JD
Robert Stults (170 S. West St. #423)	1 st Appr. - CD
Alexander Gossage (170 S. West St. #113)	1 st Appr. - 07/06/23
Joshua Brandenburg (170 S. West St. #414)	1 st Appr. - 07/06/23
Carol Osborn (170 S. West St. #716)	1 st Appr. - 07/06/23
Knowledge Williams (170 S. West St. #815)	1 st Appr. - 07/06/23
Samantha Carr (170 S. West St. #615)	1 st Appr. - 07/06/23

2. Review monthly board packet and attend monthly meeting.

Jack P. Ball, Esq., of JACK P. BALL, P.C.