

board agenda



Knox County Housing Authority
Regular Meeting of the Board of Commissioners
Moon Towers Conference Room
11/28/2023
4:00 PM

Opening	Roll Call	Chairperson Hawkinson
<input type="checkbox"/> LaToya Carson	Review/Approve Previous Meeting Minutes	Chairperson Hawkinson
<input type="checkbox"/> Jared Hawkinson	Review/Ratify 09-2023 Financial Reports	Chairperson Hawkinson
<input type="checkbox"/> VACANT	Review/Ratify 09-2023 Claims and Bills	Chairperson Hawkinson
<input type="checkbox"/> Joey Range	COCC:	\$ 125,109.54
<input type="checkbox"/> Joseph Riley	Moon Towers:	\$ 80,642.18
<input type="checkbox"/> Sara Robison	Family:	\$ 70,830.38
<input type="checkbox"/> Dena May Turner	Bluebell:	\$ 26,886.54
<u>Excused:</u>	HCV:	\$ 107,560.26
	Brentwood:	\$ 33,509.72
	Prairieland:	\$ 34,481.75
<u>Others Present:</u>	Capital Fund 2020:	\$ 0.00
	Capital Fund 2021:	\$ 0.00
	Capital Fund 2022:	\$ 0.00
	Capital Fund 2023:	\$ 0.00
	Review/Ratify 10-2023 Financial Reports	Chairperson Hawkinson
	Review/Ratify 10-2023 Claims and Bills	Chairperson Hawkinson
	COCC:	\$ 129,673.15
	Moon Towers:	\$ 76,127.55
	Family:	\$ 100,874.06
	Bluebell:	\$ 16,858.37
	HCV:	\$ 105,901.12
	Brentwood:	\$ 32,115.49
	Prairieland:	\$ 28,949.66
	Capital Fund 2020:	\$ 193,325.05
	Capital Fund 2021:	\$ 242,650.57
	Capital Fund 2022:	\$ 113,515.75
	Capital Fund 2023:	\$ 350,000.00

board agenda

Public Comment	Open	
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Old Business	None	
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New Business	Review/Approve Pay Request #20 to Hein Construction – 504 Modification Phase 3	Derek Antoine
	Review/Approve Pay Request #3 to Hein Construction – 504 Modification Phase 4	Derek Antoine
	Review/Approve Pay Request #4 to Hein Construction – 504 Modification Phase 4	Derek Antoine
	Review/Approve Pay Request #2 to Hein Construction – CCP Drainage Project	Derek Antoine
	Review/Approve Resolution 2023-11 Q2 Uncollectible Debt Charge-Offs FYE 03-31-2024	Derek Antoine

Reports	Executive Director’s Report – 10-2023	Derek Antoine
	KCHA Legal Counsel Report – 11-2023	Jack Ball

Other Business	Commissioner/Resident Commissioner	Derek Antoine
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Adjournment		
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**MINUTES OF THE MONTHLY MEETING
OF THE BOARD OF COMMISSIONERS
OF THE KNOX COUNTY HOUSING AUTHORITY
September 26, 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
 Sara Robison
 Dena May Turner

EXCUSED: Joey Range

ABSENT:

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

Chairperson Hawkinson called the meeting to order at 4:06 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 Turner made a motion to approve the previous meeting minutes as presented; Commissioner Carson seconded. Roll call was taken as follows:

Commissioner Carson - aye
Commissioner Hawkinson - aye
Commissioner Robison - aye
Commissioner Turner - aye

Motion Carried, 4-0.

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

Commissioner Carson - aye
Commissioner Hawkinson - aye
Commissioner Robison - aye
Commissioner Turner - aye

Motion Carried, 4-0.

July 2023 claims against the HA Administration in the sum of \$476,568.11; Central Office Cost Center in the sum of \$102,755.44; Moon Towers in the sum of \$83,687.28; Family in the sum of \$106,080.49; Bluebell in the sum of \$24,422.21; Housing Choice Voucher Program in the sum of \$110,171.58; Brentwood (A.H.P.) in the sum of \$27,218.96; Prairieland (A.H.P.) in the sum of \$22,232.15; Capital Fund '20 in the sum of \$0.00; Capital Fund '21 in the sum of \$0.00; and Capital Fund '22 in the sum of \$0.00 were presented for approval. Commissioner Carson made a motion to ratify the claims and bills for July 2023; Commissioner Robison seconded. Roll call was taken as follows:

Commissioner Carson - aye
Commissioner Hawkinson - aye
Commissioner Robison - aye
Commissioner Turner - aye

Motion Carried, 4-0.

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

Commissioner Carson - aye
Commissioner Hawkinson - aye
Commissioner Robison - aye
Commissioner Turner - aye

Motion Carried, 4-0.

August 2023 claims against the HA Administration in the sum of \$589,014.37; Central Office Cost Center in the sum of \$120,323.62; Moon Towers in the sum of \$96,365.54; Family in the sum of \$184,867.71; Bluebell in the sum of \$20,301.91; Housing Choice Voucher Program in the sum of \$104,846.54; Brentwood (A.H.P.) in the sum of \$31,188.80; Prairieland (A.H.P.) in the sum of \$31,120.25; Capital Fund '20 in the sum of \$0.00; Capital Fund '21 in the sum of \$0.00; and Capital Fund '22 in the sum of \$0.00 were presented for approval. Commissioner Carson made a motion to ratify the claims and bills for August 2023; Commissioner Robison seconded. Roll call was taken as follows:

Commissioner Carson - aye
Commissioner Hawkinson - aye
Commissioner Robison - 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 Contract Extension - Legal Services. Mr. Antoine referred to the memo that outlined his recommendation to approve a contract with Jack P. Ball, Esquire for a period of one year, effective retroactively from 09/01/2023 to 08/31/2024 at the expense of \$800.00 monthly, \$9,600.00. After brief discussion, Commissioner Riley made a motion to close nominations and cast a unanimous ballot for Commissioner Turner to approve a contract with Jack P. Ball, Esquire for a period of one year, effective retroactively from 09/01/2023 to 08/31/2024 at the expense of \$800.00 monthly, \$9,600.00; Commissioner Carson seconded. Roll call was taken as follows:

Commissioner Carson - aye
Commissioner Hawkinson - aye
Commissioner Robison - aye
Commissioner Turner - aye

Motion Carried, 4-0.

Commissioner Riley arrived at the meeting at 4:19 p.m.

Mr. Antoine asked the Board to Review and Approve Disposition of 525/527 Iowa Court. As outlined in the Board memo, Mr. Antoine has proposed using 525/527 Iowa Court as the permanent location for the winter warming shelter in conjunction with the Salvation Army and the City of Galesburg. To do so, the Department of Housing and Urban Development would require the building to be removed from the public housing inventory. There is an application process for this disposition, which the Knox County Housing Authority intends to initiate as of October 1, 2023. Mr. Antoine asked for board approval to get the process started. After brief discussion, Commissioner Carson made a motion to approve Disposition of 525/527 Iowa Court; Commissioner Robison seconded. Roll call was taken as follows:

- Commissioner Hawkinson - aye
- Commissioner Range - aye
- Commissioner Riley - aye
- Commissioner Robison - aye
- Commissioner Turner - aye

Motion Carried, 5-0.

Mr. Antoine asked the Board to Review and Approve Pay Request #2 to Hein Construction - 504 Modification Phase 4. Mr. Antoine and Ms. Lefler reported that playground construction is well underway as is the new pavilion at Bluebell Tower. The Moon Towers roof replacement will start the last week of September. Alliance Architecture was on site for visits and has reviewed and signed approval for this pay request. After brief discussion, Commissioner Carson made a motion to approve Pay Request #2 to Hein Construction - 504 Modification Phase 4 in the amount of \$493,290.87; Commissioner Turner seconded. Roll call was taken as follows:

- Commissioner Hawkinson - aye
- Commissioner Range - aye
- Commissioner Riley - aye
- Commissioner Robison - aye
- Commissioner Turner - aye

Motion Carried, 5-0.

Mr. Antoine asked the Board to Review and Approve Pay Request #1 to Hein Construction - CCP Drainage Project. Mr. Antoine and Ms. Lefler reported that the work to install a new drainage swale and retaining wall have been completed. Some remaining site work remains to be finished. Alliance Architecture was on site for visits and has reviewed and signed approval for this pay request. After brief discussion, Commissioner Robison made a motion to approve Pay Request #1 to Hein Construction - CCP Drainage Project in the amount of \$47,000.00; Commissioner Riley seconded. Roll call was taken as follows:

- Commissioner Hawkinson - aye
- Commissioner Range - aye
- Commissioner Riley - aye
- Commissioner Robison - aye
- Commissioner Turner - aye

Motion Carried, 5-0.

Mr. Antoine asked the Board to Review and Approve Resolution 2023-07 Adoption of LIPH Utility Allowance Schedule for FFY 2024. Mr. Antoine

reviewed the process as outlined in the Board resolution memo. After brief discussion, Commissioner Carson made a motion to approve Resolution 2023-07 Adoption of LIPH Utility Allowance Schedule for FFY 2024; Commissioner Turner seconded. Roll call was taken as follows:

- Commissioner Hawkinson - aye
- Commissioner Range - aye
- Commissioner Riley - aye
- Commissioner Robison - aye
- Commissioner Turner - aye

Motion Carried, 5-0.

Mr. Antoine asked the Board to Review and Approve Resolution 2023-08 Adoption of HCVP Utility Allowance Schedule for FFY 2024. Mr. Antoine reviewed the process as outlined in the Board resolution memo. After brief discussion, Commissioner Carson made a motion to approve Resolution 2023-07 Adoption of HCVP Utility Allowance Schedule for FFY 2024; Commissioner Riley seconded. Roll call was taken as follows:

- Commissioner Hawkinson - aye
- Commissioner Range - aye
- Commissioner Riley - aye
- Commissioner Robison - aye
- Commissioner Turner - aye

Motion Carried, 5-0.

Mr. Antoine asked the Board to Review and Approve Resolution 2023-09 Adoption of Public Housing Flat Rent Schedule for FFY 2024. Mr. Antoine reviewed the process as outlined in the Board resolution memo. After brief discussion, Commissioner Riley made a motion to approve Resolution 2023-07 Adoption of Public Housing Flat Rent Schedule for FFY 2024; Commissioner Carson seconded. Roll call was taken as follows:

- Commissioner Hawkinson - aye
- Commissioner Range - aye
- Commissioner Riley - aye
- Commissioner Robison - aye
- Commissioner Turner - aye

Motion Carried, 5-0.

Commissioner Turner left the meeting at 4:45 p.m.

Mr. Antoine asked the Board to Review and Approve Resolution 2023-10 Adoption of Housing Choice Voucher Payment Standard Schedule for FFY 2024. Mr. Antoine reviewed the process as outlined in the Board resolution memo. After brief discussion, Commissioner Carson made a motion to approve Resolution 2023-07 Adoption of Housing Choice Voucher Payment Standard Schedule for FFY 2024; Commissioner Robison seconded. Roll call was taken as follows:

- Commissioner Hawkinson - aye
- Commissioner Range - aye
- Commissioner Riley - aye
- Commissioner Robison - aye

Motion Carried, 4-0.

REPORTS

Mr. Antoine reviewed the Executive Director's report indicating that all was status quo for the month. There were no questions regarding the

report.

Mr. Ball reviewed the Legal Counsel Report at the meeting. There were no questions regarding the report.

OTHER BUSINESS

Mr. Antoine reported that the search for a resident commissioner would need to continue as the last potential candidate did not work out.

The Executive Director performance appraisal will begin to be conducted at this meeting.

EXECUTIVE SESSION

Commissioner Riley made a motion at 4:52 p.m. to go into Executive Session for the purpose of Personnel Discussion - Executive Director Performance Appraisal; Commissioner Carson seconded. Roll call was taken as follows:

Commissioner Carson - aye
Commissioner Hawkinson - aye
Commissioner Riley - aye
Commissioner Robison - aye

Motion Carried, 4-0.

Commissioner Riley made a motion at 5:01 p.m. to return to regular session; Commissioner Carson seconded. Roll call was taken as follows:

Commissioner Carson - aye
Commissioner Hawkinson - aye
Commissioner Riley - aye
Commissioner Robison - aye

Motion Carried, 4-0.

REGULAR SESSION

Commissioner Riley made a motion to recommend a salary increase of 3.7% retroactive to April 1, 2023, for Mr. Antoine; Commissioner Robison seconded. Roll call was taken as follows:

Commissioner Carson - aye
Commissioner Hawkinson - aye
Commissioner Riley - aye
Commissioner Robison - aye

Motion Carried, 4-0.

ADJOURNMENT

Commissioner Riley made a motion to adjourn the meeting at 5:02 p.m.; Commissioner Robison seconded. Roll call was taken as follows:

Commissioner Carson - aye
Commissioner Hawkinson - aye
Commissioner Riley - aye
Commissioner Robison - aye

Motion Carried, 4-0.

Respectfully submitted,

Secretary

LOW RENT

COCC

	Sep-23	Current YTD
Operating Income	\$119,162.43	\$725,715.42
Operating Expenses	\$131,290.16	\$792,487.09
Net Revenue Income/(Loss)	(\$12,127.73)	(\$66,771.67)

COCC - Cash, Investments, A/R, & A/P **\$896,696**

MOON TOWERS

	Sep-23	Current YTD
Operating Income	\$87,910.57	\$541,968.78
Operating Expenses	\$80,642.18	\$486,278.42
Net Revenue Income/(Loss)	\$7,268.39	\$55,690.36

Moon - Cash, Investments, A/R, & A/P \$ **679,968**

Minimum Reserve Position \$ **324,186**

Over/(Under) Minimum Reserve Position **\$355,783**

FAMILY SITES

	Sep-23	Current YTD
Operating Income	\$111,211.62	\$628,777.31
Operating Expenses	\$70,830.38	\$724,875.73
Net Revenue Income/(Loss)	\$40,381.24	(\$96,098.42)

Family - Cash, Investments, A/R, & A/P \$ **1,002,955**

Minimum Reserve Position \$ **483,250**

Over/(Under) Minimum Reserve Position **\$519,704**

BLUEBELL

	Sep-23	Current YTD
Operating Income	\$24,902.91	\$160,735.78
Operating Expenses	\$26,886.54	\$126,359.05
Net Revenue Income/(Loss)	(\$1,983.63)	\$34,376.73

Bluebell - Cash, Investments, A/R, & A/P \$ **216,111**

Minimum Reserve Position \$ **84,239**

Over/(Under) Minimum Reserve Position **\$131,872**

Monthly Notes:

- For income: COCC billed out \$44,229.19 for maintenance labor charges and received \$73,890.19 from fees: \$41,450.19 for management fees, \$4,240 for asset management fees; \$5,760 for bookkeeping fees; \$10,600 for maintenance fees, \$5,890 for safety/security fees, and \$5,890 for Mental Health Fees.
- The properties received \$134,233 in subsidy from HUD with Moon receiving \$47,137; Family \$78,053; and Bluebell \$9,043.
- Expenses worth noting was the purchase of two ID printers (one for MT & BB, one for Family), installation of furnace/ac units, and the agency received an insurance reimbursement check totalling \$63,450.34 from AHRMA and \$62,303.84 was applied to Family's supply and contract accounts for work done to repair units that were flooded.
- As for the month, COCC and Bluebell ended up in the red with Moon and Family staying in the black. Overall Moon and Bluebell remain in the black year-to-date.

AHP

BRENTWOOD

	Sep-23	Current YTD
Operating Income	\$38,375.80	\$218,705.87
Operating Expenses	\$34,229.72	\$231,714.28
Net Revenue Income/(Loss)	\$4,146.08	(\$13,008.41)

Brentwood's Cash, Investments, A/R, & A/P \$ **339,237.19**

Restricted Cash (Sec. Dep. & Current Liabilities) \$ **199,167.63**

BW's Available Cash **\$ 140,069.56**

PRAIRIELAND

	Sep-23	Current YTD
Operating Income	\$32,162.97	\$191,111.06
Operating Expenses	\$35,131.75	\$174,134.27
Net Revenue Income/(Loss)	(\$2,968.78)	\$16,976.79

PrairieLand's Cash, Investments, A/R, & A/P \$ **(124,392.36)**

Restricted Cash (Sec. Dep., Reserve, Receipts, liabs) \$ **267,990.65**

PL's Available Cash **\$143,598.29**

Monthly Notes:

- For Income: Brentwood received \$37,804.5 in tenant income while Prairieland's received \$25,527 in tenant income.
- Expenses worth noting for the month was the replacement of flooring in a unit at Prairieland.
- Brentwood was in the black for the month while Prairieland was in the red but remains in the black year-to-date.

HOUSING CHOICE VOUCHERS (HCV)

<u>ADMINISTRATIVE</u>	<u>Sep-23</u>	<u>Current YTD</u>
Operating Income	\$29,924.26	\$98,451.92
Operating Expenses	\$19,565.75	\$106,304.48
Net Revenue Income/(Loss)	\$10,358.51	(\$7,852.56)

<u>HAP</u>	<u>Sep-23</u>	<u>Current YTD</u>
Operating Income	\$88,644.00	\$491,478.00
Operating Expenses	\$88,030.50	\$528,947.30
Net Revenue Income/(Loss)	\$613.50	(\$37,469.30)

Unrestricted Net Position (UNP)

Prior Month Balance	\$7,432.25
Investment in Fixed Assets	
Monthly HCV Admin Revenue - Gain/(Loss)	\$9,665.51
Transfer to NRP or Adjustment	\$ -
UNP Ending Balance Per VMS	\$17,097.76

Restricted Net Position (RNP)

Prior Month Balance	\$ -
Investment in Fixed Assets	\$ -
Monthly HCV HAP Revenue - Gain/(Loss)	\$76.00
Adjustment/Transfer from COCC or UNP	\$ (76.00)
RNP Ending Balance per VMS	\$ -

Monthly Notes:

- HCV received \$29,052 in admin fee subsidy from HUD and shows an decrease in revenue of \$10,358.51 for the month with unrestricted net position showing a balance of \$17,097.76.

Monthly Notes:

- HCV received \$87,777 in HAP subsidy and had an increase in revenue of \$613.50. Restricted Net Position shows a balance of \$0. RNP has been offset by UNP and the agency is working with HUD on utilizing our HUD Held Reserves to help fund the program.

EMERGENCY HOUSING VOUCHERS (EHV)

<u>ADMINISTRATIVE</u>	<u>Sep-23</u>	<u>Current YTD</u>
Operating Income	\$ 871.00	\$ 5,776.00
Operating Expenses	\$ 533.82	\$ 3,581.27
Net Revenue Income/(Loss)	\$337.18	\$2,194.73

<u>HAP</u>	<u>Sep-23</u>	<u>Current YTD</u>
Operating Income	\$ 5,029.00	\$ 41,710.00
Operating Expenses	\$ 6,338.00	\$ 41,789.00
Net Revenue Income/(Loss)	(\$1,309.00)	(\$79.00)

EHV (UNP)

Prior Month Balance	\$ 18,885.37
Monthly EHV Admin Revenue - Gain/(Loss)	\$ 337.18
EHV UNP Ending Balance	\$19,222.55

EHV (RNP)

Prior Month Balance	\$ 5,682.00
Monthly EHV HAP Revenue - Gain/(Loss)	\$ (1,617.00)
RNP Ending Balance per VMS	\$4,065.00

Monthly Notes:

- EHV received \$436 in admin fee subsidy from HUD and an decrease in revenue of \$137.79 for the month.

Monthly Notes:

- EHV received \$8,146 in HAP subsidy and had an increase in revenue of \$2,129.

MISCELLANEOUS

IDROP Bad Debt Submitted

<u>Property Sites</u>	<u>Sep-23</u>	<u>Historical</u>
Moon Towers	\$ -	\$ 98,649.11
Family Sites	\$ -	\$ 291,601.35
Bluebell	\$ -	\$ 7,607.28
Brentwood	\$ -	\$ 37,116.74
Prairieland	\$ -	\$ 43,845.68
Housing Choice Voucher	\$ -	\$ 44,989.48
Total	\$ -	\$ 523,809.64

Tenant Online Payments

<u>Property Sites</u>	<u>Sep-23</u>	<u>FYE 2024</u>
Moon Towers	\$ 4,047.00	\$ 19,798.25
Family Sites	\$ 6,584.53	\$ 31,674.68
Bluebell	\$ 883.00	\$ 6,029.00
Brentwood	\$ 4,198.00	\$ 28,979.00
Prairieland	\$ 3,037.00	\$ 18,629.00
Housing Choice Voucher	\$ -	\$ 7,061.00
Fiscal Year 2022 Total	\$ 18,749.53	\$ 112,170.93

IDROP Bad Debt Collected

<u>Property Sites</u>	<u>Sep-23</u>	<u>Historical</u>
Moon Towers	\$ -	\$ 9,031.21
Family Sites	\$ 366.16	\$ 83,467.97
Bluebell	\$ -	\$ 100.00
Brentwood	\$ -	\$ 10,494.81
Prairieland	\$ -	\$ 9,820.89
Housing Choice Voucher	\$ 43.00	\$ 13,337.10
Total	\$ 409.16	\$ 126,251.98

Monthly Bad Debt Reported **\$0.00**

Historical Bad Debt **\$1,156,840.22**

	<u>By IDROP</u>	<u>By Debtor</u>
Historical Bad Debt Collected	\$126,251.98	\$ 29,325.75
	13.45%	2.53%

Date:
Time:
ll

Knox County Housing Authority
FDS Income Statement - COCC
September, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	15.00	15.00	0.00	90.00	90.00	180.00	0.00
REVENUE							
FEE REVENUE							
70710 Management Fees							
10-1-000-000-3810.000 Management Fee Inc	-41,450.19	-45,700.00	4,249.81	-274,200.00	-249,457.01	-548,400.00	-54.51
10-1-000-000-3810.010 Mgmt Fees CFP	0.00	-12,624.75	12,624.75	-75,748.50	0.00	-151,497.00	-100.00
Total Line 70710	-41,450.19	-58,324.75	16,874.56	-349,948.50	-249,457.01	-699,897.00	-64.36
70720 Asset Management Fees							
10-1-000-000-3820.000 Asset Mgmt Fee Inc	-4,240.00	-4,240.00	0.00	-25,440.00	-25,440.00	-50,880.00	-50.00
Total Line 70720	-4,240.00	-4,240.00	0.00	-25,440.00	-25,440.00	-50,880.00	-50.00
70730 Book Keeping Fees							
10-1-000-000-3830.000 Bookkeeping Fee Inc	-5,760.00	-5,822.00	62.00	-34,932.00	-34,785.00	-69,864.00	-50.21
Total Line 70730	-5,760.00	-5,822.00	62.00	-34,932.00	-34,785.00	-69,864.00	-50.21
70750 Other Fees							
10-1-000-000-3840.000 Other Fee Inc	-60.00	0.00	-60.00	0.00	-480.00	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	-63,600.00	-63,600.00	-127,200.00	-50.00
10-1-000-000-3850.006 Safety/Security Fee Inc	-5,890.00	-5,895.00	5.00	-35,370.00	-35,340.00	-70,740.00	-50.04
10-1-000-000-3850.007 Mental Health Fee Inc	-5,890.00	-4,525.00	-1,365.00	-27,150.00	-17,670.00	-54,300.00	-67.46
Total Line 70750	-22,440.00	-21,020.00	-1,420.00	-126,120.00	-117,090.00	-252,240.00	-53.58
70700 TOTAL FEE REVENUE	-73,890.19	-89,406.75	15,516.56	-536,440.50	-426,772.01	-1,072,881.00	-60.22
OTHER REVENUE							
71100 Investment Income - Unrestricted							
10-1-000-000-3610.000 Interest Income	-1,042.74	-20.83	-1,021.91	-124.98	-3,493.49	-250.00	1,297.40
10-1-000-000-3610.023 Interest Income - HRA	-0.31	0.00	-0.31	0.00	-0.72	0.00	
Total Line 71100	-1,043.05	-20.83	-1,022.22	-124.98	-3,494.21	-250.00	1,297.68
71500 Other Revenue							
10-1-000-000-3690.000 Other Income	0.00	-200.00	200.00	-1,200.00	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	
10-1-000-000-3850.001 Maint Labor Income	-44,229.19	0.00	-44,229.19	0.00	-100,143.29	0.00	
10-1-000-000-3850.010 Garb & Trash Inc	0.00	-1,833.33	1,833.33	-10,999.98	-487.27	-22,000.00	-97.79
10-1-000-000-3850.020 Htg & Cooling Inc	0.00	-2,125.00	2,125.00	-12,750.00	-6,611.88	-25,500.00	-74.07
10-1-000-000-3850.030 Snow Removal Inc	0.00	-9.17	9.17	-55.02	0.00	-110.00	-100.00
10-1-000-000-3850.050 Landscape & Grds Inc	0.00	-4,845.83	4,845.83	-29,074.98	-31,659.09	-58,150.00	-45.56
10-1-000-000-3850.060 Unit Turnaround Inc	0.00	-1,220.83	1,220.83	-7,324.98	-3,888.92	-14,650.00	-73.45
10-1-000-000-3850.070 Electrical Inc	0.00	-1,637.50	1,637.50	-9,825.00	-6,193.96	-19,650.00	-68.48
10-1-000-000-3850.080 Plumbing Inc	0.00	-3,600.00	3,600.00	-21,600.00	-8,818.60	-43,200.00	-79.59
10-1-000-000-3850.090 Exterminator Inc	0.00	-250.00	250.00	-1,500.00	-452.72	-3,000.00	-84.91
10-1-000-000-3850.100 Janitorial Inc	0.00	-4,854.17	4,854.17	-29,125.02	-20,991.72	-58,250.00	-63.96
10-1-000-000-3850.110 Routine Maint Inc	0.00	-27,912.50	27,912.50	-167,475.00	-88,052.29	-334,950.00	-73.71
10-1-000-000-3850.120 Other Misc Inc	0.00	-30.00	30.00	-180.00	-7.50	-360.00	-97.92
10-1-001-000-3690.180 WS Labor Reimb	0.00	0.00	0.00	0.00	-28,141.96	0.00	
Total Line 71500	-44,229.19	-48,518.33	4,289.14	-291,109.98	-295,449.20	-582,220.00	-49.25
TOTAL OTHER REVENUE	-45,272.24	-48,539.16	3,266.92	-291,234.96	-298,943.41	-582,470.00	-48.68
70000 TOTAL REVENUE	-119,162.43	-137,945.91	18,783.48	-827,675.46	-725,715.42	-1,655,351.00	-56.16

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - COCC
September, 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	34,851.00	37,000.00	-2,149.00	222,000.00	208,491.80	444,000.00	-53.04
10-1-001-000-4110.000 Warm Shelter Salaries	0.00	3,583.33	-3,583.33	21,499.98	2,000.00	43,000.00	-95.35
Total Line 91100	34,851.00	40,583.33	-5,732.33	243,499.98	210,491.80	487,000.00	-56.78
91200 Auditing Fees							
10-1-000-000-4171.000 Audit Fee	0.00	250.00	-250.00	1,500.00	0.00	3,000.00	-100.00
Total Line 91200	0.00	250.00	-250.00	1,500.00	0.00	3,000.00	-100.00
91400 Advertising & Marketing							
10-1-000-000-4190.650 Advertising	0.00	83.33	-83.33	499.98	50.00	1,000.00	-95.00
Total Line 91400	0.00	83.33	-83.33	499.98	50.00	1,000.00	-95.00
91500 Benefit Contributions - Admin							
10-1-000-000-4110.500 Emp Benefit - Admin	11,652.54	12,058.33	-405.79	72,349.98	75,943.21	144,700.00	-47.52
10-1-000-000-4110.550 Benefit - Life Ins.	580.03	550.00	30.03	3,300.00	3,479.00	6,600.00	-47.29
10-1-001-000-4110.500 Warm Shelter Benefits	0.00	541.67	-541.67	3,250.02	0.00	6,500.00	-100.00
Total Line 91500	12,232.57	13,150.00	-917.43	78,900.00	79,422.21	157,800.00	-49.67
91600 Office Expense							
10-1-000-000-4140.000 Training - Staff	0.00	833.33	-833.33	4,999.98	239.00	10,000.00	-97.61
10-1-000-000-4180.000 Telephone	526.78	625.00	-98.22	3,750.00	3,261.56	7,500.00	-56.51
10-1-000-000-4190.000 Other Sundry	0.00	1,000.00	-1,000.00	6,000.00	2,604.98	12,000.00	-78.29
10-1-000-000-4190.050 Office Rent Exp	600.00	600.00	0.00	3,600.00	3,150.00	7,200.00	-56.25
10-1-000-000-4190.100 Postage	578.03	250.00	328.03	1,500.00	1,803.80	3,000.00	-39.87
10-1-000-000-4190.200 Office Supplies	278.35	166.67	111.68	1,000.02	671.53	2,000.00	-66.42
10-1-000-000-4190.250 Office Furniture	0.00	166.67	-166.67	1,000.02	735.05	2,000.00	-63.25
10-1-000-000-4190.300 Paper Supplies	0.00	62.50	-62.50	375.00	802.36	750.00	6.98
10-1-000-000-4190.400 Printing/printers	0.00	100.00	-100.00	600.00	41.00	1,200.00	-96.58
10-1-000-000-4190.401 Printing Supplies	0.00	150.00	-150.00	900.00	0.00	1,800.00	-100.00
10-1-000-000-4190.500 Printer/Copier Sup Cont	185.98	200.00	-14.02	1,200.00	929.90	2,400.00	-61.25
10-1-000-000-4190.550 Computers	0.00	166.67	-166.67	1,000.02	3,807.77	2,000.00	90.39
10-1-000-000-4190.600 Publications	0.00	20.83	-20.83	124.98	0.00	250.00	-100.00
10-1-000-000-4190.700 Member Dues/Fees	4,715.64	250.00	4,465.64	1,500.00	6,727.64	3,000.00	124.25
10-1-000-000-4190.800 Internet Services	210.76	250.00	-39.24	1,500.00	1,265.43	3,000.00	-57.82
10-1-000-000-4190.850 IT Support	0.00	1,500.00	-1,500.00	9,000.00	3,033.00	18,000.00	-83.15
Total Line 91600	7,095.54	6,341.67	753.87	38,050.02	29,073.02	76,100.00	-61.80
91700 Legal Expense							
10-1-000-000-4130.000 Legal Expense	800.00	800.00	0.00	4,800.00	4,000.00	9,600.00	-58.33
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	4,800.00	4,000.00	9,600.00	-58.33
91800 Travel Expense							
10-1-000-000-4150.000 Travel - Staff	0.00	1,000.00	-1,000.00	6,000.00	7,875.07	12,000.00	-34.37
10-1-000-000-4150.010 Travel - Commissioners	0.00	750.00	-750.00	4,500.00	1,115.40	9,000.00	-87.61
10-1-000-000-4150.100 Mileage - Admin	96.61	0.00	96.61	0.00	146.13	0.00	
Total Line 91800	96.61	1,750.00	-1,653.39	10,500.00	9,136.60	21,000.00	-56.49
91900 Other Expense							
10-1-000-000-4120.400 Fee for Service Exp	319.86	200.00	119.86	1,200.00	1,976.99	2,400.00	-17.63
10-1-000-000-4120.500 Other Fee Exp	0.00	0.00	0.00	0.00	-58.03	0.00	
10-1-000-000-4140.010 Training - Commiss	0.00	250.00	-250.00	1,500.00	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	6,964.02	0.00	
10-1-000-000-4190.950 Background Verif	24.62	0.00	24.62	0.00	73.86	0.00	

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
10-1-001-000-4120.400 Fee for Serv Exp - WS	0.00	25.00	-25.00	150.00	0.00	300.00	-100.00
10-1-001-000-4190.000 Admin Supplies - WS	0.00	266.67	-266.67	1,600.02	15,384.20	3,200.00	380.76
Total Line 91900	1,407.65	741.67	665.98	4,450.02	24,341.04	8,900.00	173.49
91000 TOTAL OPERATING EXPENSE - Admin	56,483.37	63,700.00	-7,216.63	382,200.00	356,514.67	764,400.00	-53.36
UTILITIES							
93100 Water-200 Elect-300 Gas-600 Sewer							
10-1-000-000-4310.000 Water	19.72	25.00	-5.28	150.00	101.28	300.00	-66.24
10-1-000-000-4315.000 Sewer	14.49	15.00	-0.51	90.00	76.94	180.00	-57.26
10-1-000-000-4320.000 Electric	404.12	375.00	29.12	2,250.00	1,567.96	4,500.00	-65.16
10-1-000-000-4330.000 Gas	0.00	200.00	-200.00	1,200.00	350.10	2,400.00	-85.41
Total Line 93100, 93200, 93300, 93600	438.33	615.00	-176.67	3,690.00	2,096.28	7,380.00	-71.60
93000 TOTAL UTILITIES EXPENSES	438.33	615.00	-176.67	3,690.00	2,096.28	7,380.00	-71.60
MAINTENANCE & OPERATIONS EXPENSE							
94100 Maintenance - Labor							
10-1-000-000-4410.000 Maint Labor	37,987.30	38,166.67	-179.37	229,000.02	225,451.31	458,000.00	-50.77
10-1-000-000-4410.010 Maint Admin Salary	5,384.60	5,258.33	126.27	31,549.98	32,999.90	63,100.00	-47.70
10-1-000-000-4410.100 Maint Labor - OT	1,903.29	1,575.00	328.29	9,450.00	9,614.28	18,900.00	-49.13
Total Line 94100	45,275.19	45,000.00	275.19	270,000.00	268,065.49	540,000.00	-50.36
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	60.00	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	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	0.00	0.00	0.00	0.00	527.67	0.00	
10-1-000-000-4420.110 Routine Maint. Supplies	0.00	20.83	-20.83	124.98	472.06	250.00	88.82
10-1-000-000-4420.120 Other Misc Supply	0.00	0.00	0.00	0.00	1,730.00	0.00	
10-1-000-000-4420.125 Mileage	0.00	20.83	-20.83	124.98	0.00	250.00	-100.00
10-1-000-000-4420.126 Vehicle Supplies	0.00	33.33	-33.33	199.98	175.92	400.00	-56.02
Total Line 94200	0.00	84.99	-84.99	509.94	2,973.43	1,020.00	191.51
94300 Maintenance - Contracts							
10-1-000-000-4430.010 Garbage & Trash Cont	0.00	37.50	-37.50	225.00	184.80	450.00	-58.93
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	642.00	0.00	
10-1-000-000-4430.126 Vehicle Maint Cont	0.00	41.67	-41.67	250.02	0.00	500.00	-100.00
Total Line 94300 - (sub accts)	0.00	79.17	-79.17	475.02	826.80	950.00	-12.97
94500 Maintenance - Ordinary/Benefits							
10-1-000-000-4410.500 Maint Emp Benefit	16,910.47	13,375.00	3,535.47	80,250.00	86,365.82	160,500.00	-46.19
10-1-000-000-4410.510 Maint Admin Benefits	2,586.74	2,625.00	-38.26	15,750.00	15,582.94	31,500.00	-50.53
Total Line 94500	19,497.21	16,000.00	3,497.21	96,000.00	101,948.76	192,000.00	-46.90
94000 TOTAL MAINTENANCE EXPENSE	64,772.40	61,164.16	3,608.24	366,984.96	373,814.48	733,970.00	-49.07

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
TOTAL PROTECTIVE SERVICES EXPENSE							
95100 Protective Services - Labor							
10-1-000-000-4481.000 Safety/Security Salary	3,970.50	4,166.67	-196.17	25,000.02	25,808.25	50,000.00	-48.38
10-1-000-000-4481.500 Safety/Security Benefits	2,259.94	2,375.00	-115.06	14,250.00	13,960.04	28,500.00	-51.02
Total Line 95100	6,230.44	6,541.67	-311.23	39,250.02	39,768.29	78,500.00	-49.34
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	132.97	75.00	57.97	450.00	897.47	900.00	-0.28
10-1-000-000-4480.500 Other Security Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 95200	132.97	75.00	57.97	450.00	897.47	900.00	-0.28
95000 TOTAL PROTECTIVE SERVICES EXP	6,363.41	6,616.67	-253.26	39,700.02	40,665.76	79,400.00	-48.78
INSURANCE PREMIUMS EXPENSE							
96110 120 130 - Property Liab Work Comp							
10-1-000-000-4510.010 Property Insurance	94.75	98.00	-3.25	588.00	568.50	1,176.00	-51.66
10-1-000-000-4510.020 Liability Insurance	36.42	37.50	-1.08	225.00	218.52	450.00	-51.44
10-1-000-000-4510.030 Work Comp Insurance	2,310.36	2,355.00	-44.64	14,130.00	13,862.16	28,260.00	-50.95
Total Line 96110, 96120, 96130	2,441.53	2,490.50	-48.97	14,943.00	14,649.18	29,886.00	-50.98
96140 All Other Insurance							
10-1-000-000-4510.015 Equipment Insurance	14.85	16.00	-1.15	96.00	89.10	192.00	-53.59
10-1-000-000-4510.025 PE & PO Insurance	726.27	750.00	-23.73	4,500.00	4,357.62	9,000.00	-51.58
10-1-000-000-4510.035 Auto Insurance	50.00	51.00	-1.00	306.00	300.00	612.00	-50.98
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	4,902.00	4,746.72	9,804.00	-51.58
96100 TOTAL INSURANCE PREMIUM EXP	3,232.65	3,307.50	-74.85	19,845.00	19,395.90	39,690.00	-51.13
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	2,500.02	0.00	5,000.00	-100.00
Total Line 96210	0.00	416.67	-416.67	2,500.02	0.00	5,000.00	-100.00
96000 TOTAL GENERAL EXPENSE	0.00	416.67	-416.67	2,500.02	0.00	5,000.00	-100.00
96900 TOTAL OPERATING EXPENSE	131,290.16	135,820.00	-4,529.84	814,920.00	792,487.09	1,629,840.00	-51.38
97000 NET REVENUE/EXPENSE - (GAIN)/LOSS	12,127.73	-2,125.91	14,253.64	-12,755.46	66,771.67	-25,511.00	-361.74

MISCELLANEOUS EXPENSE

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
97100 Extraordinary Maintenance							
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	4,590.00	4,563.00	9,180.00	-50.29
Total Line 97400	760.50	765.00	-4.50	4,590.00	4,563.00	9,180.00	-50.29
TOTAL MISCELLANEOUS EXPENSE	760.50	765.00	-4.50	4,590.00	4,563.00	9,180.00	-50.29
90000 TOTAL EXPENSES	132,050.66	136,585.00	-4,534.34	819,510.00	797,050.09	1,639,020.00	-51.37
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	12,888.23	-5,777.58	18,665.81	-34,665.48	82,092.43	-69,331.00	-218.41

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	177.00	177.00	0.00	1,062.00	1,062.00	2,124.00	0.00
REVENUE							
70300 Net Tenant Rent Revenue							
10-1-000-001-3110.000 Dwelling Rent	-37,416.00	-33,583.33	-3,832.67	-201,499.98	-222,396.00	-403,000.00	-44.81
10-1-000-001-3111.000 Utility Allowance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70300	-37,416.00	-33,583.33	-3,832.67	-201,499.98	-222,396.00	-403,000.00	-44.81
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	378.00	-291.67	669.67	-1,750.02	234.99	-3,500.00	-106.71
10-1-000-001-3690.100 Late Fees	-570.00	-375.00	-195.00	-2,250.00	-3,645.00	-4,500.00	-19.00
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	-25.02	0.00	-50.00	-100.00
10-1-000-001-3690.150 Laundry Income	-604.76	-1,041.67	436.91	-6,250.02	-5,157.01	-12,500.00	-58.74
10-1-000-001-3690.160 Vending Machine Inc	0.00	-125.00	125.00	-750.00	-442.21	-1,500.00	-70.52
10-1-000-001-3690.180 Labor	-1,062.50	-1,000.00	-62.50	-6,000.00	-4,786.75	-12,000.00	-60.11
10-1-000-001-3690.200 Materials	-87.75	-300.00	212.25	-1,800.00	-1,368.30	-3,600.00	-61.99
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	-1,947.01	-3,137.51	1,190.50	-18,825.06	-15,164.28	-37,650.00	-59.72
70500 TOTAL TENANT REVENUE	-39,363.01	-36,720.84	-2,642.17	-220,325.04	-237,560.28	-440,650.00	-46.09
70600 HUD PHA Operating Grants							
10-1-000-001-8020.000 Oper Sub - Curr Yr	-47,137.00	-47,495.83	358.83	-284,974.98	-299,154.00	-569,950.00	-47.51
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	-47,137.00	-47,495.83	358.83	-284,974.98	-299,154.00	-569,950.00	-47.51
10010 Operating Tranfers In - CFP							
10-1-000-001-3404.010 Other Inc - Operations	0.00	-8,333.33	8,333.33	-49,999.98	0.00	-100,000.00	-100.00
Total Line 10010	0.00	-8,333.33	8,333.33	-49,999.98	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	-1,110.56	-20.83	-1,089.73	-124.98	-3,904.50	-250.00	1,461.80
Total Line 71100	-1,110.56	-20.83	-1,089.73	-124.98	-3,904.50	-250.00	1,461.80
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	-300.00	-300.00	0.00	-1,800.00	-1,350.00	-3,600.00	-62.50
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	-300.00	-300.00	0.00	-1,800.00	-1,350.00	-3,600.00	-62.50
70000 TOTAL REVENUE	-87,910.57	-92,870.83	4,960.26	-557,224.98	-541,968.78	-1,114,450.00	-51.37

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - AMP 1 Moon Towers
September, 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	6,855.30	6,166.67	688.63	37,000.02	42,036.57	74,000.00	-43.19
10-1-000-001-4110.200 Admin Exp - Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91100	6,855.30	6,166.67	688.63	37,000.02	42,036.57	74,000.00	-43.19
91200 Auditing Fees							
10-1-000-001-4171.000 Audit Fee	0.00	254.17	-254.17	1,525.02	0.00	3,050.00	-100.00
Total Line 91200	0.00	254.17	-254.17	1,525.02	0.00	3,050.00	-100.00
91300 Management Fee							
10-1-000-001-4120.100 Management Fee Exp	13,139.30	13,681.00	-541.70	82,086.00	80,845.34	164,172.00	-50.76
Total Line 91300	13,139.30	13,681.00	-541.70	82,086.00	80,845.34	164,172.00	-50.76
91310 Book-keeping Fee							
10-1-000-001-4120.300 Bookkeeping Fee Exp	1,275.00	1,328.00	-53.00	7,968.00	7,845.00	15,936.00	-50.77
Total Line 91310	1,275.00	1,328.00	-53.00	7,968.00	7,845.00	15,936.00	-50.77
91500 Benefit Contributions - Admin							
10-1-000-001-4110.500 Admin Emp Benefit	2,808.40	2,083.33	725.07	12,499.98	17,397.87	25,000.00	-30.41
Total Line 91500	2,808.40	2,083.33	725.07	12,499.98	17,397.87	25,000.00	-30.41
91600 Office Expense							
10-1-000-001-4140.000 Training - Staff	0.00	166.67	-166.67	1,000.02	0.00	2,000.00	-100.00
10-1-000-001-4180.000 Telephone	279.97	270.83	9.14	1,624.98	1,648.53	3,250.00	-49.28
10-1-000-001-4190.100 Postage	89.40	66.67	22.73	400.02	409.62	800.00	-48.80
10-1-000-001-4190.200 Office Supplies	0.00	58.33	-58.33	349.98	454.77	700.00	-35.03
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	600.00	472.19	1,200.00	-60.65
10-1-000-001-4190.400 Printing/printers	0.00	83.33	-83.33	499.98	0.00	1,000.00	-100.00
10-1-000-001-4190.401 Printing Supplies	0.00	90.67	-90.67	544.02	227.21	1,088.00	-79.12
10-1-000-001-4190.500 Printer/Copier Sup Cont	152.05	250.00	-97.95	1,500.00	1,025.33	3,000.00	-65.82
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	810.00	8.33	801.67	49.98	810.00	100.00	710.00
10-1-000-001-4190.800 Internet Services	87.11	104.17	-17.06	625.02	521.79	1,250.00	-58.26
10-1-000-001-4190.850 IT Support	2,689.20	41.67	2,647.53	250.02	3,007.20	500.00	501.44
Total Line 91600	4,107.73	1,240.67	2,867.06	7,444.02	8,576.64	14,888.00	-42.39
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	0.00	0.00	0.00	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	450.00	0.00	900.00	-100.00
Total Line 91800	0.00	75.00	-75.00	450.00	1,662.97	900.00	84.77
91900 Other Expense							
10-1-000-001-4120.400 Fee for Service Exp	913.13	29.17	883.96	175.02	1,033.12	350.00	195.18
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	1,770.00	1,770.00	0.00	10,620.00	5,310.00	21,240.00	-75.00
10-1-000-001-4160.000 Consulting Services	0.00	0.00	0.00	0.00	1,500.00	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	100.02	45.74	200.00	-77.13
10-1-000-001-4190.950 Background Verification	573.52	350.00	223.52	2,100.00	4,202.31	4,200.00	0.06
Total Line 91900	3,256.65	2,165.84	1,090.81	12,995.04	12,091.49	25,990.00	-53.48
91000 TOTAL OPERATING EXPENSE - Admin	31,442.38	26,994.68	4,447.70	161,968.08	170,455.88	323,936.00	-47.38

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - AMP 1 Moon Towers
September, 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	10,620.00	10,620.00	21,240.00	-50.00
Total Line 92000	<u>1,770.00</u>	<u>1,770.00</u>	<u>0.00</u>	<u>10,620.00</u>	<u>10,620.00</u>	<u>21,240.00</u>	<u>-50.00</u>
92000 TOTAL ASSET MANAGEMENT FEE	<u>1,770.00</u>	<u>1,770.00</u>	<u>0.00</u>	<u>10,620.00</u>	<u>10,620.00</u>	<u>21,240.00</u>	<u>-50.00</u>
TENANT SERVICES							
92400 Tenant Services - Other							
10-1-000-001-4220.050 Ten Ser-Cable/TV Exp	0.00	87.50	-87.50	525.00	264.00	1,050.00	-74.86
10-1-000-001-4220.100 Ten Ser-Supplies	0.00	20.83	-20.83	124.98	35.64	250.00	-85.74
10-1-000-001-4220.110 Ten Ser-Recreation	0.00	41.67	-41.67	250.02	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	1,500.00	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>0.00</u>	<u>400.00</u>	<u>-400.00</u>	<u>2,400.00</u>	<u>299.64</u>	<u>4,800.00</u>	<u>-93.76</u>
92500 TOTAL TENANT SERVICES EXPENSE	<u>0.00</u>	<u>400.00</u>	<u>-400.00</u>	<u>2,400.00</u>	<u>299.64</u>	<u>4,800.00</u>	<u>-93.76</u>
UTILITIES							
93100 Water-200 Elect-300 Gas-600 Sewer							
10-1-000-001-4310.000 Water	1,408.92	1,458.33	-49.41	8,749.98	7,599.36	17,500.00	-56.58
10-1-000-001-4315.000 Sewer	3,992.58	3,291.67	700.91	19,750.02	20,891.17	39,500.00	-47.11
10-1-000-001-4320.000 Electric	3,049.19	2,666.67	382.52	16,000.02	15,906.52	32,000.00	-50.29
10-1-000-001-4330.000 Gas	0.00	4,333.33	-4,333.33	25,999.98	5,078.52	52,000.00	-90.23
Total Line 93100, 93200, 93300, 93600	<u>8,450.69</u>	<u>11,750.00</u>	<u>-3,299.31</u>	<u>70,500.00</u>	<u>49,475.57</u>	<u>141,000.00</u>	<u>-64.91</u>
93000 TOTAL UTILITIES EXPENSES	<u>8,450.69</u>	<u>11,750.00</u>	<u>-3,299.31</u>	<u>70,500.00</u>	<u>49,475.57</u>	<u>141,000.00</u>	<u>-64.91</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	26,550.00	26,550.00	53,100.00	-50.00
Total Line 94100	<u>4,425.00</u>	<u>4,425.00</u>	<u>0.00</u>	<u>26,550.00</u>	<u>26,550.00</u>	<u>53,100.00</u>	<u>-50.00</u>
94200 Maintenance - Materials/Supplies							
10-1-000-001-4420.010 Garbage&Trash Supp	0.00	33.33	-33.33	199.98	128.75	400.00	-67.81
10-1-000-001-4420.020 Heating&Cooling Supp	0.00	500.00	-500.00	3,000.00	38.31	6,000.00	-99.36
10-1-000-001-4420.030 Snow Removal Supplies	0.00	25.00	-25.00	150.00	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	133.35	208.33	-74.98	1,249.98	11,190.95	2,500.00	347.64
10-1-000-001-4420.070 Electrical Supplies	76.92	100.00	-23.08	600.00	358.56	1,200.00	-70.12
10-1-000-001-4420.080 Plumbing Supplies	136.20	125.00	11.20	750.00	783.74	1,500.00	-47.75
10-1-000-001-4420.090 Extermination Supplies	594.98	166.67	428.31	1,000.02	1,050.78	2,000.00	-47.46
10-1-000-001-4420.100 Janitorial Supplies	393.54	541.67	-148.13	3,250.02	3,366.26	6,500.00	-48.21
10-1-000-001-4420.110 Routine Maint. Supplies	769.85	1,666.67	-896.82	10,000.02	7,261.67	20,000.00	-63.69
10-1-000-001-4420.120 Other Misc Supplies	0.00	83.33	-83.33	499.98	1,305.00	1,000.00	30.50
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	190.53	166.67	23.86	1,000.02	956.37	2,000.00	-52.18
10-1-000-001-4420.130 Securty Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94200	<u>2,295.37</u>	<u>3,616.67</u>	<u>-1,321.30</u>	<u>21,700.02</u>	<u>26,440.39</u>	<u>43,400.00</u>	<u>-39.08</u>

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - AMP 1 Moon Towers
September, 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	12,646.45	15,881.17	-3,234.72	95,287.02	76,004.77	190,574.00	-60.12
10-1-000-001-4430.010 Garbage & Trash Con	703.50	416.67	286.83	2,500.02	4,693.80	5,000.00	-6.12
10-1-000-001-4430.020 Heating & Cooling Cont	0.00	666.67	-666.67	4,000.02	-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	10,750.02	8,931.68	21,500.00	-58.46
10-1-000-001-4430.050 Landscape & Grds Cont	0.00	1,625.00	-1,625.00	9,750.00	-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	16,000.02	0.00	32,000.00	-100.00
10-1-000-001-4430.080 Plumbing Contracts	93.00	375.00	-282.00	2,250.00	211.20	4,500.00	-95.31
10-1-000-001-4430.090 Extermination Contracts	4,330.50	2,375.00	1,955.50	14,250.00	25,145.00	28,500.00	-11.77
10-1-000-001-4430.100 Janitorial Contracts	342.60	0.00	342.60	0.00	342.60	0.00	
10-1-000-001-4430.110 Routine Maint Cont	735.37	1,041.67	-306.30	6,250.02	5,097.52	12,500.00	-59.22
10-1-000-001-4430.111 Flooring Contract	0.00	0.00	0.00	0.00	5,065.00	0.00	
10-1-000-001-4430.120 Other Misc Cont Cost	0.00	125.00	-125.00	750.00	6,664.80	1,500.00	344.32
10-1-000-001-4430.121 Laundry Equip Contract	80.00	41.67	38.33	250.02	455.00	500.00	-9.00
10-1-000-001-4430.126 Vehicle Maint Cont	0.00	41.67	-41.67	250.02	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	18,931.42	27,047.86	-8,116.44	162,287.16	132,325.62	324,574.00	-59.23
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	25,651.79	35,089.53	-9,437.74	210,537.18	185,316.01	421,074.00	-55.99
TOTAL PROTECTIVE SERVICES EXPENSE							
95200 Protective Services - Contract							
10-1-000-001-4480.000 Police Contract	0.00	254.17	-254.17	1,525.02	1,037.34	3,050.00	-65.99
10-1-000-001-4480.006 Safety/Security Labor Fee	1,770.00	1,770.00	0.00	10,620.00	10,620.00	21,240.00	-50.00
10-1-000-001-4480.100 ADT Contract	465.04	200.00	265.04	1,200.00	1,730.73	2,400.00	-27.89
10-1-000-001-4480.500 Other Security Contract	690.00	1,291.67	-601.67	7,750.02	3,480.00	15,500.00	-77.55
Total Line 95200	2,925.04	3,515.84	-590.80	21,095.04	16,868.07	42,190.00	-60.02
95300 Protective Services - Other							
Total Line 95300	0.00	0.00	0.00	0.00	0.00	0.00	
95000 TOTAL PROTECTIVE SERVICES EXP	2,925.04	3,515.84	-590.80	21,095.04	16,868.07	42,190.00	-60.02
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	23,800.02	23,365.02	47,600.00	-50.91
10-1-000-001-4510.020 Liability Insurance	430.06	439.58	-9.52	2,637.48	2,580.36	5,275.00	-51.08
10-1-000-001-4510.030 Work Comp Insurance	204.43	208.33	-3.90	1,249.98	1,226.58	2,500.00	-50.94
Total Line 96110, 96120, 96130	4,528.66	4,614.58	-85.92	27,687.48	27,171.96	55,375.00	-50.93
96140 All Other Insurance							
10-1-000-001-4510.015 Equipment Insurance	175.35	179.17	-3.82	1,075.02	1,052.10	2,150.00	-51.07
10-1-000-001-4510.025 PE & PO Insurance	63.81	66.67	-2.86	400.02	382.86	800.00	-52.14
10-1-000-001-4510.035 Auto Insurance	50.00	52.08	-2.08	312.48	300.00	625.00	-52.00
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	1,787.52	1,734.96	3,575.00	-51.47
96100 TOTAL INSURANCE PREMIUMS EXP	4,817.82	4,912.50	-94.68	29,475.00	28,906.92	58,950.00	-50.96

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - AMP 1 Moon Towers
September, 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	6,579.03	2,438.33	4,140.70	14,629.98	17,292.04	29,260.00	-40.90
Total Line 96300	6,579.03	2,438.33	4,140.70	14,629.98	17,292.04	29,260.00	-40.90
96400 Bad Debt - Tenant Rents							
10-1-000-001-4570.000 Collection Losses	-994.57	833.33	-1,827.90	4,999.98	7,044.29	10,000.00	-29.56
Total Line 96400	-994.57	833.33	-1,827.90	4,999.98	7,044.29	10,000.00	-29.56
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	5,584.46	3,271.66	2,312.80	19,629.96	24,336.33	39,260.00	-38.01
96900 TOTAL OPERATING EXPENSE	80,642.18	87,704.21	-7,062.03	526,225.26	486,278.42	1,052,450.00	-53.80
97000 NET REVENUE/EXPENSE (-Gain/Loss)	-7,268.39	-5,166.62	-2,101.77	-30,999.72	-55,690.36	-62,000.00	-10.18
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	82,500.00	65,094.00	165,000.00	-60.55
Total Line 97400	10,849.00	13,750.00	-2,901.00	82,500.00	65,094.00	165,000.00	-60.55
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	10,849.00	13,750.00	-2,901.00	82,500.00	65,094.00	165,000.00	-60.55

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - AMP 1 Moon Towers
September, 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)	3,580.61	8,843.38	-5,262.77	53,060.28	9,403.64	106,120.00	-91.14

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	196.00	196.00	0.00	1,176.00	1,176.00	2,352.00	0.00
REVENUE							
70300 Net Tenant Rent Revenue							
10-1-000-002-3110.000 Dwelling Rent	-26,720.00	-17,500.00	-9,220.00	-105,000.00	-122,628.00	-210,000.00	-41.61
10-1-000-002-3111.000 Utility Allowance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70300	-26,720.00	-17,500.00	-9,220.00	-105,000.00	-122,628.00	-210,000.00	-41.61
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	-1,999.98	-606.31	-4,000.00	-84.84
10-1-000-002-3690.100 Late Fees	-1,000.00	-625.00	-375.00	-3,750.00	-5,000.00	-7,500.00	-33.33
10-1-000-002-3690.120 Violation Fees	-800.00	-345.00	-455.00	-2,070.00	-6,465.00	-4,140.00	56.16
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	-50.00	-4.17	-45.83	-25.02	-75.00	-50.00	50.00
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	-1,981.25	-1,666.67	-314.58	-10,000.02	-9,250.75	-20,000.00	-53.75
10-1-000-002-3690.200 Materials	-954.40	-750.00	-204.40	-4,500.00	-3,612.88	-9,000.00	-59.86
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	-4,785.65	-3,724.17	-1,061.48	-22,345.02	-25,009.94	-44,690.00	-44.04
70500 TOTAL TENANT REVENUE	-31,505.65	-21,224.17	-10,281.48	-127,345.02	-147,637.94	-254,690.00	-42.03
70600 HUD PHA Operating Grants							
10-1-000-002-8020.000 Oper Sub - Curr Yr	-78,053.00	-77,521.58	-531.42	-465,129.48	-474,280.00	-930,259.00	-49.02
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	-78,053.00	-77,521.58	-531.42	-465,129.48	-474,280.00	-930,259.00	-49.02
10010 Operating Tranfers In - CFP							
10-1-000-002-3404.010 Other Inc - Operations	0.00	-10,000.00	10,000.00	-60,000.00	0.00	-120,000.00	-100.00
Total Line 70610	0.00	-10,000.00	10,000.00	-60,000.00	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	-1,352.97	-22.92	-1,330.05	-137.52	-4,828.96	-275.00	1,655.99
Total Line 71100	-1,352.97	-22.92	-1,330.05	-137.52	-4,828.96	-275.00	1,655.99
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	-1,800.00	-1,800.00	-3,600.00	-50.00
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	0.00	-125.00	125.00	-750.00	-500.00	-1,500.00	-66.67
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	269.59	0.00	
Total Line 71500	-300.00	-425.00	125.00	-2,550.00	-2,030.41	-5,100.00	-60.19
70000 TOTAL REVENUE	-111,211.62	-109,193.67	-2,017.95	-655,162.02	-628,777.31	-1,310,324.00	-52.01

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - AMP 2 Family Site
September, 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	6,895.50	9,525.00	-2,629.50	57,150.00	42,294.15	114,300.00	-63.00
10-1-000-002-4110.200 Admin Exp - Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91100	6,895.50	9,525.00	-2,629.50	57,150.00	42,294.15	114,300.00	-63.00
91200 Auditing Fees							
10-1-000-002-4171.000 Audit Fee	0.00	229.17	-229.17	1,375.02	0.00	2,750.00	-100.00
Total Line 91200	0.00	229.17	-229.17	1,375.02	0.00	2,750.00	-100.00
91300 Management Fee							
10-1-000-002-4120.100 Management Fee Exp	14,762.39	15,149.00	-386.61	90,894.00	86,564.80	181,788.00	-52.38
Total Line 91300	14,762.39	15,149.00	-386.61	90,894.00	86,564.80	181,788.00	-52.38
91310 Book-keeping Fee							
10-1-000-002-4120.300 Bookkeeping Fee Exp	1,432.50	1,470.00	-37.50	8,820.00	8,400.00	17,640.00	-52.38
Total Line 91310	1,432.50	1,470.00	-37.50	8,820.00	8,400.00	17,640.00	-52.38
91500 Benefit Contributions - Admin							
10-1-000-002-4110.500 Emp Benefit - Admin	2,348.58	3,100.00	-751.42	18,600.00	14,399.92	37,200.00	-61.29
Total Line 91500	2,348.58	3,100.00	-751.42	18,600.00	14,399.92	37,200.00	-61.29
91600 Office Expense							
10-1-000-002-4140.000 Training - Staff	0.00	250.00	-250.00	1,500.00	149.00	3,000.00	-95.03
10-1-000-002-4180.000 Telephone	230.26	279.17	-48.91	1,675.02	1,376.56	3,350.00	-58.91
10-1-000-002-4190.100 Postage	199.32	150.00	49.32	900.00	1,216.32	1,800.00	-32.43
10-1-000-002-4190.200 Office Supplies	2,912.32	33.33	2,878.99	199.98	3,250.04	400.00	712.51
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	371.32	41.67	329.65	250.02	1,102.11	500.00	120.42
10-1-000-002-4190.400 Printing/printers	0.00	41.67	-41.67	250.02	0.00	500.00	-100.00
10-1-000-002-4190.401 Printing Supplies	0.00	25.00	-25.00	150.00	0.00	300.00	-100.00
10-1-000-002-4190.500 Printer/Copier Sup Cont	0.00	147.92	-147.92	887.52	618.26	1,775.00	-65.17
10-1-000-002-4190.550 Computers	0.00	0.00	0.00	0.00	4,631.12	0.00	
10-1-000-002-4190.700 Member Dues/Fees	375.00	0.00	375.00	0.00	375.00	0.00	
10-1-000-002-4190.800 Internet Services	418.74	600.00	-181.26	3,600.00	3,376.79	7,200.00	-53.10
10-1-000-002-4190.850 IT Support	85.13	194.17	-109.04	1,165.02	763.13	2,330.00	-67.25
Total Line 91600	4,592.09	1,762.93	2,829.16	10,577.58	16,858.33	21,155.00	-20.31
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	0.00	41.67	-41.67	250.02	86.26	500.00	-82.75
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	900.00	279.48	1,800.00	-84.47
Total Line 91800	0.00	191.67	-191.67	1,150.02	365.74	2,300.00	-84.10
91900 Other Expense							
10-1-000-002-4120.400 Fee for Service Exp	1,012.60	233.33	779.27	1,399.98	1,098.18	2,800.00	-60.78
10-1-000-002-4120.500 Other Fee Exp	1.37	0.00	1.37	0.00	1.40	0.00	
10-1-000-002-4120.700 Mental Health Fee	1,960.00	1,960.00	0.00	11,760.00	5,880.00	23,520.00	-75.00
10-1-000-002-4160.000 Consulting Services	0.00	75.00	-75.00	450.00	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	1,085.20	404.17	681.03	2,425.02	4,485.15	4,850.00	-7.52
Total Line 91900	4,059.17	2,672.50	1,386.67	16,035.00	11,520.61	32,070.00	-64.08
91000 TOTAL OPERATING EXPENSE - Admin	34,090.23	34,100.27	-10.04	204,601.62	180,403.55	409,203.00	-55.91

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - AMP 2 Family Site
September, 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	11,760.00	11,760.00	23,520.00	-50.00
Total Line 92000	1,960.00	1,960.00	0.00	11,760.00	11,760.00	23,520.00	-50.00
92000 TOTAL ASSET MANAGEMENT FEE	1,960.00	1,960.00	0.00	11,760.00	11,760.00	23,520.00	-50.00
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	100.02	32.63	200.00	-83.69
10-1-000-002-4220.110 Ten Ser-Recreation	0.00	41.67	-41.67	250.02	681.44	500.00	36.29
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	199.98	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	550.02	714.07	1,100.00	-35.08
92500 TOTAL TENANT SERVICES EXPENSE	0.00	91.67	-91.67	550.02	714.07	1,100.00	-35.08
UTILITIES							
93100 Water-200 Elect-300 Gas-600 Sewer							
10-1-000-002-4310.000 Water	172.69	100.00	72.69	600.00	853.29	1,200.00	-28.89
10-1-000-002-4315.000 Sewer	71.97	45.83	26.14	274.98	422.38	550.00	-23.20
10-1-000-002-4320.000 Electric	2,735.50	1,583.33	1,152.17	9,499.98	7,860.10	19,000.00	-58.63
10-1-000-002-4330.000 Gas	615.15	1,208.33	-593.18	7,249.98	2,985.72	14,500.00	-79.41
Total Line 93100 93200 93300 93600	3,595.31	2,937.49	657.82	17,624.94	12,121.49	35,250.00	-65.61
93000 TOTAL UTILITIES EXPENSES	3,595.31	2,937.49	657.82	17,624.94	12,121.49	35,250.00	-65.61
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	29,400.00	29,400.00	58,800.00	-50.00
Total Line 94100	4,900.00	4,900.00	0.00	29,400.00	29,400.00	58,800.00	-50.00
94200 Maintenance - Materials/Supplies							
10-1-000-002-4420.010 Garbage&Trash Supp	0.00	0.00	0.00	0.00	16.99	0.00	
10-1-000-002-4420.020 Heating&Cooling Supp	2,334.63	333.33	2,001.30	1,999.98	50,076.09	4,000.00	1,151.90
10-1-000-002-4420.030 Snow Removal Supplies	0.00	83.33	-83.33	499.98	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	167.74	250.00	-82.26	1,500.00	2,823.53	3,000.00	-5.88
10-1-000-002-4420.070 Electrical Supplies	378.12	500.00	-121.88	3,000.00	2,536.89	6,000.00	-57.72
10-1-000-002-4420.080 Plumbing Supplies	2,045.92	1,050.00	995.92	6,300.00	6,288.89	12,600.00	-50.09
10-1-000-002-4420.090 Extermination Supplies	0.00	16.67	-16.67	100.02	918.50	200.00	359.25
10-1-000-002-4420.100 Janitorial Supplies	291.10	283.33	7.77	1,699.98	3,101.01	3,400.00	-8.79
10-1-000-002-4420.110 Routine Maint. Supplies	3,957.72	3,750.00	207.72	22,500.00	39,693.56	45,000.00	-11.79
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	1,215.63	0.00	
10-1-000-002-4420.125 Mileage	0.00	0.00	0.00	0.00	20.44	0.00	
10-1-000-002-4420.126 Vehicle Supplies	583.90	458.33	125.57	2,749.98	3,797.50	5,500.00	-30.95
10-1-000-002-4420.130 Security Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94200	9,759.13	6,724.99	3,034.14	40,349.94	110,489.03	80,700.00	36.91

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
94300 Maintenance - Contracts							
10-1-000-002-4330.010 Refuse	55.84	8.33	47.51	49.98	393.95	100.00	293.95
10-1-000-002-4430.000 Maint Labor Contract	26,203.36	26,800.92	-597.56	160,805.52	165,095.85	321,611.00	-48.67
10-1-000-002-4430.010 Garbage&Trash Cont	144.00	250.00	-106.00	1,500.00	1,415.00	3,000.00	-52.83
10-1-000-002-4430.020 Heating&Cooling Cont	-4,171.14	600.00	-4,771.14	3,600.00	41,824.75	7,200.00	480.90
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	1,999.98	5,379.86	4,000.00	34.50
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	-658.55	25.00	-683.55	150.00	-588.55	300.00	-296.18
10-1-000-002-4430.080 Plumbing Contracts	-1,172.48	1,000.00	-2,172.48	6,000.00	3,541.34	12,000.00	-70.49
10-1-000-002-4430.090 Extermination Contracts	2,929.00	1,291.67	1,637.33	7,750.02	6,608.00	15,500.00	-57.37
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	59,500.02	120.00	119,000.00	-99.90
10-1-000-002-4430.111 Flooring Contract	-19,747.05	0.00	-19,747.05	0.00	90,539.95	0.00	
10-1-000-002-4430.120 Other Misc Cont Cost	-6,177.97	0.00	-6,177.97	0.00	-12,217.77	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	63.70	508.33	-444.63	3,049.98	403.40	6,100.00	-93.39
10-1-000-002-4431.000 Trash Removal	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94300	-2,531.29	40,734.25	-43,265.54	244,405.50	302,515.78	488,811.00	-38.11
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	12,127.84	52,359.24	-40,231.40	314,155.44	442,404.81	628,311.00	-29.59
TOTAL PROTECTIVE SERVICES EXPENSE							
95200 Protective Services - Contract							
10-1-000-002-4480.000 Police Contract	0.00	308.33	-308.33	1,849.98	1,148.71	3,700.00	-68.95
10-1-000-002-4480.006 Safety/Security Labor Fee	1,960.00	1,960.00	0.00	11,760.00	11,760.00	23,520.00	-50.00
10-1-000-002-4480.100 ADT Contract	305.81	277.50	28.31	1,665.00	1,342.19	3,330.00	-59.69
10-1-000-002-4480.500 Other Security Contract	5,784.06	375.00	5,409.06	2,250.00	7,678.86	4,500.00	70.64
Total Line 95200	8,049.87	2,920.83	5,129.04	17,524.98	21,929.76	35,050.00	-37.43
95300 Protective Services - Other							
Total Line 95300	0.00	0.00	0.00	0.00	0.00	0.00	
95000 TOTAL PROTECTIVE SERVICES EXP	8,049.87	2,920.83	5,129.04	17,524.98	21,929.76	35,050.00	-37.43
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	25,112.52	24,651.24	50,225.00	-50.92
10-1-000-002-4510.020 Liability Ins	476.29	485.42	-9.13	2,912.52	2,857.74	5,825.00	-50.94
10-1-000-002-4510.030 Work Comp Insurance	210.77	214.58	-3.81	1,287.48	1,264.62	2,575.00	-50.89
Total Line 96110 96120 96130	4,795.60	4,885.42	-89.82	29,312.52	28,773.60	58,625.00	-50.92
96140 All Other Insurance							
10-1-000-002-4510.015 Equipment Insurance	194.20	197.92	-3.72	1,187.52	1,165.20	2,375.00	-50.94
10-1-000-002-4510.025 PE & PO Insurance	70.84	72.92	-2.08	437.52	425.04	875.00	-51.42
10-1-000-002-4510.035 Auto Insurance	200.00	204.17	-4.17	1,225.02	1,200.00	2,450.00	-51.02
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	2,850.06	2,790.24	5,700.00	-51.05
96100 TOTAL INSURANCE PREMIUMS EXP	5,260.64	5,360.43	-99.79	32,162.58	31,563.84	64,325.00	-50.93

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - AMP 2 Family Site
September, 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	5,258.49	1,768.67	3,489.82	10,612.02	12,149.26	21,224.00	-42.76
Total Line 96300	5,258.49	1,768.67	3,489.82	10,612.02	12,149.26	21,224.00	-42.76
96400 Bad Debt - Tenant Rents							
10-1-000-002-4570.000 Collection Losses	488.00	1,250.00	-762.00	7,500.00	11,828.95	15,000.00	-21.14
Total Line 96400	488.00	1,250.00	-762.00	7,500.00	11,828.95	15,000.00	-21.14
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	5,746.49	3,018.67	2,727.82	18,112.02	23,978.21	36,224.00	-33.81
96900 TOTAL OPERATING EXPENSE	70,830.38	102,748.60	-31,918.22	616,491.60	724,875.73	1,232,983.00	-41.21
97000 NET REVENUE/EXPENSE (-Gain/Loss)	-40,381.24	-6,445.07	-33,936.17	-38,670.42	96,098.42	-77,341.00	-224.25
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	186,000.00	171,060.00	372,000.00	-54.02
Total Line 97400	28,510.00	31,000.00	-2,490.00	186,000.00	171,060.00	372,000.00	-54.02
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	186,000.00	171,060.00	372,000.00	-54.02

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - AMP 2 Family Site
September, 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)	-11,871.24	24,554.93	-36,426.17	147,329.58	267,158.42	294,659.00	-9.33

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	51.00	51.00	0.00	306.00	306.00	612.00	0.00
REVENUE							
70300 Net Tenant Rent Revenue							
10-1-000-006-3110.000 Dwelling Rent	-14,433.00	-14,000.00	-433.00	-84,000.00	-90,895.00	-168,000.00	-45.90
10-1-000-006-3111.000 Utility Allowance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70300	-14,433.00	-14,000.00	-433.00	-84,000.00	-90,895.00	-168,000.00	-45.90
70400 Tenant Revenue - Other							
10-1-000-006-3120.000 Excess Utilities	25.00	-6.25	31.25	-37.50	-25.00	-75.00	-66.67
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	-408.00	-4.17	-403.83	-25.02	-408.00	-50.00	716.00
10-1-000-006-3690.100 Late Fees	-150.00	-125.00	-25.00	-750.00	-550.00	-1,500.00	-63.33
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	-25.02	0.00	-50.00	-100.00
10-1-000-006-3690.150 Laundry Income	-482.25	-458.33	-23.92	-2,749.98	-3,731.30	-5,500.00	-32.16
10-1-000-006-3690.160 Vending Machine Inc	-21.43	-37.50	16.07	-225.00	-103.07	-450.00	-77.10
10-1-000-006-3690.180 Labor	0.00	-166.67	166.67	-1,000.02	-246.00	-2,000.00	-87.70
10-1-000-006-3690.200 Materials	0.00	-41.67	41.67	-250.02	-35.22	-500.00	-92.96
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	-1,036.68	-843.76	-192.92	-5,062.56	-5,098.59	-10,125.00	-49.64
70500 TOTAL TENANT REVENUE	-15,469.68	-14,843.76	-625.92	-89,062.56	-95,993.59	-178,125.00	-46.11
70600 HUD PHA Operating Grants							
10-1-000-006-8020.000 Oper Sub - Curr Yr	-9,043.00	-8,997.58	-45.42	-53,985.48	-63,378.00	-107,971.00	-41.30
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	-9,043.00	-8,997.58	-45.42	-53,985.48	-63,378.00	-107,971.00	-41.30
10010 Operating Tranfers In - CFP							
10-1-000-006-3404.010 Other Inc - Operations	0.00	-2,500.00	2,500.00	-15,000.00	0.00	-30,000.00	-100.00
Total Line 70610	0.00	-2,500.00	2,500.00	-15,000.00	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	-390.23	-6.25	-383.98	-37.50	-1,364.19	-75.00	1,718.92
Total Line 71100	-390.23	-6.25	-383.98	-37.50	-1,364.19	-75.00	1,718.92
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	-24,902.91	-26,347.59	1,444.68	-158,085.54	-160,735.78	-316,171.00	-49.16

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - AMP 3 Bluebell
September, 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	761.70	1,729.17	-967.47	10,375.02	4,670.73	20,750.00	-77.49
10-1-000-006-4110.200 Admin Exp - Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91100	761.70	1,729.17	-967.47	10,375.02	4,670.73	20,750.00	-77.49
91200 Auditing Fees							
10-1-000-006-4171.000 Audit Fee	0.00	83.33	-83.33	499.98	0.00	1,000.00	-100.00
Total Line 91200	0.00	83.33	-83.33	499.98	0.00	1,000.00	-100.00
91300 Management Fee							
10-1-000-006-4120.100 Management Fee Exp	3,864.50	3,942.00	-77.50	23,652.00	23,418.87	47,304.00	-50.49
Total Line 91300	3,864.50	3,942.00	-77.50	23,652.00	23,418.87	47,304.00	-50.49
91310 Book-keeping Fee							
10-1-000-006-4120.300 Bookkeeping Exp	375.00	383.00	-8.00	2,298.00	2,272.50	4,596.00	-50.55
Total Line 91310	375.00	383.00	-8.00	2,298.00	2,272.50	4,596.00	-50.55
91500 Benefit Contributions - Admin							
10-1-000-006-4110.500 Emp Benefit - Admin	312.08	595.83	-283.75	3,574.98	1,933.20	7,150.00	-72.96
Total Line 91500	312.08	595.83	-283.75	3,574.98	1,933.20	7,150.00	-72.96
91600 Office Expense							
10-1-000-006-4140.000 Training - Staff	0.00	47.08	-47.08	282.48	0.00	565.00	-100.00
10-1-000-006-4180.000 Telephone	396.35	353.00	43.35	2,118.00	2,290.17	4,236.00	-45.94
10-1-000-006-4190.100 Postage	6.93	6.25	0.68	37.50	36.12	75.00	-51.84
10-1-000-006-4190.200 Office Supplies	0.00	4.17	-4.17	25.02	58.42	50.00	16.84
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	100.02	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	49.98	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	926.22	0.00	
10-1-000-006-4190.700 Member Dues/Fees	0.00	104.17	-104.17	625.02	0.00	1,250.00	-100.00
10-1-000-006-4190.800 Internet Services	236.90	229.17	7.73	1,375.02	1,421.40	2,750.00	-48.31
10-1-000-006-4190.850 IT Support	750.32	41.67	708.65	250.02	909.32	500.00	81.86
Total Line 91600	1,390.50	810.51	579.99	4,863.06	5,641.65	9,726.00	-41.99
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	439.98	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	37.50	0.00	75.00	-100.00
Total Line 91800	0.00	79.58	-79.58	477.48	0.00	955.00	-100.00
91900 Other Expense							
10-1-000-006-4120.400 Fee for Service Exp	264.46	4.17	260.29	25.02	310.17	50.00	520.34
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	510.00	510.00	0.00	3,060.00	1,530.00	6,120.00	-75.00
10-1-000-006-4160.000 Consulting Services	0.00	25.00	-25.00	150.00	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	55.49	0.00	
10-1-000-006-4190.950 Background Verification	24.62	12.50	12.12	75.00	36.93	150.00	-75.38
Total Line 91900	799.08	551.67	247.41	3,310.02	1,932.59	6,620.00	-70.81
91000 TOTAL OPERATING EXPENSE - Admin	7,502.86	8,175.09	-672.23	49,050.54	39,869.54	98,101.00	-59.36

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - AMP 3 Bluebell
September, 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	3,060.00	3,060.00	6,120.00	-50.00
Total Line 92000	510.00	510.00	0.00	3,060.00	3,060.00	6,120.00	-50.00
92000 TOTAL ASSET MANAGEMENT FEE	510.00	510.00	0.00	3,060.00	3,060.00	6,120.00	-50.00
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	1,999.98	0.00	4,000.00	-100.00
10-1-000-006-4220.110 Ten Ser-Recreation	0.00	8.33	-8.33	49.98	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	1,500.00	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	0.00	591.66	-591.66	3,549.96	0.00	7,100.00	-100.00
92500 TOTAL TENANT SERVICES EXPENSE	0.00	591.66	-591.66	3,549.96	0.00	7,100.00	-100.00
UTILITIES							
93100 Water-200 Elect-300 Gas-600 Sewer							
10-1-000-006-4310.000 Water	725.49	304.17	421.32	1,825.02	1,952.23	3,650.00	-46.51
10-1-000-006-4315.000 Sewer	585.83	254.17	331.66	1,525.02	1,605.66	3,050.00	-47.36
10-1-000-006-4320.000 Electric	1,401.43	1,333.33	68.10	7,999.98	5,746.54	16,000.00	-64.08
10-1-000-006-4330.000 Gas	118.37	958.33	-839.96	5,749.98	1,246.16	11,500.00	-89.16
Total Line 93100 93200 93300 93600	2,831.12	2,850.00	-18.88	17,100.00	10,550.59	34,200.00	-69.15
93000 TOTAL UTILITIES EXPENSES	2,831.12	2,850.00	-18.88	17,100.00	10,550.59	34,200.00	-69.15
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	7,650.00	7,650.00	15,300.00	-50.00
Total Line 94100	1,275.00	1,275.00	0.00	7,650.00	7,650.00	15,300.00	-50.00
94200 Maintenance - Materials/Supplies							
10-1-000-006-4420.010 Garbage&Trash Supp	0.00	41.67	-41.67	250.02	0.00	500.00	-100.00
10-1-000-006-4420.020 Heating&Cooling Supp	0.00	300.00	-300.00	1,800.00	104.73	3,600.00	-97.09
10-1-000-006-4420.030 Snow Removal Supplies	0.00	8.33	-8.33	49.98	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	1,249.98	249.31	2,500.00	-90.03
10-1-000-006-4420.070 Electrical Supplies	4.14	125.00	-120.86	750.00	140.26	1,500.00	-90.65
10-1-000-006-4420.080 Plumbing Supplies	-2.69	208.33	-211.02	1,249.98	150.22	2,500.00	-93.99
10-1-000-006-4420.090 Extermination Supplies	0.00	12.50	-12.50	75.00	0.00	150.00	-100.00
10-1-000-006-4420.100 Janitorial Supplies	600.48	141.67	458.81	850.02	1,567.44	1,700.00	-7.80
10-1-000-006-4420.110 Routine Maint.Supplies	181.99	833.33	-651.34	4,999.98	1,165.88	10,000.00	-88.34
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	238.09	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	53.34	8.33	45.01	49.98	315.18	100.00	215.18
10-1-000-006-4420.130 Security Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94200	837.26	1,887.49	-1,050.23	11,324.94	3,931.11	22,650.00	-82.64

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - AMP 3 Bluebell
September, 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	3,998.76	5,606.17	-1,607.41	33,637.02	24,826.00	67,274.00	-63.10
10-1-000-006-4430.010 Garbage & Trash Cont	273.50	275.00	-1.50	1,650.00	1,788.20	3,300.00	-45.81
10-1-000-006-4430.020 Heating & Cooling Cont	0.00	1,250.00	-1,250.00	7,500.00	360.00	15,000.00	-97.60
10-1-000-006-4430.030 Snow Removal Contract	0.00	50.00	-50.00	300.00	0.00	600.00	-100.00
10-1-000-006-4430.040 Elevator Maint Cont	75.00	416.67	-341.67	2,500.02	150.00	5,000.00	-97.00
10-1-000-006-4430.050 Landscape & Grds Cont	0.00	83.33	-83.33	499.98	2,444.00	1,000.00	144.40
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	625.02	-261.72	1,250.00	-120.94
10-1-000-006-4430.080 Plumbing Contracts	0.00	666.67	-666.67	4,000.02	630.00	8,000.00	-92.13
10-1-000-006-4430.090 Extermination Contracts	1,500.00	208.33	1,291.67	1,249.98	1,950.00	2,500.00	-22.00
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 Routine Maint Cont	1,379.03	666.67	712.36	4,000.02	3,336.54	8,000.00	-58.29
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	1,750.02	0.00	3,500.00	-100.00
10-1-000-006-4430.121 Laundry Equip Contract	0.00	83.33	-83.33	499.98	1,664.00	1,000.00	66.40
10-1-000-006-4430.126 Vehicle Maint Cont	0.00	0.00	0.00	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	7,226.29	9,702.01	-2,475.72	58,212.06	36,893.02	116,424.00	-68.31
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	9,338.55	12,864.50	-3,525.95	77,187.00	48,474.13	154,374.00	-68.60
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	3,060.00	3,060.00	6,120.00	-50.00
10-1-000-006-4480.100 ADT Contract	141.97	145.83	-3.86	874.98	2,456.60	1,750.00	40.38
10-1-000-006-4480.500 Other Security Contract	0.00	541.67	-541.67	3,250.02	0.00	6,500.00	-100.00
Total Line 95200	651.97	1,197.50	-545.53	7,185.00	5,516.60	14,370.00	-61.61
95300 Protective Services - Other							
Total Line 95300	0.00	0.00	0.00	0.00	0.00	0.00	
95000 TOTAL PROTECTIVE SERVICES EXP	651.97	1,197.50	-545.53	7,185.00	5,516.60	14,370.00	-61.61
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	7,675.02	7,525.44	15,350.00	-50.97
10-1-000-006-4510.020 Liability Insurance	124.68	127.08	-2.40	762.48	748.08	1,525.00	-50.95
10-1-000-006-4510.030 Work Comp	27.09	29.17	-2.08	175.02	162.54	350.00	-53.56
Total Line 96110 96120 96130	1,406.01	1,435.42	-29.41	8,612.52	8,436.06	17,225.00	-51.02
96140 All Other Insurance							
10-1-000-006-4510.015 Equipment Insurance	50.83	52.08	-1.25	312.48	304.98	625.00	-51.20
10-1-000-006-4510.025 PE & PO Insurance	7.14	8.33	-1.19	49.98	42.84	100.00	-57.16
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	362.46	347.82	725.00	-52.02
96100 TOTAL INSURANCE PREMIUMS EXP	1,463.98	1,495.83	-31.85	8,974.98	8,783.88	17,950.00	-51.06

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - AMP 3 Bluebell
September, 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	4,266.39	1,144.42	3,121.97	6,866.52	9,524.74	13,733.00	-30.64
Total Line 96300	4,266.39	1,144.42	3,121.97	6,866.52	9,524.74	13,733.00	-30.64
96400 Bad Debt - Tenant Rents							
10-1-000-006-4570.000 Collection Losses	321.67	0.00	321.67	0.00	579.57	0.00	
Total Line 96400	321.67	0.00	321.67	0.00	579.57	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	4,588.06	1,144.42	3,443.64	6,866.52	10,104.31	13,733.00	-26.42
96900 TOTAL OPERATING EXPENSE	26,886.54	28,829.00	-1,942.46	172,974.00	126,359.05	345,948.00	-63.47
97000 NET REVENUE/EXPENSE (-Gain/Loss)	1,983.63	2,481.41	-497.78	14,888.46	-34,376.73	29,777.00	-215.45
 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	52,500.00	26,610.00	105,000.00	-74.66
Total Line 97400	4,435.00	8,750.00	-4,315.00	52,500.00	26,610.00	105,000.00	-74.66
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	52,500.00	26,610.00	105,000.00	-74.66

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - AMP 3 Bluebell
September, 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)	6,418.63	11,231.41	-4,812.78	67,388.46	-7,766.73	134,777.00	-105.76

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	72.00	72.00	0.00	432.00	432.00	864.00	0.00
REVENUE							
70300 Net Tenant Rent Revenue							
60-1-000-000-5120.000 Rent - Brentwood	-26,031.00	-28,220.00	2,189.00	-169,320.00	-150,539.00	-338,640.00	-55.55
60-1-000-000-5125.000 PHA Rent	-9,938.00	-7,500.00	-2,438.00	-45,000.00	-59,857.00	-90,000.00	-33.49
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	-51.00	0.00	-51.00	0.00	396.00	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	-36,020.00	-35,720.00	-300.00	-214,320.00	-210,000.00	-428,640.00	-51.01
70400 Tenant Revenue - Other							
60-1-000-000-5910.000 Laundry Income	-883.50	-660.00	-223.50	-3,960.00	-3,794.50	-7,920.00	-52.09
60-1-000-000-5920.000 Bad Check Charges	0.00	0.00	0.00	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	-839.00	-600.00	-239.00	-3,600.00	-3,233.00	-7,200.00	-55.10
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	-62.00	-80.00	18.00	-480.00	-384.00	-960.00	-60.00
60-1-000-000-5926.000 Violation Charges	0.00	-40.42	40.42	-242.52	-20.00	-485.00	-95.88
60-1-000-000-5930.000 Retained HAP	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70400	-1,784.50	-1,380.42	-404.08	-8,282.52	-7,471.50	-16,565.00	-54.90
70500 TOTAL TENANT REVENUE	-37,804.50	-37,100.42	-704.08	-222,602.52	-217,471.50	-445,205.00	-51.15
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	-349.76	-120.00	-229.76	-720.00	-853.87	-1,440.00	-40.70
60-1-000-000-5410.025 Interest Inc - Sec Dep	-0.54	0.00	-0.54	0.00	-1.06	0.00	
Total Line 71100	-350.30	-120.00	-230.30	-720.00	-854.93	-1,440.00	-40.63
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	-221.00	-8.33	-212.67	-49.98	-379.44	-100.00	279.44
60-1-000-000-5901.000 Income - LR Amps	0.00	-83.33	83.33	-499.98	0.00	-1,000.00	-100.00
Total Line 71500	-221.00	-91.66	-129.34	-549.96	-379.44	-1,100.00	-65.51
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	-38,375.80	-37,312.08	-1,063.72	-223,872.48	-218,705.87	-447,745.00	-51.15

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - Brentwood
September, 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	1,350.00	1,345.83	4.17	8,074.98	8,295.00	16,150.00	-48.64
60-1-000-000-6330.000 Manager Salaries	3,773.63	2,804.17	969.46	16,825.02	17,525.53	33,650.00	-47.92
Total Line 91100	5,123.63	4,150.00	973.63	24,900.00	25,820.53	49,800.00	-48.15
91200 Auditing Fees							
60-1-000-000-6350.000 Audit	0.00	100.00	-100.00	600.00	0.00	1,200.00	-100.00
Total Line 91200	0.00	100.00	-100.00	600.00	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	22,464.00	22,412.00	44,928.00	-50.12
Total Line 91300	3,744.00	3,744.00	0.00	22,464.00	22,412.00	44,928.00	-50.12
91310 Book-keeping Fee							
60-1-000-000-6351.000 Bookkeeping Fees	540.00	540.00	0.00	3,240.00	3,232.50	6,480.00	-50.12
Total Line 91310	540.00	540.00	0.00	3,240.00	3,232.50	6,480.00	-50.12
91400 Advertising & Marketing							
60-1-000-000-6210.000 Advertising	9.63	33.33	-23.70	199.98	48.15	400.00	-87.96
Total Line 91400	9.63	33.33	-23.70	199.98	48.15	400.00	-87.96
91500 Benefit Contributions - Admin							
60-1-000-000-6310.500 Admin Benefits	326.13	333.33	-7.20	1,999.98	2,064.99	4,000.00	-48.38
60-1-000-000-6330.500 Manager's Benefits	1,210.48	845.83	364.65	5,074.98	5,895.10	10,150.00	-41.92
Total Line 91500	1,536.61	1,179.16	357.45	7,074.96	7,960.09	14,150.00	-43.74
91600 Office Expense							
60-1-000-000-6250.000 Misc Rent Expense	100.00	176.00	-76.00	1,056.00	413.75	2,112.00	-80.41
60-1-000-000-6311.000 Office Exp - BW	8.82	165.00	-156.18	990.00	297.10	1,980.00	-84.99
60-1-000-000-6311.050 Office Rental Exp	243.00	250.50	-7.50	1,503.00	1,458.00	3,006.00	-51.50
60-1-000-000-6311.100 Phone/Internet Exp	90.52	125.00	-34.48	750.00	600.61	1,500.00	-59.96
60-1-000-000-6311.150 IT Support	55.00	136.00	-81.00	816.00	2,086.68	1,632.00	27.86
60-1-000-000-6311.200 Office Furniture	0.00	16.67	-16.67	100.02	148.77	200.00	-25.62
Total Line 91600	497.34	869.17	-371.83	5,215.02	5,004.91	10,430.00	-52.01
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	600.00	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	107.36	110.00	-2.64	660.00	466.20	1,320.00	-64.68
Total Line 91800	107.36	210.00	-102.64	1,260.00	684.42	2,520.00	-72.84
91900 Other Expense							
60-1-000-000-6350.700 Mental Health Fee	720.00	0.00	720.00	0.00	2,160.00	0.00	
60-1-000-000-6352.500 Other Fee Exp	0.00	0.00	0.00	0.00	5.14	0.00	
60-1-000-000-6360.000 Training - Staff	0.00	166.67	-166.67	1,000.02	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	7,999.98	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	18.19	18.00	0.19	108.00	166.81	216.00	-22.77
60-1-000-000-6399.000 Other Administrative	29.97	100.00	-70.03	600.00	157.67	1,200.00	-86.86
Total Line 91900	768.16	1,618.00	-849.84	9,708.00	2,489.62	19,416.00	-87.18
91000 TOTAL OPERATING EXPENSE - Admin	12,326.73	12,443.66	-116.93	74,661.96	67,652.22	149,324.00	-54.69
UTILITIES							

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - Brentwood
September, 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	423.00	425.00	-2.00	2,550.00	2,265.50	5,100.00	-55.58
60-1-000-000-6451.000 Utilities - Water	953.66	1,000.00	-46.34	6,000.00	5,017.54	12,000.00	-58.19
60-1-000-000-6452.000 Utilities - Gas	72.36	180.00	-107.64	1,080.00	382.58	2,160.00	-82.29
60-1-000-000-6453.000 Utilities - Sewer	2,079.86	1,800.00	279.86	10,800.00	10,816.68	21,600.00	-49.92
Total Line 93100, 93200, 93300, 93600	3,528.88	3,405.00	123.88	20,430.00	18,482.30	40,860.00	-54.77
93000 TOTAL UTILITIES EXPENSES	3,528.88	3,405.00	123.88	20,430.00	18,482.30	40,860.00	-54.77
MAINTENANCE & OPERATIONS EXPENSE							
94100 Maintenance - Labor							
60-1-000-000-6510.000 Maint Salaries	2,768.74	5,070.83	-2,302.09	30,424.98	22,259.62	60,850.00	-63.42
60-1-000-000-6510.100 OT Maintenance	0.00	85.00	-85.00	510.00	311.37	1,020.00	-69.47
60-1-000-000-6510.200 Maint from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94100	2,768.74	5,155.83	-2,387.09	30,934.98	22,570.99	61,870.00	-63.52
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	900.00	408.93	1,800.00	-77.28
60-1-000-000-6515.030 Snow Removal Supplies	0.00	58.33	-58.33	349.98	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	37.10	250.00	-212.90	1,500.00	250.78	3,000.00	-91.64
60-1-000-000-6515.070 Electrical Supplies	0.00	135.00	-135.00	810.00	242.36	1,620.00	-85.04
60-1-000-000-6515.080 Plumbing Supplies	-89.70	400.00	-489.70	2,400.00	913.23	4,800.00	-80.97
60-1-000-000-6515.090 Extermination Supplies	0.00	0.00	0.00	0.00	14.19	0.00	
60-1-000-000-6515.100 Janitorial Supplies	44.93	175.00	-130.07	1,050.00	341.83	2,100.00	-83.72
60-1-000-000-6515.110 Routine Maint. Supplies	0.00	670.00	-670.00	4,020.00	1,510.35	8,040.00	-81.21
60-1-000-000-6515.114 Painting Supplies - BW	0.00	140.00	-140.00	840.00	70.23	1,680.00	-95.82
60-1-000-000-6515.115 Refrigerators	0.00	183.33	-183.33	1,099.98	1,060.00	2,200.00	-51.82
60-1-000-000-6515.116 Stoves	0.00	100.00	-100.00	600.00	730.00	1,200.00	-39.17
60-1-000-000-6515.120 Misc. Other Supplies	0.00	62.50	-62.50	375.00	158.27	750.00	-78.90
60-1-000-000-6515.500 Small Tools/Equipment	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94200	-7.67	2,324.16	-2,331.83	13,944.96	5,700.17	27,890.00	-79.56
94300 Maintenance - Contracts							
60-1-000-000-6520.010 Garbage/Trash Contract	1,682.43	1,150.00	532.43	6,900.00	7,214.83	13,800.00	-47.72
60-1-000-000-6520.020 Heat/Cool Contract	0.00	250.00	-250.00	1,500.00	0.00	3,000.00	-100.00
60-1-000-000-6520.030 Snow Removal Contract	0.00	150.00	-150.00	900.00	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	1,500.00	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	390.00	0.00	780.00	-100.00
60-1-000-000-6520.080 Plumbing Contract	210.00	416.67	-206.67	2,500.02	877.00	5,000.00	-82.46
60-1-000-000-6520.090 Extermination Contract	588.00	383.33	204.67	2,299.98	2,676.00	4,600.00	-41.83
60-1-000-000-6520.100 Janitorial Contract	0.00	93.75	-93.75	562.50	450.00	1,125.00	-60.00
60-1-000-000-6520.110 Routine Maint. Contract	2,437.72	216.67	2,221.05	1,300.02	4,106.11	2,600.00	57.93
60-1-000-000-6520.111 Carpet Repr/Repl Cont.	0.00	875.00	-875.00	5,250.00	2,125.00	10,500.00	-79.76
60-1-000-000-6520.120 Misc. Other Contracts	0.00	6,716.67	-6,716.67	40,300.02	51,564.58	80,600.00	-36.02
Total Line 94300 - (sub acct)	4,918.15	10,567.09	-5,648.94	63,402.54	69,013.52	126,805.00	-45.58
94500 Maintenance - Ordinary/Benefits							
60-1-000-000-6510.500 Maint. Employee Ben.	1,556.94	1,783.33	-226.39	10,699.98	9,563.66	21,400.00	-55.31
Total Line 94500	1,556.94	1,783.33	-226.39	10,699.98	9,563.66	21,400.00	-55.31
94000 TOTAL MAINTENANCE EXPENSES	9,236.16	19,830.41	-10,594.25	118,982.46	106,848.34	237,965.00	-55.10
TOTAL PROTECTIVE SERVICES EXPENSE							
95100 Protective Services - Labor							

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - Brentwood
September, 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	4,320.00	4,392.00	8,640.00	-49.17
60-1-000-000-6580.100 ADT Contract	79.49	99.00	-19.51	594.00	504.52	1,188.00	-57.53
60-1-000-000-6580.500 Other Safety Contracts	0.00	41.67	-41.67	250.02	540.55	500.00	8.11
Total Line 95200	817.49	860.67	-43.18	5,164.02	5,437.07	10,328.00	-47.36
95300 Protective Services - Other							
Total Line 95300	0.00	0.00	0.00	0.00	0.00	0.00	
95000 TOTAL PROTECTIVE SERVICES EXP	817.49	860.67	-43.18	5,164.02	5,437.07	10,328.00	-47.36
INSURANCE PREMIUMS EXPENSE							
96110 Property Insurance							
60-1-000-000-6720.000 Property Insurance	1,241.21	1,264.50	-23.29	7,587.00	7,447.26	15,174.00	-50.92
Total Line 96110	1,241.21	1,264.50	-23.29	7,587.00	7,447.26	15,174.00	-50.92
96120 Liability Insurance							
60-1-000-000-6721.000 Liability Insurance	175.11	178.50	-3.39	1,071.00	1,050.66	2,142.00	-50.95
Total Line 96120	175.11	178.50	-3.39	1,071.00	1,050.66	2,142.00	-50.95
96130 Workmen's Compensation							
60-1-000-000-6722.000 Work Comp Insurance	285.36	290.75	-5.39	1,744.50	1,712.16	3,489.00	-50.93
Total Line 96130	285.36	290.75	-5.39	1,744.50	1,712.16	3,489.00	-50.93
96140 All Other Insurance							
60-1-000-000-6720.500 Equipment Insurance	71.40	72.75	-1.35	436.50	428.40	873.00	-50.93
60-1-000-000-6721.500 PE & PO Insuranace	88.52	90.17	-1.65	541.02	531.12	1,082.00	-50.91
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	977.52	959.52	1,955.00	-50.92
96100 TOTAL INSURANCE PREMIUMS EXP	1,861.60	1,896.67	-35.07	11,380.02	11,169.60	22,760.00	-50.92
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 Absences							
60-1-000-000-6795.000 Compensated Absences	0.00	41.67	-41.67	250.02	0.00	500.00	-100.00
Total Line 96210	0.00	41.67	-41.67	250.02	0.00	500.00	-100.00
96300 Payment In Lieu Of Taxes - PILOT							
60-1-000-000-6710.000 PILOT - Real Estate Tax	5,244.11	2,036.08	3,208.03	12,216.48	11,387.94	24,433.00	-53.39
Total Line 96300	5,244.11	2,036.08	3,208.03	12,216.48	11,387.94	24,433.00	-53.39
96400 Bad Debt - Tenant Rents							
60-1-000-000-6370.000 Bad Debt	-259.72	100.42	-360.14	602.52	1,786.15	1,205.00	48.23
Total Line 96400	-259.72	100.42	-360.14	602.52	1,786.15	1,205.00	48.23
96000 TOTAL OTHER GENERAL EXPENSES	4,984.39	2,178.17	2,806.22	13,069.02	13,174.09	26,138.00	-49.60
INTEREST & AMORTIZATION EXPENSE							
96710 Interest of Mortgage/Bond Payable							
60-1-000-000-6810.000 Interest Exp Payable	1,474.47	1,500.00	-25.53	9,000.00	8,950.66	18,000.00	-50.27
60-1-000-000-6860.000 Security Deposit Interest	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96710	1,474.47	1,500.00	-25.53	9,000.00	8,950.66	18,000.00	-50.27
96700 TOTAL INTEREST EXP & AMORT	1,474.47	1,500.00	-25.53	9,000.00	8,950.66	18,000.00	-50.27
96900 TOTAL OPERATING EXPENSE	34,229.72	42,114.58	-7,884.86	252,687.48	231,714.28	505,375.00	-54.15
97000 NET REVENUE/EXPENSE (GAIN/-LOSS)	-4,146.08	4,802.50	-8,948.58	28,815.00	13,008.41	57,630.00	-77.43
MISCELLANEOUS EXPENSE							

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	65.00	72.00	0.00	432.00	390.00	864.00	0.00
REVENUE							
70300 Net Tenant Rent Revenue							
60-1-000-001-5120.000 Rent - Prairieland	-20,546.00	-23,635.00	3,089.00	-141,810.00	-127,316.00	-283,620.00	-55.11
60-1-000-001-5125.000 PHA Rent	-3,529.00	-2,500.00	-1,029.00	-15,000.00	-20,195.00	-30,000.00	-32.68
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	103.00	0.00	103.00	0.00	-1,704.00	0.00	
60-1-000-001-5970.000 Excess Rent	-1,437.00	-1,083.33	-353.67	-6,499.98	-8,554.00	-13,000.00	-34.20
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	-25,409.00	-27,218.33	1,809.33	-163,309.98	-157,769.00	-326,620.00	-51.70
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	-40.00	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	-70.00	-583.33	513.33	-3,499.98	-3,255.00	-7,000.00	-53.50
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	-48.00	-167.00	119.00	-1,002.00	-429.00	-2,004.00	-78.59
60-1-000-001-5926.000 Violation Charges	0.00	-40.42	40.42	-242.52	-470.00	-485.00	-3.09
60-1-000-001-5930.000 Retained HAP	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70400	-118.00	-790.75	672.75	-4,744.50	-4,194.00	-9,489.00	-55.80
70500 TOTAL TENANT REVENUE	-25,527.00	-28,009.08	2,482.08	-168,054.48	-161,963.00	-336,109.00	-51.81
70600 HUD PHA Operating Grants							
60-1-000-001-5126.000 HAP - Prairie S8	-5,884.00	-4,000.00	-1,884.00	-24,000.00	-27,174.00	-48,000.00	-43.39
60-1-000-001-5500.000 HUD Interest Payment	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70600	-5,884.00	-4,000.00	-1,884.00	-24,000.00	-27,174.00	-48,000.00	-43.39
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	-0.44	0.00	-0.44	0.00	-0.87	0.00	
Total Line 71100	-0.44	0.00	-0.44	0.00	-0.87	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	-1,509.00	-1,458.00	-3,018.00	-51.69
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	-1,509.00	-1,458.00	-3,018.00	-51.69
72000 Investment Income - Restricted							
60-1-000-001-5440.000 Rep Res Interest	-507.16	-19.58	-487.58	-117.48	-512.46	-235.00	118.07
60-1-000-001-5450.000 Residual Res Int Inc	-1.37	-4.50	3.13	-27.00	-2.73	-54.00	-94.94
Total Line 72000	-508.53	-24.08	-484.45	-144.48	-515.19	-289.00	78.27
70000 TOTAL REVENUE	-32,162.97	-32,284.66	121.69	-193,707.96	-191,111.06	-387,416.00	-50.67

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - Prairieland
September, 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	1,350.00	1,345.83	4.17	8,074.98	8,295.00	16,150.00	-48.64
60-1-000-001-6330.000 Manager's Salaries	3,773.61	2,804.17	969.44	16,825.02	17,525.39	33,650.00	-47.92
Total Line 91100	5,123.61	4,150.00	973.61	24,900.00	25,820.39	49,800.00	-48.15
91200 Auditing Fees							
60-1-000-001-6350.000 Audit	0.00	100.00	-100.00	600.00	0.00	1,200.00	-100.00
Total Line 91200	0.00	100.00	-100.00	600.00	0.00	1,200.00	-100.00
91300 Management Fee							
60-1-000-001-6320.000 Management Fees	3,276.00	3,380.00	-104.00	20,280.00	19,968.00	40,560.00	-50.77
Total Line 91300	3,276.00	3,380.00	-104.00	20,280.00	19,968.00	40,560.00	-50.77
91310 Book-keeping Fee							
60-1-000-001-6351.000 Bookkeeping Fees	472.50	488.00	-15.50	2,928.00	2,880.00	5,856.00	-50.82
Total Line 91310	472.50	488.00	-15.50	2,928.00	2,880.00	5,856.00	-50.82
91400 Advertising & Marketing							
60-1-000-001-6210.000 Advertising	9.62	33.33	-23.71	199.98	48.10	400.00	-87.98
Total Line 91400	9.62	33.33	-23.71	199.98	48.10	400.00	-87.98
91500 Benefit Contributions - Admin							
60-1-000-001-6310.500 Admin Benefits	326.15	333.33	-7.18	1,999.98	2,065.09	4,000.00	-48.37
60-1-000-001-6330.500 Manager's Benefits	1,210.48	845.83	364.65	5,074.98	5,895.09	10,150.00	-41.92
Total Line 91500	1,536.63	1,179.16	357.47	7,074.96	7,960.18	14,150.00	-43.74
91600 Office Expense							
60-1-000-001-6250.000 Misc. Rent Expense	0.00	100.00	-100.00	600.00	506.51	1,200.00	-57.79
60-1-000-001-6311.000 Office Exp - PL	8.82	160.00	-151.18	960.00	330.46	1,920.00	-82.79
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	90.50	125.00	-34.50	750.00	600.51	1,500.00	-59.97
60-1-000-001-6311.150 IT Support	54.99	136.00	-81.01	816.00	2,086.67	1,632.00	27.86
60-1-000-001-6311.200 Office Furniture	0.00	0.00	0.00	0.00	148.77	0.00	
Total Line 91600	154.31	521.00	-366.69	3,126.00	3,672.92	6,252.00	-41.25
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	600.00	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	107.32	110.00	-2.68	660.00	490.11	1,320.00	-62.87
Total Line 91800	107.32	210.00	-102.68	1,260.00	708.32	2,520.00	-71.89
91900 Other Expense							
60-1-000-001-6350.700 Mental Health Fee	650.00	0.00	650.00	0.00	1,950.00	0.00	
60-1-000-001-6352.500 Other Fee Exp	0.00	0.00	0.00	0.00	5.13	0.00	
60-1-000-001-6360.000 Training - Staff	0.00	166.67	-166.67	1,000.02	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	600.00	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	4.28	10.00	-5.72	60.00	118.66	120.00	-1.12
60-1-000-001-6399.000 Other Administrative	145.80	100.00	45.80	600.00	299.03	1,200.00	-75.08
Total Line 91900	800.08	376.67	423.41	2,260.02	2,372.82	4,520.00	-47.50
91000 TOTAL OPERATING EXPENSE - Admin	11,480.07	10,438.16	1,041.91	62,628.96	63,430.73	125,258.00	-49.36
UTILITIES							

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - Prairieland
September, 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	340.59	380.00	-39.41	2,280.00	1,872.47	4,560.00	-58.94
60-1-000-001-6451.000 Utilities Water	1,081.17	900.00	181.17	5,400.00	5,815.89	10,800.00	-46.15
60-1-000-001-6452.000 Utilities Gas	109.85	160.00	-50.15	960.00	564.51	1,920.00	-70.60
60-1-000-001-6453.000 Utilities Sewer	2,351.98	1,790.00	561.98	10,740.00	12,446.54	21,480.00	-42.06
Total Line 93100, 93200, 93300, 93600	3,883.59	3,230.00	653.59	19,380.00	20,699.41	38,760.00	-46.60
93000 TOTAL UTILITIES EXPENSES	3,883.59	3,230.00	653.59	19,380.00	20,699.41	38,760.00	-46.60
MAINTENANCE & OPERATIONS EXPENSE							
94100 Maintenance - Labor							
60-1-000-001-6510.000 Maintenance Salaries	3,776.80	5,070.83	-1,294.03	30,424.98	23,267.68	60,850.00	-61.76
60-1-000-001-6510.100 OT Maintenance	0.00	85.00	-85.00	510.00	311.38	1,020.00	-69.47
60-1-000-001-6510.200 Maint from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94100	3,776.80	5,155.83	-1,379.03	30,934.98	23,579.06	61,870.00	-61.89
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	172.44	185.00	-12.56	1,110.00	518.19	2,220.00	-76.66
60-1-000-001-6515.030 Snow Removal Supplies	0.00	58.33	-58.33	349.98	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	55.37	266.67	-211.30	1,600.02	789.84	3,200.00	-75.32
60-1-000-001-6515.070 Electrical Supplies	0.00	100.00	-100.00	600.00	197.79	1,200.00	-83.52
60-1-000-001-6515.080 Plumbing Supplies	203.93	340.00	-136.07	2,040.00	3,731.14	4,080.00	-8.55
60-1-000-001-6515.090 Extermination Supplies	0.00	25.00	-25.00	150.00	0.00	300.00	-100.00
60-1-000-001-6515.100 Janitorial Supplies	19.16	80.00	-60.84	480.00	177.02	960.00	-81.56
60-1-000-001-6515.110 Routine Maint. Supplies	557.14	666.67	-109.53	4,000.02	3,200.23	8,000.00	-60.00
60-1-000-001-6515.114 Painting Supplies - PL	0.00	185.00	-185.00	1,110.00	0.00	2,220.00	-100.00
60-1-000-001-6515.115 Refrigerators	0.00	183.33	-183.33	1,099.98	541.00	2,200.00	-75.41
60-1-000-001-6515.116 Stoves	0.00	133.33	-133.33	799.98	1,451.60	1,600.00	-9.28
60-1-000-001-6515.120 Other Misc. Supplies	791.89	83.33	708.56	499.98	1,012.19	1,000.00	1.22
60-1-000-001-6515.500 Small Tools/Equipment	0.00	0.00	0.00	0.00	-36.19	0.00	
Total Line 94200	1,799.93	2,306.66	-506.73	13,839.96	11,582.81	27,680.00	-58.15
94300 Maintenance - Contracts							
60-1-000-001-6520.010 Garbage/Trash Contract	721.38	710.00	11.38	4,260.00	4,093.78	8,520.00	-51.95
60-1-000-001-6520.020 Heat/Cool Contract	0.00	50.00	-50.00	300.00	0.00	600.00	-100.00
60-1-000-001-6520.030 Snow Removal Contract	0.00	125.00	-125.00	750.00	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	8,050.02	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	100.02	0.00	200.00	-100.00
60-1-000-001-6520.080 Plumbing Contract	0.00	550.00	-550.00	3,300.00	540.00	6,600.00	-91.82
60-1-000-001-6520.090 Extermin Contract	535.50	283.33	252.17	1,699.98	1,071.00	3,400.00	-68.50
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	253.62	55.00	198.62	330.00	297.87	660.00	-54.87
60-1-000-001-6520.111 Carpet Repr/Repl Cont.	3,225.00	1,033.33	2,191.67	6,199.98	6,120.00	12,400.00	-50.65
60-1-000-001-6520.120 Other Misc. Contracts	0.00	1,333.33	-1,333.33	7,999.98	0.00	16,000.00	-100.00
Total Line 94300 - (sub acct)	4,735.50	5,498.33	-762.83	32,989.98	12,122.65	65,980.00	-81.63
94500 Maintenance - Ordinary/Benefits							
60-1-000-001-6510.500 Maint.Benefits	1,556.96	1,783.33	-226.37	10,699.98	9,563.79	21,400.00	-55.31
Total Line 94500	1,556.96	1,783.33	-226.37	10,699.98	9,563.79	21,400.00	-55.31
94000 TOTAL MAINTENANCE EXPENSES	11,869.19	14,744.15	-2,874.96	88,464.90	56,848.31	176,930.00	-67.87
TOTAL PROTECTIVE SERVICES EXPENSE							
95100 Protective Services - Labor							

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - Prairieland
September, 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	3,900.00	3,971.96	7,800.00	-49.08
60-1-000-001-6580.100 ADT Contract	79.48	99.00	-19.52	594.00	579.31	1,188.00	-51.24
60-1-000-001-6580.500 Other Safety Contracts	0.00	10.00	-10.00	60.00	91.60	120.00	-23.67
Total Line 95200	747.47	759.00	-11.53	4,554.00	4,642.87	9,108.00	-49.02
95300 Protective Services - Other							
Total Line 95300	0.00	0.00	0.00	0.00	0.00	0.00	
95000 TOTAL PROTECTIVE SERVICES EXP	747.47	759.00	-11.53	4,554.00	4,642.87	9,108.00	-49.02
INSURANCE PREMIUMS EXPENSE							
96110 Property Insurance							
60-1-000-001-6720.000 Prpoerty Insurance	1,250.68	1,274.17	-23.49	7,645.02	7,504.08	15,290.00	-50.92
Total LIne 96110	1,250.68	1,274.17	-23.49	7,645.02	7,504.08	15,290.00	-50.92
96120 Liability Insurance							
60-1-000-001-6721.000 Liability Insurance	158.30	161.25	-2.95	967.50	949.80	1,935.00	-50.91
Total Line 96120	158.30	161.25	-2.95	967.50	949.80	1,935.00	-50.91
96130 Workmen's Compensation							
60-1-000-001-6722.000 Work Comp Insurance	285.36	290.75	-5.39	1,744.50	1,712.16	3,489.00	-50.93
Total Line 96130	285.36	290.75	-5.39	1,744.50	1,712.16	3,489.00	-50.93
96140 All Other Insurance							
60-1-000-001-6720.500 Equipment Insurance	64.54	65.75	-1.21	394.50	387.24	789.00	-50.92
60-1-000-001-6721.500 PE & PO Insuranace	88.52	90.17	-1.65	541.02	531.12	1,082.00	-50.91
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	935.52	918.36	1,871.00	-50.92
96100 TOTAL INSURANCE PREMIUMS EXP	1,847.40	1,882.09	-34.69	11,292.54	11,084.40	22,585.00	-50.92
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	4,250.92	1,238.92	3,012.00	7,433.52	9,350.18	14,867.00	-37.11
Total Line 96300	4,250.92	1,238.92	3,012.00	7,433.52	9,350.18	14,867.00	-37.11
96400 Bad Debt - Tenant Rents							
60-1-000-001-6370.000 Bad Debt	-421.35	266.67	-688.02	1,600.02	-872.25	3,200.00	-127.26
Total Line 96400	-421.35	266.67	-688.02	1,600.02	-872.25	3,200.00	-127.26
96000 TOTAL OTHER GENERAL EXPENSES	3,829.57	1,505.59	2,323.98	9,033.54	8,477.93	18,067.00	-53.08
INTEREST & AMORTIZATION EXPENSE							
96710 Interest of Mortgage/Bond Payable							
60-1-000-001-6810.000 Interest Exp Payable	1,474.46	1,500.00	-25.54	9,000.00	8,950.62	18,000.00	-50.27
60-1-000-001-6860.000 Sec Dep Int	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96710	1,474.46	1,500.00	-25.54	9,000.00	8,950.62	18,000.00	-50.27
96700 TOTAL INTEREST EXP & AMORT	1,474.46	1,500.00	-25.54	9,000.00	8,950.62	18,000.00	-50.27
96900 TOTAL OPERATING EXPENSE	35,131.75	34,058.99	1,072.76	204,353.94	174,134.27	408,708.00	-57.39
97000 NET REVENUE/EXPENSE (GAIN/-LOSS)	2,968.78	1,774.33	1,194.45	10,645.98	-16,976.79	21,292.00	-179.73
MISCELLANEOUS EXPENSE							

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Total PUM (including Port Outs)	280.00	280.00	0.00	1,680.00	1,680.00	3,360.00	0.00
ADMIN REVENUE							
ADMIN OPERATING INCOME							
Admin Fee Subsidy							
30-1-000-000-8026.500 Admin Fee Sub - Cur Yr	-29,052.00	-12,766.00	-16,286.00	-76,596.00	-97,563.00	-153,192.00	-36.31
Total Admin Fee Subsidy	-29,052.00	-12,766.00	-16,286.00	-76,596.00	-97,563.00	-153,192.00	-36.31
Interest Income							
30-1-000-000-3300.000 Int Reserve	-4.26	-5.25	0.99	-31.50	-20.92	-63.00	-66.79
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	-4.26	-5.25	0.99	-31.50	-20.92	-63.00	-66.79
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	-868.00	-54.17	-813.83	-325.02	-868.00	-650.00	33.54
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	-868.00	-54.17	-813.83	-325.02	-868.00	-650.00	33.54
TOTAL ADMIN OPERATING INCOME	-29,924.26	-12,825.42	-17,098.84	-76,952.52	-98,451.92	-153,905.00	-36.03
ADMIN EXPENSES							
ADMIN OPERATING EXPENSE							
Admin Salaries							
30-1-000-000-4110.000 Admin Salaries	8,826.84	8,666.67	160.17	52,000.02	47,493.57	104,000.00	-54.33
Total Admin Salaries	8,826.84	8,666.67	160.17	52,000.02	47,493.57	104,000.00	-54.33
Audit Fee Expense							
30-1-000-000-4171.000 Audit Fee	0.00	187.50	-187.50	1,125.00	0.00	2,250.00	-100.00
Total Audit Fee Expense	0.00	187.50	-187.50	1,125.00	0.00	2,250.00	-100.00
Fee Expense							
30-1-000-000-4120.100 Management Fees	2,520.00	2,460.00	60.00	14,760.00	15,348.00	29,520.00	-48.01
30-1-000-000-4120.300 Bookkeep. Fees	1,575.00	1,538.00	37.00	9,228.00	9,592.50	18,456.00	-48.03
Total Fees Expense	4,095.00	3,998.00	97.00	23,988.00	24,940.50	47,976.00	-48.01
Benefit Contribution Expense							
30-1-000-000-4110.500 Emp Benefit - Admin	3,935.09	4,183.33	-248.24	25,099.98	22,877.98	50,200.00	-54.43
Total Benefit Contribution Exp	3,935.09	4,183.33	-248.24	25,099.98	22,877.98	50,200.00	-54.43
Office Expense							
30-1-000-000-4180.000 Telephone	95.86	76.67	19.19	460.02	572.69	920.00	-37.75
30-1-000-000-4190.100 Postage	148.68	154.17	-5.49	925.02	938.19	1,850.00	-49.29
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	132.48	0.00	265.00	-100.00
30-1-000-000-4190.401 Printing Supplies	0.00	30.83	-30.83	184.98	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	150.00	370.50	300.00	23.50
Total Office Expense	244.54	308.75	-64.21	1,852.50	1,881.38	3,705.00	-49.22
Legal Expense							

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - HCV (ADMIN & HAP)
September, 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	0.00	125.00	-125.00	750.00	820.22	1,500.00	-45.32
Total Travel Expense	0.00	125.00	-125.00	750.00	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	147.54	0.00	
30-1-000-000-4120.700 Mental Health Fee	280.00	285.00	-5.00	1,710.00	840.00	3,420.00	-75.44
30-1-000-000-4140.000 Training - Staff	0.00	125.00	-125.00	750.00	191.00	1,500.00	-87.27
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	1,650.00	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	16.92	16.67	0.25	100.02	654.95	200.00	227.48
30-1-000-000-4190.200 Inspection Exp	0.00	291.67	-291.67	1,750.02	0.00	3,500.00	-100.00
30-1-000-000-4190.700 Member Dues/Fees	375.00	0.00	375.00	0.00	375.00	0.00	
30-1-000-000-4190.950 Background Verification	884.19	308.33	575.86	1,849.98	3,280.08	3,700.00	-11.35
30-1-000-000-4480.006 Safety/Security Labor Fee	280.00	323.00	-43.00	1,938.00	1,680.00	3,876.00	-56.66
30-1-000-000-4480.100 ADT Contract	35.99	0.00	35.99	0.00	215.94	0.00	
Total Other Expense	1,872.10	1,624.67	247.43	9,748.02	7,384.51	19,496.00	-62.12
Maintenance Expense							
30-1-000-000-4420.126 Vehicle Supplies	0.00	25.00	-25.00	150.00	0.00	300.00	-100.00
30-1-000-000-4430.126 Vehicle Maint Cont	0.00	12.50	-12.50	75.00	0.00	150.00	-100.00
Total Maintenance Expense	0.00	37.50	-37.50	225.00	0.00	450.00	-100.00
TOTAL ADMIN EXPENSE	18,973.57	19,131.42	-157.85	114,788.52	105,398.16	229,577.00	-54.09
Insurance Premiums Expense							
30-1-000-000-4510.025 PE & PO Insurance	53.16	54.17	-1.01	325.02	318.96	650.00	-50.93
30-1-000-000-4510.030 Work Comp Insurance	195.29	199.08	-3.79	1,194.48	1,171.74	2,389.00	-50.95
30-1-000-000-4510.035 Auto Insurance	50.00	51.67	-1.67	310.02	300.00	620.00	-51.61
Total Insurance Premium Expenses	298.45	304.92	-6.47	1,829.52	1,790.70	3,659.00	-51.06
TOTAL INSURANCE EXPENSE	298.45	304.92	-6.47	1,829.52	1,790.70	3,659.00	-51.06
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	26.00	41.67	-15.67	250.02	-2,451.70	500.00	-590.34
30-1-000-000-4590.010 Admin Gen Exp-Port	267.73	283.33	-15.60	1,699.98	1,567.32	3,400.00	-53.90
Total General Expense	293.73	325.00	-31.27	1,950.00	-884.38	3,900.00	-122.68
TOTAL GENERAL EXPENSE	293.73	325.00	-31.27	1,950.00	-884.38	3,900.00	-122.68
TOTAL EXPENSES - ADMIN	19,565.75	19,761.34	-195.59	118,568.04	106,304.48	237,136.00	-55.17
ADMIN (Profit)/Loss	-10,358.51	6,935.92	-17,294.43	41,615.52	7,852.56	83,231.00	-90.57
MISCELLANEOUS EXPENSE							
Depreciation Expense							
30-1-000-000-4800.000 Dpreciation Expense	464.00	465.00	-1.00	2,790.00	2,784.00	5,580.00	-50.11
Total Depreciation Expense	464.00	465.00	-1.00	2,790.00	2,784.00	5,580.00	-50.11
TOTAL MISC EXPENSE	464.00	465.00	-1.00	2,790.00	2,784.00	5,580.00	-50.11
TOTAL ADMIN EXPENSES w/ DEPR EXP	20,029.75	20,226.34	-196.59	121,358.04	109,088.48	242,716.00	-55.06
ADMIN (Profit)/Loss w/ Depreciation	-9,894.51	7,400.92	-17,295.43	44,405.52	10,636.56	88,811.00	-88.02

Date:
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Knox County Housing Authority
FDS Income Statement - HCV (ADMIN & HAP)
September, 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	-867.00	-54.17	-812.83	-325.02	-867.00	-650.00	33.38
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	-87,777.00	-82,237.50	-5,539.50	-493,425.00	-490,611.00	-986,850.00	-50.29
30-1-000-000-8027.000 Ann Contr - Pr Yr	0.00	0.00	0.00	0.00	0.00	0.00	
Total Income	-88,644.00	-82,291.67	-6,352.33	-493,750.02	-491,478.00	-987,500.00	-50.23
TOTAL HAP INCOME	-88,644.00	-82,291.67	-6,352.33	-493,750.02	-491,478.00	-987,500.00	-50.23
HAP EXPENSES							
HAP Expenses							
30-1-000-000-4715.010 HAP Tenant Pmts	77,215.00	71,916.67	5,298.33	431,500.02	466,750.00	863,000.00	-45.92
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	4,380.00	3,333.33	1,046.67	19,999.98	24,839.00	40,000.00	-37.90
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	6,366.00	7,000.00	-634.00	42,000.00	37,642.00	84,000.00	-55.19
Total HAP Expenses	87,961.00	82,250.00	5,711.00	493,500.00	529,231.00	987,000.00	-46.38
TOTAL HAP EXPENSE	87,961.00	82,250.00	5,711.00	493,500.00	529,231.00	987,000.00	-46.38
General HAP Expenses							
30-1-000-000-4570.200 Collection Loss HUD	69.50	41.67	27.83	250.02	-283.70	500.00	-156.74
Total General HAP Expenses	69.50	41.67	27.83	250.02	-283.70	500.00	-156.74
TOTAL GENERAL HAP EXPENSES	69.50	41.67	27.83	250.02	-283.70	500.00	-156.74
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	88,030.50	82,291.67	5,738.83	493,750.02	528,947.30	987,500.00	-46.44
Remaining HAP (to)/from Reserve	-613.50	0.00	-613.50	0.00	37,469.30	0.00	

Date:
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Knox County Housing Authority
INCOME STATEMENT - EHV (HAP & ADMIN)
September, 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	90.00	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	-5,029.00	-5,395.83	366.83	-32,374.98	-41,710.00	-64,750.00	-35.58
Total HAP Income	-5,029.00	-5,395.83	366.83	-32,374.98	-41,710.00	-64,750.00	-35.58
TOTAL HAP INCOME	-5,029.00	-5,395.83	366.83	-32,374.98	-41,710.00	-64,750.00	-35.58
<u>EHV - HAP EXPENSE</u>							
HAP Expenses							
30-1-000-001-4715.010 EHV HAP Tenant Pmts	5,868.00	5,320.83	547.17	31,924.98	39,127.00	63,850.00	-38.72
30-1-000-001-4715.040 EHV HAP Utility Pmts	470.00	75.00	395.00	450.00	2,662.00	900.00	195.78
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	6,338.00	5,395.83	942.17	32,374.98	41,789.00	64,750.00	-35.46
TOTAL HAP EXPENSE	6,338.00	5,395.83	942.17	32,374.98	41,789.00	64,750.00	-35.46
EHV HAP (to)/from Reserve	1,309.00	0.00	1,309.00	0.00	79.00	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	-871.00	-775.00	-96.00	-4,650.00	-5,776.00	-9,300.00	-37.89
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	-7,000.02	0.00	-14,000.00	-100.00
30-1-000-001-8026.503 EHV Placement Fee Inc	0.00	-41.67	41.67	-250.02	0.00	-500.00	-100.00
30-1-000-001-8026.504 EHV Issuance Fee Inc	0.00	-41.67	41.67	-250.02	0.00	-500.00	-100.00
Total Admin Fee Subsidy	-871.00	-2,025.01	1,154.01	-12,150.06	-5,776.00	-24,300.00	-76.23
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	-871.00	-2,025.01	1,154.01	-12,150.06	-5,776.00	-24,300.00	-76.23

Date:
Time:
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Knox County Housing Authority
INCOME STATEMENT - EHV (HAP & ADMIN)
September, 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	152.16	291.67	-139.51	1,750.02	1,039.76	3,500.00	-70.29
30-1-000-001-4110.200 Admin Exp - Amps	0.00	208.33	-208.33	1,249.98	0.00	2,500.00	-100.00
30-1-000-001-4110.500 EHV Emp Benefit Exp	87.66	261.67	-174.01	1,570.02	599.01	3,140.00	-80.92
30-1-000-001-4120.100 EHV Management Fee	144.00	180.00	-36.00	1,080.00	900.00	2,160.00	-58.33
30-1-000-001-4120.300 EHV Bookkeeping Fee	90.00	112.50	-22.50	675.00	562.50	1,350.00	-58.33
30-1-000-001-4130.200 EHV Other Ongoing	60.00	100.00	-40.00	600.00	480.00	1,200.00	-60.00
Total Ongoing Admin Expenses	533.82	1,154.17	-620.35	6,925.02	3,581.27	13,850.00	-74.14
TOTAL ONGOING ADMIN EXPENSES	533.82	1,154.17	-620.35	6,925.02	3,581.27	13,850.00	-74.14
<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	1,249.98	0.00	2,500.00	-100.00
Total Security/Utility/Holding Deposits	0.00	208.33	-208.33	1,249.98	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	600.00	0.00	1,200.00	-100.00
Total Owner Incentive Expenses	0.00	100.00	-100.00	600.00	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	3,375.00	0.00	6,750.00	-100.00
Total Other Eligible Expenses	0.00	562.50	-562.50	3,375.00	0.00	6,750.00	-100.00
TOTAL SERVICE FEE EXPENSES	0.00	870.83	-870.83	5,224.98	0.00	10,450.00	-100.00
TOTAL EHV ADMIN EXPENSES	533.82	2,025.00	-1,491.18	12,150.00	3,581.27	24,300.00	-85.26
EHV ADMINI (Profit)/Loss	-337.18	-0.01	-337.17	-0.06	-2,194.73	0.00	

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

COCC - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	119,162.43	137,945.91	-18,783.48	725,715.42	1,655,351.00	-56.16
TOTAL OPERATING INCOME	119,162.43	137,945.91	-18,783.48	725,715.42	1,655,351.00	-56.16
OPERATING EXPENSE						
Total Administration Expenses	56,483.37	63,700.00	-7,216.63	356,514.67	764,400.00	-53.36
Total Tenant Service Expenses	0.00	0.00	0.00	0.00	0.00	
Total Utility Expenses	438.33	615.00	-176.67	2,096.28	7,380.00	-71.60
Total Maintenance Expenses	64,772.40	61,164.16	3,608.24	373,814.48	733,970.00	-49.07
Total Protective Expenses	6,363.41	6,616.67	-253.26	40,665.76	79,400.00	-48.78
General Expenses	3,232.65	3,724.17	-491.52	19,395.90	44,690.00	-56.60
TOTAL ROUTINE OPERATING EXPENSES	131,290.16	135,820.00	-4,529.84	792,487.09	1,629,840.00	-51.38
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	131,290.16	135,820.00	-4,529.84	792,487.09	1,629,840.00	-51.38
NET REVENUE/-EXPENSE PROFIT/-LOSS	-12,127.73	2,125.91	-14,253.64	-66,771.67	25,511.00	-361.74
Total Depreciation Expense						
Total Depreciation Expense	760.50	765.00	-4.50	4,563.00	9,180.00	-50.29
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	-12,888.23	1,360.91	-14,249.14	-71,334.67	16,331.00	-536.81

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

MOON TOWERS - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	87,910.57	92,870.83	-4,960.26	541,968.78	1,114,450.00	-51.37
TOTAL OPERATING INCOME	87,910.57	92,870.83	-4,960.26	541,968.78	1,114,450.00	-51.37
OPERATING EXPENSE						
Total Administration Expenses	33,212.38	29,024.68	4,187.70	181,075.88	348,296.00	-48.01
Total Tenant Service Expenses	0.00	400.00	-400.00	299.64	4,800.00	-93.76
Total Utility Expenses	8,450.69	11,750.00	-3,299.31	49,475.57	141,000.00	-64.91
Total Maintenance Expenses	25,651.79	35,089.53	-9,437.74	185,316.01	421,074.00	-55.99
Total Protective Service Expenses	2,925.04	3,515.84	-590.80	16,868.07	42,190.00	-60.02
General Expenses	10,402.28	8,184.16	2,218.12	53,243.25	98,210.00	-45.79
TOTAL ROUTINE OPERATING EXPENSES	80,642.18	87,964.21	-7,322.03	486,278.42	1,055,570.00	-53.93
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	80,642.18	87,964.21	-7,322.03	486,278.42	1,055,570.00	-53.93
NET REVENUE/EXPENSE PROFIT/-LOSS						
	7,268.39	4,906.62	2,361.77	55,690.36	58,880.00	-5.42
Total Depreciation Expense						
	10,849.00	13,750.00	-2,901.00	65,094.00	165,000.00	-60.55
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	-3,580.61	-8,843.38	5,262.77	-9,403.64	-106,120.00	-91.14

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

FAMILY - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	111,211.62	109,193.67	2,017.95	628,777.31	1,310,324.00	-52.01
TOTAL OPERATING INCOME	111,211.62	109,193.67	2,017.95	628,777.31	1,310,324.00	-52.01
OPERATING EXPENSE						
Total Administration Expenses	36,050.23	36,060.27	-10.04	192,163.55	432,723.00	-55.59
Total Tenant Service Expenses	0.00	91.67	-91.67	714.07	1,100.00	-35.08
Total Utility Expenses	3,651.15	2,945.82	705.33	12,515.44	35,350.00	-64.60
Total Maintenance Expenses	12,072.00	52,350.91	-40,278.91	442,010.86	628,211.00	-29.64
Total Protective Service Expenses	8,049.87	2,920.83	5,129.04	21,929.76	35,050.00	-37.43
General Expenses	11,007.13	8,379.10	2,628.03	55,542.05	100,549.00	-44.76
TOTAL ROUTINE OPERATING EXPENSES	70,830.38	102,748.60	-31,918.22	724,875.73	1,232,983.00	-41.21
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	70,830.38	102,748.60	-31,918.22	724,875.73	1,232,983.00	-41.21
NET REVENUE/EXPENSE PROFIT/-LOSS	40,381.24	6,445.07	33,936.17	-96,098.42	77,341.00	-224.25
Total Depreciation Expense						
Total Depreciation Expense	28,510.00	31,000.00	-2,490.00	171,060.00	372,000.00	-54.02
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	11,871.24	-24,554.93	36,426.17	-267,158.42	-294,659.00	-9.33

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

BLUEBELL - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	24,902.91	26,347.59	-1,444.68	160,735.78	316,171.00	-49.16
TOTAL OPERATING INCOME	24,902.91	26,347.59	-1,444.68	160,735.78	316,171.00	-49.16
OPERATING EXPENSE						
Total Administration Expenses	8,012.86	8,685.09	-672.23	42,929.54	104,221.00	-58.81
Total Tenant Service Expenses	0.00	591.66	-591.66	0.00	7,100.00	-100.00
Total Utility Expenses	2,831.12	2,850.00	-18.88	10,550.59	34,200.00	-69.15
Total Maintenance Expenses	9,338.55	12,864.50	-3,525.95	48,474.13	154,374.00	-68.60
Total Protective Service Expenses	651.97	1,197.50	-545.53	5,516.60	14,370.00	-61.61
General Expenses	6,052.04	2,640.25	3,411.79	18,888.19	31,683.00	-40.38
TOTAL ROUTINE OPERATING EXPENSES	26,886.54	28,829.00	-1,942.46	126,359.05	345,948.00	-63.47
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	26,886.54	28,829.00	-1,942.46	126,359.05	345,948.00	-63.47
NET REVENUE/EXPENSE PROFIT/-LOSS						
	-1,983.63	-2,481.41	497.78	34,376.73	-29,777.00	-215.45
Total Depreciation Expense						
	4,435.00	8,750.00	-4,315.00	26,610.00	105,000.00	-74.66
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	-6,418.63	-11,231.41	4,812.78	7,766.73	-134,777.00	-105.76

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

	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
HCV - OPERATING STATEMENT						
ADMIN OPERATING INCOME						
Total Admin Operating Income	29,924.26	12,825.42	17,098.84	98,451.92	153,905.00	-36.03
TOTAL ADMIN OPERATING INCOME	29,924.26	12,825.42	17,098.84	98,451.92	153,905.00	-36.03
OPERATING EXPENSES						
Total Admin Expenses	14,282.58	14,300.42	-17.84	77,574.18	171,605.00	-54.79
Total Fees Expenses	4,375.00	4,470.50	-95.50	25,928.04	53,646.00	-51.67
Total General Expenses	908.17	990.42	-82.25	2,802.26	11,885.00	-76.42
TOTAL OPERATING EXPENSES	19,565.75	19,761.34	-195.59	106,304.48	237,136.00	-55.17
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	19,565.75	19,761.34	-195.59	106,304.48	237,136.00	-55.17
NET REVENUE PROFIT/-LOSS	10,358.51	-6,935.92	17,294.43	-7,852.56	-83,231.00	-90.57
Total Depreciation Expense	464.00	465.00	-1.00	2,784.00	5,580.00	-50.11
NET REVENUE w/Deprecitation PROFIT/-LOSS	9,894.51	-7,400.92	17,295.43	-10,636.56	-88,811.00	-88.02

HAP - OPERATING STATEMENT

HAP INCOME						
Total Income	88,644.00	82,291.67	6,352.33	491,478.00	987,500.00	-50.23
TOTAL HAP INCOME	88,644.00	82,291.67	6,352.33	491,478.00	987,500.00	-50.23
HAP EXPENSES						
Total HAP Expenses	87,961.00	82,250.00	5,711.00	529,231.00	987,000.00	-46.38
Total General HAP Expenses	69.50	41.67	27.83	-283.70	500.00	-156.74
TOTAL HAP EXPENSES	88,030.50	82,291.67	5,738.83	528,947.30	987,500.00	-46.44
Total Prior Year Adj HAP	0.00	0.00	0.00	0.00	0.00	
REMAINING HAP from RESERVE +/-LOSS	613.50	0.00	613.50	-37,469.30	0.00	

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

BRENTWOOD - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	38,375.80	37,317.08	1,058.72	218,705.87	447,805.00	-51.16
TOTAL OPERATING INCOME	38,375.80	37,317.08	1,058.72	218,705.87	447,805.00	-51.16
OPERATING EXPENSE						
Total Administration Expenses	7,783.01	8,260.08	-477.07	43,788.73	99,121.00	-55.82
Total Fee Expenses	4,284.00	4,284.00	0.00	25,649.64	51,408.00	-50.11
Total Utilities Expenses	3,528.88	3,405.00	123.88	18,482.30	40,860.00	-54.77
Total Maintenance Expenses	10,053.65	20,691.08	-10,637.43	112,285.41	248,293.00	-54.78
Total Taxes & Insurance Expense	7,105.71	3,974.42	3,131.29	22,557.54	47,693.00	-52.70
Total Financial Expenses	1,474.47	1,500.00	-25.53	8,950.66	18,000.00	-50.27
TOTAL ROUTINE OPERATING EXPENSE	34,229.72	42,114.58	-7,884.86	231,714.28	505,375.00	-54.15
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	34,229.72	42,114.58	-7,884.86	231,714.28	505,375.00	-54.15
NET REVENUE PROFIT/-LOSS						
	4,146.08	-4,797.50	8,943.58	-13,008.41	-57,570.00	-77.40
Total Depreciation Expense						
	8,306.00	0.00	8,306.00	49,836.00	0.00	
NET REVENUE w/Depreciation PROFIT/-LOSS	-4,159.92	-4,797.50	637.58	-62,844.41	-57,570.00	9.16

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

PRAIRIELAND - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	32,162.97	32,287.41	-124.44	191,111.06	387,449.00	-50.67
TOTAL OPERATING INCOME	32,162.97	32,287.41	-124.44	191,111.06	387,449.00	-50.67
OPERATING EXPENSE						
Total Administration Expenses	7,310.22	6,836.83	473.39	39,705.35	82,042.00	-51.60
Total Fee Expenses	3,748.50	3,868.00	-119.50	22,853.13	46,416.00	-50.76
Total Utilities Expenses	3,883.59	3,230.00	653.59	20,699.41	38,760.00	-46.60
Total Maintenance Expenses	12,616.66	15,503.15	-2,886.49	61,491.18	186,038.00	-66.95
Total Taxes & Insurance Expense	6,098.32	3,121.01	2,977.31	20,434.58	37,452.00	-45.44
Total Financial Expenses	1,474.46	1,500.00	-25.54	8,950.62	18,000.00	-50.27
TOTAL ROUTINE OPERATING EXPENSE	35,131.75	34,058.99	1,072.76	174,134.27	408,708.00	-57.39
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	35,131.75	34,058.99	1,072.76	174,134.27	408,708.00	-57.39
NET REVENUE PROFIT/-LOSS						
	-2,968.78	-1,771.58	-1,197.20	16,976.79	-21,259.00	-179.86
Total Depreciation Expense						
	7,210.50	0.00	7,210.50	43,263.00	0.00	
NET REVENUE w/Depreciation PROFIT/-LOSS	-10,179.28	-1,771.58	-8,407.70	-26,286.21	-21,259.00	23.65

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

COCC, MT, FAMILY, BB COMBINED OS	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	343,187.53	366,358.00	-23,170.47	2,029,055.33	4,396,296.00	-53.85
TOTAL OPERATING INCOME	343,187.53	366,358.00	-23,170.47	2,029,055.33	4,396,296.00	-53.85
OPERATING EXPENSE						
Total Administration Expenses	133,758.84	133,053.37	705.47	755,299.44	1,596,640.00	-52.69
Total Tenant Service Expenses	0.00	1,083.33	-1,083.33	1,013.71	13,000.00	-92.20
Total Utility Expenses	15,371.29	18,160.82	-2,789.53	74,637.88	217,930.00	-65.75
Total Maintenance Expenses	111,834.74	161,469.10	-49,634.36	1,049,615.48	1,937,629.00	-45.83
Total Protective Service Expenses	17,990.29	14,250.84	3,739.45	84,980.19	171,010.00	-50.31
General Expenses	30,694.10	22,927.68	7,766.42	147,069.39	275,132.00	-46.55
TOTAL ROUTINE OPERATING EXPENSES	309,649.26	350,945.14	-41,295.88	2,112,616.09	4,211,341.00	-49.84
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	309,649.26	350,945.14	-41,295.88	2,112,616.09	4,211,341.00	-49.84
NET REVENUE/EXPENSE PROFIT/-LOSS						
	33,538.27	15,412.86	18,125.41	-83,560.76	184,955.00	-145.18
Total Depreciation Expense						
	44,554.50	54,265.00	-9,710.50	267,327.00	651,180.00	-58.95
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	-11,016.23	-38,852.14	27,835.91	-350,887.76	-466,225.00	-24.74

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

BRENTWOOD & PRAIRIELAND COMBINED	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	70,538.77	69,604.49	934.28	409,816.93	835,254.00	-50.94
TOTAL OPERATING INCOME	70,538.77	69,604.49	934.28	409,816.93	835,254.00	-50.94
OPERATING EXPENSE						
Total Administration Expenses	15,093.23	15,096.91	-3.68	83,494.08	181,163.00	-53.91
Total Fee Expenses	8,032.50	8,152.00	-119.50	48,502.77	97,824.00	-50.42
Total Utilities Expenses	7,412.47	6,635.00	777.47	39,181.71	79,620.00	-50.79
Total Maintenance Expenses	22,670.31	36,194.23	-13,523.92	173,776.59	434,331.00	-59.99
Total Taxes & Insurance Expense	13,204.03	7,095.43	6,108.60	42,992.12	85,145.00	-49.51
Total Financial Expenses	2,948.93	3,000.00	-51.07	17,901.28	36,000.00	-50.27
TOTAL ROUTINE OPERATING EXPENSE	69,361.47	76,173.57	-6,812.10	405,848.55	914,083.00	-55.60
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	69,361.47	76,173.57	-6,812.10	405,848.55	914,083.00	-55.60
NET REVENUE PROFIT/-LOSS						
	1,177.30	-6,569.08	7,746.38	3,968.38	-78,829.00	-105.03
Total Depreciation Expense						
	15,516.50	0.00	15,516.50	93,099.00	0.00	
NET REVENUE w/Depreciation PROFIT/-LOSS	-14,339.20	-6,569.08	-7,770.12	-89,130.62	-78,829.00	13.07

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

	Current Period	Last Year Same	Variance	Current Year
AMP001 - MOON TOWERS				
Salaries	9,663.70	9,867.86	-204.16	59,434.44
Employee W/H Payments	0.00	0.00	0.00	0.00
Fee Expenses	18,867.43	15,882.44	2,984.99	105,653.78
Administrative Expenses	4,681.25	2,247.19	2,434.06	15,987.66
Tenant Services	0.00	89.71	-89.71	299.64
Utilities	8,450.69	9,528.52	-1,077.83	49,475.57
Maint/Protective Serv - Supplies/Conts	28,576.83	21,168.81	7,408.02	202,184.08
Mileage	0.00	0.00	0.00	0.00
Insurance & General Expenses	10,402.28	6,903.45	3,498.83	53,243.25
Non-Routine Expense	0.00	0.00	0.00	0.00
TOTAL MOON TOWERS CLAIMS	80,642.18	65,687.98	14,954.20	486,278.42
AMP002 - FAMILY				
Salaries	9,244.08	8,464.96	779.12	56,694.07
Employee W/H Payments	0.00	0.00	0.00	0.00
Fee Expenses	21,128.86	16,734.60	4,394.26	113,704.38
Administrative Expenses	5,677.29	2,460.71	3,216.58	21,765.10
Tenant Services	0.00	47.26	-47.26	714.07
Utilities	3,651.15	1,813.59	1,837.56	12,515.44
Maint/Protective Serv - Supplies/Conts	20,121.87	56,274.78	-36,152.91	462,704.55
Mileage	0.00	0.00	0.00	20.44
Insurance & General Expenses	11,007.13	8,126.43	2,880.70	55,542.05
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL FAMILY CLAIMS	70,830.38	93,922.33	-23,091.95	723,660.10
AMP003 - BLUEBELL				
Salaries	1,073.78	0.00	1,073.78	6,603.93
Employee W/H Payments	0.00	0.00	0.00	0.00
Fee Expenses	5,523.96	4,682.57	841.39	30,591.54
Administrative Expenses	1,415.12	989.88	425.24	5,734.07
Tenant Services	0.00	7.26	-7.26	0.00
Utilities	2,831.12	652.00	2,179.12	10,550.59
Maint/Protective Serv - Supplies/Conts	9,990.52	8,401.83	1,588.69	53,752.64
Mileage	0.00	0.00	0.00	0.00
Insurance & General Expenses	6,052.04	3,250.52	2,801.52	18,888.19
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL BLUEBELL CLAIMS	26,886.54	17,984.06	8,902.48	126,120.96
COCC				
Salaries	111,855.97	104,521.64	7,334.33	659,928.26
Employee W/H Payments	49.82	1,398.13	-1,348.31	-706.72
Fee Expenses	319.86	361.04	-41.18	1,976.99
Administrative Expenses	9,079.94	13,006.17	-3,926.23	64,623.67
Tenant Services	0.00	-110.74	110.74	0.00
Utilities	438.33	692.12	-253.79	2,096.28
Maint/Protective Serv - Supplies/Conts	132.97	35.75	97.22	4,697.70
Mileage	0.00	0.00	0.00	0.00
Insurance & General Expenses	3,232.65	3,231.26	1.39	19,395.90
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL COCC CLAIMS	125,109.54	123,135.37	1,974.17	752,012.08
COMBINED - AMP1, AMP2, AMP3, & COCC				
Salaries	131,837.53	122,854.46	8,983.07	782,660.70
Employee W/H Payments	49.82	1,398.13	-1,348.31	-706.72
Fee Expenses	45,840.11	37,660.65	8,179.46	251,868.66
Administrative Expenses	66,693.71	56,364.60	10,329.11	360,037.19
Tenant Services	0.00	33.49	-33.49	1,013.71
Utilities	15,371.29	12,686.23	2,685.06	74,637.88
Maint/Protective Serv - Supplies/Conts	58,822.19	85,881.17	-27,058.98	723,338.97
Mileage	0.00	0.00	0.00	20.44
Insurance & General Expenses	30,694.10	21,511.66	9,182.44	147,069.39
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL LOW RENT CLAIMS	349,308.75	338,390.39	10,918.36	2,339,940.22

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

	Current Period	Last Year Same Period	Variance
BRENTWOOD			
Salaries	10,985.92	11,945.88	-959.96
Employee W/H Payments	0.00	0.00	0.00
Management Fees	4,284.00	4,105.50	178.50
Administrative Expenses	402.77	1,641.95	-1,239.18
Utilities	3,528.88	3,385.73	143.15
Maintenance Supplies/Contracts	4,910.48	2,804.50	2,105.98
Security, Tax, & Insurance Expenses	7,923.20	3,147.18	4,776.02
Finacial Expenses	1,474.47	1,632.69	-158.22
TOTAL BRENTWOOD CLAIMS	33,509.72	28,663.43	4,846.29
PRAIRIELAND			
Salaries	11,994.00	11,945.93	48.07
Employee W/H Payments	0.00	0.00	0.00
Management Fees	3,748.50	3,808.00	-59.50
Administrative Expenses	-0.02	1,514.60	-1,514.62
Utilities	3,883.59	2,480.75	1,402.84
Maintenance Supplies/Contracts	6,535.43	3,483.92	3,051.51
Security, Taxes, & Insurance Expenses	6,845.79	2,969.27	3,876.52
Financial Expenses	1,474.46	1,632.69	-158.23
TOTAL PRAIRIELAND CLAIMS	34,481.75	27,835.16	6,646.59
AHP - BRENTWOOD & PRAIRIELAND			
Salaries	22,979.92	23,891.81	-911.89
Employee W/H Payments	0.00	0.00	0.00
Management Fees	8,032.50	7,913.50	119.00
Administrative Expenses	402.75	3,156.55	-2,753.80
Utilities	7,412.47	5,866.48	1,545.99
Maintenance Supplies	11,445.91	6,288.42	5,157.49
Security, Tax, & Insurance Expenses	14,768.99	6,116.45	8,652.54
Financial Expenses	2,948.93	3,265.38	-316.45
TOTAL AHP CLAIMS	67,991.47	56,498.59	11,492.88
HOUSING CHOICE VOUCHER - HCV			
Salaries	12,761.93	7,349.32	5,412.61
Employee W/H Payments	0.00	0.00	0.00
Management Fees	4,655.00	3,841.50	813.50
Administrative Expenses	1,520.65	1,847.33	-326.68
General Expense-Admin	592.18	307.23	284.95
Total HCV Expenses	19,529.76	13,345.38	6,184.38
HAP Expenses	87,961.00	76,001.00	11,960.00
General Expenses	69.50	0.00	69.50
Total HAP Expenses	88,030.50	76,001.00	12,029.50
TOTAL HCV CLAIMS	107,560.26	89,346.38	18,213.88

Knox County Housing Authority
CLAIMS REPORT - GRANT PROGRAMS
September, 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	35,356.00	63,744.00
TOTAL CFG 2022 CLAIMS	0.00	0.00	35,356.00	363,744.00
CFG 2021 - \$1,209,310				
Admin / Operations	0.00	0.00	0.00	300,000.00
General CFP Activity	0.00	0.00	47,550.00	47,550.00
TOTAL CFG 2021 CLAIMS	0.00	0.00	47,550.00	347,550.00
CFG 2020 - \$1,168,267				
Admin. / Operations	0.00	0.00	0.00	300,000.00
General CFP Activity	0.00	0.00	136,133.63	515,397.10
TOTAL CFG 2020 CLAIMS	0.00	0.00	136,133.63	815,397.10
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	0.00	0.00	219,039.63	2,610,565.10

Knox County Housing Authority
CLAIMS REPORT TOTALS
September, 2023

	Current Period	Last Year Same	Variance	Current Year
TOTALS				
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<u>LOW RENT</u>				
AMP001 - MOON TOWERS	80,642.18	65,687.98	14,954.20	486,278.42
AMP002 - FAMILY	70,830.38	93,922.33	-23,091.95	724,875.73
AMP003 - BLUEBELL	26,886.54	17,984.06	8,902.48	126,359.05
COCC	131,339.98	123,135.38	8,204.60	791,780.37
TOTAL LOW RENT	309,699.08	300,729.75	8,969.33	2,129,293.57
<u>A.H.P.</u>				
BRENTWOOD	34,229.72	28,663.43	5,566.29	231,714.28
PRAIRIELAND	35,131.75	27,835.16	7,296.59	174,134.27
TOTAL A.H.P.	69,361.47	56,498.59	12,862.88	405,848.55
<u>HOUSING CHOICE VOUCHER - HCV</u>				
HCV (Administrative Only)	19,529.76	13,345.38	6,184.38	106,088.54
TOTAL HCV	19,529.76	13,345.38	6,184.38	106,088.54
<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	35,356.00
CAPITAL FUND GRANT 2021	0.00	0.00	0.00	47,550.00
CAPITAL FUND GRANT 2020	0.00	0.00	0.00	136,133.63
CAPITAL FUND GRANT 2019	0.00	0.00	0.00	0.00
TOTAL GRANTS	0.00	0.00	0.00	219,039.63
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TOTAL CLAIMS FOR MONTH	398,590.31	370,573.72	28,016.59	2,860,270.29

LOW RENT

<u>COCC</u>	<u>Oct-23</u>	<u>Current YTD</u>		
Operating Income	\$222,113.86	\$947,829.28		
Operating Expenses	\$135,853.76	\$928,340.85		
Net Revenue Income/(Loss)	\$86,260.10	\$19,488.43	COCC - Cash, Investments, A/R, & A/P	\$896,696

<u>MOON TOWERS</u>	<u>Oct-23</u>	<u>Current YTD</u>		
Operating Income	\$187,879.11	\$729,847.89	Moon - Cash, Investments, A/R, & A/P	\$ 679,968
Operating Expenses	\$76,127.55	\$562,405.97	Minimum Reserve Position	\$ 321,375
Net Revenue Income/(Loss)	\$111,751.56	\$167,441.92	Over/(Under) Minimum Reserve Position	\$358,593

<u>FAMILY SITES</u>	<u>Oct-23</u>	<u>Current YTD</u>		
Operating Income	\$222,077.33	\$850,854.64	Family - Cash, Investments, A/R, & A/P	\$ 1,002,955
Operating Expenses	\$100,874.06	\$825,749.79	Minimum Reserve Position	\$ 471,857
Net Revenue Income/(Loss)	\$121,203.27	\$25,104.85	Over/(Under) Minimum Reserve Position	\$531,098

<u>BLUEBELL</u>	<u>Oct-23</u>	<u>Current YTD</u>		
Operating Income	\$54,864.96	\$215,600.74	Bluebell - Cash, Investments, A/R, & A/P	\$ 216,111
Operating Expenses	\$16,858.37	\$143,217.42	Minimum Reserve Position	\$ 81,839
Net Revenue Income/(Loss)	\$38,006.59	\$72,383.32	Over/(Under) Minimum Reserve Position	\$134,273

Monthly Notes:

- For income: COCC billed out \$46,748.10 for maintenance labor charges and received \$74,295.64 from fees: \$41,840.64 for management fees, \$4,240 for asset management fees; \$5,775 for bookkeeping fees; \$10,600 for maintenance fees, \$5,890 for safety/security fees, and \$5,890 for Mental Health Fees.
- The properties received \$131,235 in subsidy from HUD with Moon receiving \$45,921; Family \$76,505; and Bluebell \$8,809.
- COCC and low rent properties received \$350,000 from Capital Fund Grant 2023 to be used for management fees for COCC (\$100,000), for operations: Moon (\$100,000), Family (\$120,000), and Bluebell (\$30,000).
- Expenses worth noting was the IAHA annual meeting in Joliet that some staff attended for training, repair curb stops, repair water pipe at 529 Iowa Court, installation of new furnaces at 531 Iowa and 1037 Woodland Bend, installation of water heaters and 1587 & 1591 McKnight, and the purchase of furnace blowers and gas line kits.
- As for the month, COCC, Moon, Family, and Bluebell are all showing in the black for month and year-to-date from receiving the maintenance fee and operations monies from Capital Funds Grant 2023.

AHP

<u>BRENTWOOD</u>	<u>Oct-23</u>	<u>Current YTD</u>	<u>PRAIRIELAND</u>	<u>Oct-23</u>	<u>Current YTD</u>
Operating Income	\$37,871.58	\$256,577.45	Operating Income	\$33,546.46	\$224,657.52
Operating Expenses	\$32,835.49	\$264,549.77	Operating Expenses	\$29,599.66	\$203,733.93
Net Revenue Income/(Loss)	\$5,036.09	(\$7,972.32)	Net Revenue Income/(Loss)	\$3,946.80	\$20,923.59
Brentwood's Cash, Investments, A/R, & A/P	\$ 379,552.01		Prairieland's Cash, Investments, A/R, & A/P	\$ (120,970.51)	
Restricted Cash (Sec. Dep. & Current Liabilities)	\$ 233,155.48		Restricted Cash (Sec. Dep., Reserve, Receipts, liabs)	\$ 269,473.58	
BW's Available Cash	\$ 146,396.53		PL's Available Cash	\$148,503.07	

Monthly Notes:

- For Income: Brentwood received \$37,440.73 in tenant income while Prairieland's received \$28,065 in tenant income.
- Expenses worth noting for the month was the replacement of flooring in a unit at Brentwood.
- Both Brentwood and Prairieland were in the black for the month while Prairieland remains in the black year-to-date.

HOUSING CHOICE VOUCHERS (HCV)

<u>ADMINISTRATIVE</u>	<u>Oct-23</u>	<u>Current YTD</u>
Operating Income	\$12,430.65	\$110,882.57
Operating Expenses	\$19,498.11	\$125,802.59
Net Revenue Income/(Loss)	(\$7,067.46)	(\$14,920.02)

<u>Unrestricted Net Position (UNP)</u>	
Prior Month Balance	\$17,097.76
Investment in Fixed Assets	
Monthly HCV Admin Revenue - Gain/(Loss)	-\$7,067.46
Transfer to NRP or Adjustment	\$ -
UNP Ending Balance Per VMS	\$10,030.30

Monthly Notes:

- HCV received \$12,425 in admin fee subsidy from HUD and shows an decrease in revenue of \$7,067.46 for the month with unrestricted net position showing a balance of \$10,030.30.

<u>HAP</u>	<u>Oct-23</u>	<u>Current YTD</u>
Operating Income	\$102,577.00	\$594,055.00
Operating Expenses	\$86,439.00	\$615,386.30
Net Revenue Income/(Loss)	\$16,138.00	(\$21,331.30)

<u>Restricted Net Position (RNP)</u>	
Prior Month Balance	\$ (25,420.00)
Investment in Fixed Assets	\$ -
Monthly HCV HAP Revenue - Gain/(Loss)	\$15,886.00
Adjustment/Transfer from COCC or UNP	
RNP Ending Balance per VMS	\$ (9,534.00)

Monthly Notes:

- HCV received \$102,577 in HAP subsidy and had a increase in revenue of \$3,970.75. Restricted Net Position shows a balance of (\$9,534). RNP has been offset by UNP and the agency is working with HUD on utilizing our HUD Held Reserves to help fund the program.

EMERGENCY HOUSING VOUCHERS (EHV)

<u>ADMINISTRATIVE</u>	<u>Oct-23</u>	<u>Current YTD</u>
Operating Income	\$ 476.00	\$ 6,252.00
Operating Expenses	\$ 453.40	\$ 4,034.67
Net Revenue Income/(Loss)	\$22.60	\$2,217.33

<u>EHV (UNP)</u>	
Prior Month Balance	\$ 19,222.55
Monthly EHV Admin Revenue - Gain/(Loss)	\$ 22.60
EHV UNP Ending Balance	\$16,862.15

Monthly Notes:

- EHV received \$476 in admin fee subsidy from HUD and an increase in revenue of \$22.6 for the month.

<u>HAP</u>	<u>Oct-23</u>	<u>Current YTD</u>
Operating Income	\$ 1,422.00	\$ 43,132.00
Operating Expenses	\$ 7,870.00	\$ 49,659.00
Net Revenue Income/(Loss)	(\$6,448.00)	(\$6,527.00)

<u>EHV (RNP)</u>	
Prior Month Balance	\$ 4,065.00
Monthly EHV HAP Revenue - Gain/(Loss)	\$ (6,448.00)
RNP Ending Balance per VMS	\$0.00

Monthly Notes:

- EHV received \$,422 in HAP subsidy and had an decrease in revenue of \$6,448.

MISCELLANEOUS

IDROP Bad Debt Submitted

<u>Property Sites</u>	<u>Oct-23</u>	<u>Historical</u>
Moon Towers	\$ -	\$ 98,649.11
Family Sites	\$ -	\$ 291,601.35
Bluebell	\$ -	\$ 7,607.28
Brentwood	\$ -	\$ 37,116.74
Prairieland	\$ -	\$ 43,845.68
Housing Choice Voucher	\$ -	\$ 44,989.48
Total	\$ -	\$ 523,809.64

Tenant Online Payments

<u>Property Sites</u>	<u>Oct-23</u>	<u>FYE 2024</u>
Moon Towers	\$ 2,395.00	\$ 22,193.25
Family Sites	\$ 5,173.36	\$ 36,848.04
Bluebell	\$ 1,127.00	\$ 7,156.00
Brentwood	\$ 5,316.00	\$ 34,295.00
Prairieland	\$ 4,225.00	\$ 22,854.00
Housing Choice Voucher	\$ -	\$ 7,061.00
Fiscal Year 2022 Total	\$ 18,236.36	\$ 130,407.29

IDROP Bad Debt Collected

<u>Property Sites</u>	<u>Oct-23</u>	<u>Historical</u>
Moon Towers	\$ -	\$ 9,031.21
Family Sites	\$ 261.64	\$ 83,729.61
Bluebell	\$ -	\$ 100.00
Brentwood	\$ -	\$ 10,494.81
Prairieland	\$ -	\$ 9,820.89
Housing Choice Voucher	\$ -	\$ 13,337.10
Total	\$ 261.64	\$ 126,513.62

Monthly Bad Debt Reported	\$0.00
Historical Bad Debt	\$1,156,840.22

	<u>By IDROP</u>	<u>By Debtor</u>
Historical Bad Debt Collected	\$126,513.62	\$ 29,325.75
	13.47%	2.53%

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	15.00	15.00	0.00	105.00	105.00	180.00	0.00
REVENUE							
FEE REVENUE							
70710 Management Fees							
10-1-000-000-3810.000 Management Fee Inc	-41,840.64	-45,700.00	3,859.36	-319,900.00	-291,297.65	-548,400.00	-46.88
10-1-000-000-3810.010 Mgmt Fees CFP	-100,000.00	-12,624.75	-87,375.25	-88,373.25	-100,000.00	-151,497.00	-33.99
Total Line 70710	-141,840.64	-58,324.75	-83,515.89	-408,273.25	-391,297.65	-699,897.00	-44.09
70720 Asset Management Fees							
10-1-000-000-3820.000 Asset Mgmt Fee Inc	-4,240.00	-4,240.00	0.00	-29,680.00	-29,680.00	-50,880.00	-41.67
Total Line 70720	-4,240.00	-4,240.00	0.00	-29,680.00	-29,680.00	-50,880.00	-41.67
70730 Book Keeping Fees							
10-1-000-000-3830.000 Bookkeeping Fee Inc	-5,775.00	-5,822.00	47.00	-40,754.00	-40,560.00	-69,864.00	-41.94
Total Line 70730	-5,775.00	-5,822.00	47.00	-40,754.00	-40,560.00	-69,864.00	-41.94
70750 Other Fees							
10-1-000-000-3840.000 Other Fee Inc	-60.00	0.00	-60.00	0.00	-540.00	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	-74,200.00	-74,200.00	-127,200.00	-41.67
10-1-000-000-3850.006 Safety/Security Fee Inc	-5,890.00	-5,895.00	5.00	-41,265.00	-41,230.00	-70,740.00	-41.72
10-1-000-000-3850.007 Mental Health Fee Inc	-5,890.00	-4,525.00	-1,365.00	-31,675.00	-23,560.00	-54,300.00	-56.61
Total Line 70750	-22,440.00	-21,020.00	-1,420.00	-147,140.00	-139,530.00	-252,240.00	-44.68
70700 TOTAL FEE REVENUE	-174,295.64	-89,406.75	-84,888.89	-625,847.25	-601,067.65	-1,072,881.00	-43.98
OTHER REVENUE							
71100 Investment Income - Unrestricted							
10-1-000-000-3610.000 Interest Income	-1,069.79	-20.83	-1,048.96	-145.81	-4,563.28	-250.00	1,725.31
10-1-000-000-3610.023 Interest Income - HRA	-0.33	0.00	-0.33	0.00	-1.05	0.00	
Total Line 71100	-1,070.12	-20.83	-1,049.29	-145.81	-4,564.33	-250.00	1,725.73
71500 Other Revenue							
10-1-000-000-3690.000 Other Income	0.00	-200.00	200.00	-1,400.00	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	
10-1-000-000-3850.001 Maint Labor Income	-46,748.10	0.00	-46,748.10	0.00	-146,891.39	0.00	
10-1-000-000-3850.010 Garb & Trash Inc	0.00	-1,833.33	1,833.33	-12,833.31	-487.27	-22,000.00	-97.79
10-1-000-000-3850.020 Htg & Cooling Inc	0.00	-2,125.00	2,125.00	-14,875.00	-6,611.88	-25,500.00	-74.07
10-1-000-000-3850.030 Snow Removal Inc	0.00	-9.17	9.17	-64.19	0.00	-110.00	-100.00
10-1-000-000-3850.050 Landscape & Grds Inc	0.00	-4,845.83	4,845.83	-33,920.81	-31,659.09	-58,150.00	-45.56
10-1-000-000-3850.060 Unit Turnaround Inc	0.00	-1,220.83	1,220.83	-8,545.81	-3,888.92	-14,650.00	-73.45
10-1-000-000-3850.070 Electrical Inc	0.00	-1,637.50	1,637.50	-11,462.50	-6,193.96	-19,650.00	-68.48
10-1-000-000-3850.080 Plumbing Inc	0.00	-3,600.00	3,600.00	-25,200.00	-8,818.60	-43,200.00	-79.59
10-1-000-000-3850.090 Exterminator Inc	0.00	-250.00	250.00	-1,750.00	-452.72	-3,000.00	-84.91
10-1-000-000-3850.100 Janitorial Inc	0.00	-4,854.17	4,854.17	-33,979.19	-20,991.72	-58,250.00	-63.96
10-1-000-000-3850.110 Routine Maint Inc	0.00	-27,912.50	27,912.50	-195,387.50	-88,052.29	-334,950.00	-73.71
10-1-000-000-3850.120 Other Misc Inc	0.00	-30.00	30.00	-210.00	-7.50	-360.00	-97.92
10-1-001-000-3690.180 WS Labor Reimb	0.00	0.00	0.00	0.00	-28,141.96	0.00	
Total Line 71500	-46,748.10	-48,518.33	1,770.23	-339,628.31	-342,197.30	-582,220.00	-41.23
TOTAL OTHER REVENUE	-47,818.22	-48,539.16	720.94	-339,774.12	-346,761.63	-582,470.00	-40.47
70000 TOTAL REVENUE	-222,113.86	-137,945.91	-84,167.95	-965,621.37	-947,829.28	-1,655,351.00	-42.74

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - COCC
October, 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	37,336.86	37,000.00	336.86	259,000.00	245,828.66	444,000.00	-44.63
10-1-001-000-4110.000 Warm Shelter Salaries	0.00	3,583.33	-3,583.33	25,083.31	2,000.00	43,000.00	-95.35
Total Line 91100	37,336.86	40,583.33	-3,246.47	284,083.31	247,828.66	487,000.00	-49.11
91200 Auditing Fees							
10-1-000-000-4171.000 Audit Fee	0.00	250.00	-250.00	1,750.00	0.00	3,000.00	-100.00
Total Line 91200	0.00	250.00	-250.00	1,750.00	0.00	3,000.00	-100.00
91400 Advertising & Marketing							
10-1-000-000-4190.650 Advertising	50.00	83.33	-33.33	583.31	100.00	1,000.00	-90.00
Total Line 91400	50.00	83.33	-33.33	583.31	100.00	1,000.00	-90.00
91500 Benefit Contributions - Admin							
10-1-000-000-4110.500 Emp Benefit - Admin	16,864.26	12,058.33	4,805.93	84,408.31	92,807.47	144,700.00	-35.86
10-1-000-000-4110.550 Benefit - Life Ins.	580.03	550.00	30.03	3,850.00	4,059.03	6,600.00	-38.50
10-1-001-000-4110.500 Warm Shelter Benefits	0.00	541.67	-541.67	3,791.69	0.00	6,500.00	-100.00
Total Line 91500	17,444.29	13,150.00	4,294.29	92,050.00	96,866.50	157,800.00	-38.61
91600 Office Expense							
10-1-000-000-4140.000 Training - Staff	0.00	833.33	-833.33	5,833.31	239.00	10,000.00	-97.61
10-1-000-000-4180.000 Telephone	528.28	625.00	-96.72	4,375.00	3,789.84	7,500.00	-49.47
10-1-000-000-4190.000 Other Sundry	-428.23	1,000.00	-1,428.23	7,000.00	2,176.75	12,000.00	-81.86
10-1-000-000-4190.050 Office Rent Exp	600.00	600.00	0.00	4,200.00	3,750.00	7,200.00	-47.92
10-1-000-000-4190.100 Postage	-126.87	250.00	-376.87	1,750.00	1,676.93	3,000.00	-44.10
10-1-000-000-4190.200 Office Supplies	61.42	166.67	-105.25	1,166.69	732.95	2,000.00	-63.35
10-1-000-000-4190.250 Office Furniture	0.00	166.67	-166.67	1,166.69	735.05	2,000.00	-63.25
10-1-000-000-4190.300 Paper Supplies	22.25	62.50	-40.25	437.50	824.61	750.00	9.95
10-1-000-000-4190.400 Printing/printers	0.00	100.00	-100.00	700.00	41.00	1,200.00	-96.58
10-1-000-000-4190.401 Printing Supplies	676.95	150.00	526.95	1,050.00	676.95	1,800.00	-62.39
10-1-000-000-4190.500 Printer/Copier Sup Cont	185.98	200.00	-14.02	1,400.00	1,115.88	2,400.00	-53.51
10-1-000-000-4190.550 Computers	0.00	166.67	-166.67	1,166.69	3,807.77	2,000.00	90.39
10-1-000-000-4190.600 Publications	0.00	20.83	-20.83	145.81	0.00	250.00	-100.00
10-1-000-000-4190.700 Member Dues/Fees	1,223.19	250.00	973.19	1,750.00	7,950.83	3,000.00	165.03
10-1-000-000-4190.800 Internet Services	210.76	250.00	-39.24	1,750.00	1,476.19	3,000.00	-50.79
10-1-000-000-4190.850 IT Support	105.00	1,500.00	-1,395.00	10,500.00	3,138.00	18,000.00	-82.57
Total Line 91600	3,058.73	6,341.67	-3,282.94	44,391.69	32,131.75	76,100.00	-57.78
91700 Legal Expense							
10-1-000-000-4130.000 Legal Expense	800.00	800.00	0.00	5,600.00	4,800.00	9,600.00	-50.00
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	5,600.00	4,800.00	9,600.00	-50.00
91800 Travel Expense							
10-1-000-000-4150.000 Travel - Staff	3,267.38	1,000.00	2,267.38	7,000.00	11,142.45	12,000.00	-7.15
10-1-000-000-4150.010 Travel - Commissioners	0.00	750.00	-750.00	5,250.00	1,115.40	9,000.00	-87.61
10-1-000-000-4150.100 Mileage - Admin	130.87	0.00	130.87	0.00	277.00	0.00	
Total Line 91800	3,398.25	1,750.00	1,648.25	12,250.00	12,534.85	21,000.00	-40.31
91900 Other Expense							
10-1-000-000-4120.400 Fee for Service Exp	300.92	200.00	100.92	1,400.00	2,277.91	2,400.00	-5.09
10-1-000-000-4120.500 Other Fee Exp	0.00	0.00	0.00	0.00	-58.03	0.00	
10-1-000-000-4140.010 Training - Commiss	0.00	250.00	-250.00	1,750.00	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	8,027.19	0.00	
10-1-000-000-4190.950 Background Verif	0.00	0.00	0.00	0.00	73.86	0.00	

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
10-1-001-000-4120.400 Fee for Serv Exp - WS	0.00	25.00	-25.00	175.00	0.00	300.00	-100.00
10-1-001-000-4190.000 Admin Supplies - WS	535.22	266.67	268.55	1,866.69	15,919.42	3,200.00	397.48
Total Line 91900	1,899.31	741.67	1,157.64	5,191.69	26,240.35	8,900.00	194.84
91000 TOTAL OPERATING EXPENSE - Admin	63,987.44	63,700.00	287.44	445,900.00	420,502.11	764,400.00	-44.99
UTILITIES							
93100 Water-200 Elect-300 Gas-600 Sewer							
10-1-000-000-4310.000 Water	19.72	25.00	-5.28	175.00	121.00	300.00	-59.67
10-1-000-000-4315.000 Sewer	14.49	15.00	-0.51	105.00	91.43	180.00	-49.21
10-1-000-000-4320.000 Electric	347.05	375.00	-27.95	2,625.00	1,915.01	4,500.00	-57.44
10-1-000-000-4330.000 Gas	97.54	200.00	-102.46	1,400.00	447.64	2,400.00	-81.35
Total Line 93100, 93200, 93300, 93600	478.80	615.00	-136.20	4,305.00	2,575.08	7,380.00	-65.11
93000 TOTAL UTILITIES EXPENSES	478.80	615.00	-136.20	4,305.00	2,575.08	7,380.00	-65.11
MAINTENANCE & OPERATIONS EXPENSE							
94100 Maintenance - Labor							
10-1-000-000-4410.000 Maint Labor	37,814.20	38,166.67	-352.47	267,166.69	263,265.51	458,000.00	-42.52
10-1-000-000-4410.010 Maint Admin Salary	5,384.60	5,258.33	126.27	36,808.31	38,384.50	63,100.00	-39.17
10-1-000-000-4410.100 Maint Labor - OT	648.75	1,575.00	-926.25	11,025.00	10,263.03	18,900.00	-45.70
Total Line 94100	43,847.55	45,000.00	-1,152.45	315,000.00	311,913.04	540,000.00	-42.24
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	70.00	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	67.78	0.00	
10-1-000-000-4420.070 Electrical Supplies	19.14	0.00	19.14	0.00	19.14	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	527.67	0.00	
10-1-000-000-4420.110 Routine Maint. Supplies	72.42	20.83	51.59	145.81	544.48	250.00	117.79
10-1-000-000-4420.120 Other Misc Supply	0.00	0.00	0.00	0.00	1,730.00	0.00	
10-1-000-000-4420.125 Mileage	0.00	20.83	-20.83	145.81	0.00	250.00	-100.00
10-1-000-000-4420.126 Vehicle Supplies	0.00	33.33	-33.33	233.31	175.92	400.00	-56.02
Total Line 94200	91.56	84.99	6.57	594.93	3,064.99	1,020.00	200.49
94300 Maintenance - Contracts							
10-1-000-000-4430.010 Garbage & Trash Cont	92.40	37.50	54.90	262.50	277.20	450.00	-38.40
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	642.00	0.00	
10-1-000-000-4430.126 Vehicle Maint Cont	88.50	41.67	46.83	291.69	88.50	500.00	-82.30
Total Line 94300 - (sub accts)	180.90	79.17	101.73	554.19	1,007.70	950.00	6.07
94500 Maintenance - Ordinary/Benefits							
10-1-000-000-4410.500 Maint Emp Benefit	15,084.72	13,375.00	1,709.72	93,625.00	101,450.54	160,500.00	-36.79
10-1-000-000-4410.510 Maint Admin Benefits	2,586.74	2,625.00	-38.26	18,375.00	18,169.68	31,500.00	-42.32
Total Line 94500	17,671.46	16,000.00	1,671.46	112,000.00	119,620.22	192,000.00	-37.70
94000 TOTAL MAINTENANCE EXPENSE	61,791.47	61,164.16	627.31	428,149.12	435,605.95	733,970.00	-40.65

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
TOTAL PROTECTIVE SERVICES EXPENSE							
95100 Protective Services - Labor							
10-1-000-000-4481.000 Safety/Security Salary	3,970.50	4,166.67	-196.17	29,166.69	29,778.75	50,000.00	-40.44
10-1-000-000-4481.500 Safety/Security Benefits	2,259.93	2,375.00	-115.07	16,625.00	16,219.97	28,500.00	-43.09
Total Line 95100	6,230.43	6,541.67	-311.24	45,791.69	45,998.72	78,500.00	-41.40
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	132.97	75.00	57.97	525.00	1,030.44	900.00	14.49
10-1-000-000-4480.500 Other Security Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 95200	132.97	75.00	57.97	525.00	1,030.44	900.00	14.49
95000 TOTAL PROTECTIVE SERVICES EXP	6,363.40	6,616.67	-253.27	46,316.69	47,029.16	79,400.00	-40.77
INSURANCE PREMIUMS EXPENSE							
96110 120 130 - Property Liab Work Comp							
10-1-000-000-4510.010 Property Insurance	94.75	98.00	-3.25	686.00	663.25	1,176.00	-43.60
10-1-000-000-4510.020 Liability Insurance	36.42	37.50	-1.08	262.50	254.94	450.00	-43.35
10-1-000-000-4510.030 Work Comp Insurance	2,310.36	2,355.00	-44.64	16,485.00	16,172.52	28,260.00	-42.77
Total Line 96110, 96120, 96130	2,441.53	2,490.50	-48.97	17,433.50	17,090.71	29,886.00	-42.81
96140 All Other Insurance							
10-1-000-000-4510.015 Equipment Insurance	14.85	16.00	-1.15	112.00	103.95	192.00	-45.86
10-1-000-000-4510.025 PE & PO Insurance	726.27	750.00	-23.73	5,250.00	5,083.89	9,000.00	-43.51
10-1-000-000-4510.035 Auto Insurance	50.00	51.00	-1.00	357.00	350.00	612.00	-42.81
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	5,719.00	5,537.84	9,804.00	-43.51
96100 TOTAL INSURANCE PREMIUM EXP	3,232.65	3,307.50	-74.85	23,152.50	22,628.55	39,690.00	-42.99
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	2,916.69	0.00	5,000.00	-100.00
Total Line 96210	0.00	416.67	-416.67	2,916.69	0.00	5,000.00	-100.00
96000 TOTAL GENERAL EXPENSE	0.00	416.67	-416.67	2,916.69	0.00	5,000.00	-100.00
96900 TOTAL OPERATING EXPENSE	135,853.76	135,820.00	33.76	950,740.00	928,340.85	1,629,840.00	-43.04
97000 NET REVENUE/EXPENSE - (GAIN)/LOSS	-86,260.10	-2,125.91	-84,134.19	-14,881.37	-19,488.43	-25,511.00	-23.61

MISCELLANEOUS EXPENSE

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
97100 Extraordinary Maintenance							
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	5,355.00	5,323.50	9,180.00	-42.01
Total Line 97400	760.50	765.00	-4.50	5,355.00	5,323.50	9,180.00	-42.01
TOTAL MISCELLANEOUS EXPENSE	760.50	765.00	-4.50	5,355.00	5,323.50	9,180.00	-42.01
90000 TOTAL EXPENSES	136,614.26	136,585.00	29.26	956,095.00	933,664.35	1,639,020.00	-43.04
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	-86,034.82	-5,777.58	-80,257.24	-40,443.06	-3,942.39	-69,331.00	-94.31

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	177.00	177.00	0.00	1,239.00	1,239.00	2,124.00	0.00
REVENUE							
70300 Net Tenant Rent Revenue							
10-1-000-001-3110.000 Dwelling Rent	-37,247.00	-33,583.33	-3,663.67	-235,083.31	-259,643.00	-403,000.00	-35.57
10-1-000-001-3111.000 Utility Allowance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70300	-37,247.00	-33,583.33	-3,663.67	-235,083.31	-259,643.00	-403,000.00	-35.57
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	111.89	-291.67	403.56	-2,041.69	346.88	-3,500.00	-109.91
10-1-000-001-3690.100 Late Fees	0.00	-375.00	375.00	-2,625.00	-3,645.00	-4,500.00	-19.00
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	-29.19	0.00	-50.00	-100.00
10-1-000-001-3690.150 Laundry Income	-1,481.75	-1,041.67	-440.08	-7,291.69	-6,638.76	-12,500.00	-46.89
10-1-000-001-3690.160 Vending Machine Inc	-105.40	-125.00	19.60	-875.00	-547.61	-1,500.00	-63.49
10-1-000-001-3690.180 Labor	-1,182.00	-1,000.00	-182.00	-7,000.00	-5,968.75	-12,000.00	-50.26
10-1-000-001-3690.200 Materials	-160.95	-300.00	139.05	-2,100.00	-1,529.25	-3,600.00	-57.52
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	-2,818.21	-3,137.51	319.30	-21,962.57	-17,982.49	-37,650.00	-52.24
70500 TOTAL TENANT REVENUE	-40,065.21	-36,720.84	-3,344.37	-257,045.88	-277,625.49	-440,650.00	-37.00
70600 HUD PHA Operating Grants							
10-1-000-001-8020.000 Oper Sub - Curr Yr	-45,921.00	-47,495.83	1,574.83	-332,470.81	-345,075.00	-569,950.00	-39.46
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	-45,921.00	-47,495.83	1,574.83	-332,470.81	-345,075.00	-569,950.00	-39.46
10010 Operating Tranfers In - CFP							
10-1-000-001-3404.010 Other Inc - Operations	-100,000.00	-8,333.33	-91,666.67	-58,333.31	-100,000.00	-100,000.00	0.00
Total Line 10010	-100,000.00	-8,333.33	-91,666.67	-58,333.31	-100,000.00	-100,000.00	0.00
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	-1,592.90	-20.83	-1,572.07	-145.81	-5,497.40	-250.00	2,098.96
Total Line 71100	-1,592.90	-20.83	-1,572.07	-145.81	-5,497.40	-250.00	2,098.96
71300 Proceeds from Disposition of Asset							
Total Line 71300	0.00	0.00	0.00	0.00	0.00	0.00	
71500 Other Revenue							
10-1-000-001-3190.050 Office Rent Income	-300.00	-300.00	0.00	-2,100.00	-1,650.00	-3,600.00	-54.17
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	-300.00	-300.00	0.00	-2,100.00	-1,650.00	-3,600.00	-54.17
70000 TOTAL REVENUE	-187,879.11	-92,870.83	-95,008.28	-650,095.81	-729,847.89	-1,114,450.00	-34.51

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - AMP 1 Moon Towers
October, 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	6,855.30	6,166.67	688.63	43,166.69	48,891.87	74,000.00	-33.93
10-1-000-001-4110.200 Admin Exp - Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91100	6,855.30	6,166.67	688.63	43,166.69	48,891.87	74,000.00	-33.93
91200 Auditing Fees							
10-1-000-001-4171.000 Audit Fee	0.00	254.17	-254.17	1,779.19	0.00	3,050.00	-100.00
Total Line 91200	0.00	254.17	-254.17	1,779.19	0.00	3,050.00	-100.00
91300 Management Fee							
10-1-000-001-4120.100 Management Fee Exp	13,293.88	13,681.00	-387.12	95,767.00	94,139.22	164,172.00	-42.66
Total Line 91300	13,293.88	13,681.00	-387.12	95,767.00	94,139.22	164,172.00	-42.66
91310 Book-keeping Fee							
10-1-000-001-4120.300 Bookkeeping Fee Exp	1,290.00	1,328.00	-38.00	9,296.00	9,135.00	15,936.00	-42.68
Total Line 91310	1,290.00	1,328.00	-38.00	9,296.00	9,135.00	15,936.00	-42.68
91500 Benefit Contributions - Admin							
10-1-000-001-4110.500 Admin Emp Benefit	2,808.40	2,083.33	725.07	14,583.31	20,206.27	25,000.00	-19.17
Total Line 91500	2,808.40	2,083.33	725.07	14,583.31	20,206.27	25,000.00	-19.17
91600 Office Expense							
10-1-000-001-4140.000 Training - Staff	0.00	166.67	-166.67	1,166.69	0.00	2,000.00	-100.00
10-1-000-001-4180.000 Telephone	280.55	270.83	9.72	1,895.81	1,929.08	3,250.00	-40.64
10-1-000-001-4190.100 Postage	63.09	66.67	-3.58	466.69	472.71	800.00	-40.91
10-1-000-001-4190.200 Office Supplies	36.00	58.33	-22.33	408.31	490.77	700.00	-29.89
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	700.00	472.19	1,200.00	-60.65
10-1-000-001-4190.400 Printing/printers	0.00	83.33	-83.33	583.31	0.00	1,000.00	-100.00
10-1-000-001-4190.401 Printing Supplies	83.25	90.67	-7.42	634.69	310.46	1,088.00	-71.47
10-1-000-001-4190.500 Printer/Copier Sup Cont	148.00	250.00	-102.00	1,750.00	1,173.33	3,000.00	-60.89
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	58.31	810.00	100.00	710.00
10-1-000-001-4190.800 Internet Services	87.11	104.17	-17.06	729.19	608.90	1,250.00	-51.29
10-1-000-001-4190.850 IT Support	219.07	41.67	177.40	291.69	3,226.27	500.00	545.25
Total Line 91600	917.07	1,240.67	-323.60	8,684.69	9,493.71	14,888.00	-36.23
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	752.08	0.00	752.08	0.00	2,415.05	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	525.00	0.00	900.00	-100.00
Total Line 91800	752.08	75.00	677.08	525.00	2,415.05	900.00	168.34
91900 Other Expense							
10-1-000-001-4120.400 Fee for Service Exp	26.54	29.17	-2.63	204.19	1,059.66	350.00	202.76
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	1,770.00	1,770.00	0.00	12,390.00	7,080.00	21,240.00	-66.67
10-1-000-001-4160.000 Consulting Services	0.00	0.00	0.00	0.00	1,500.00	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	15.00	16.67	-1.67	116.69	60.74	200.00	-69.63
10-1-000-001-4190.950 Background Verification	671.45	350.00	321.45	2,450.00	4,873.76	4,200.00	16.04
Total Line 91900	2,482.99	2,165.84	317.15	15,160.88	14,574.48	25,990.00	-43.92
91000 TOTAL OPERATING EXPENSE - Admin	28,399.72	26,994.68	1,405.04	188,962.76	198,855.60	323,936.00	-38.61

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - AMP 1 Moon Towers
October, 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	12,390.00	12,390.00	21,240.00	-41.67
Total Line 92000	<u>1,770.00</u>	<u>1,770.00</u>	<u>0.00</u>	<u>12,390.00</u>	<u>12,390.00</u>	<u>21,240.00</u>	<u>-41.67</u>
92000 TOTAL ASSET MANAGEMENT FEE	<u>1,770.00</u>	<u>1,770.00</u>	<u>0.00</u>	<u>12,390.00</u>	<u>12,390.00</u>	<u>21,240.00</u>	<u>-41.67</u>
TENANT SERVICES							
92400 Tenant Services - Other							
10-1-000-001-4220.050 Ten Ser-Cable/TV Exp	0.00	87.50	-87.50	612.50	264.00	1,050.00	-74.86
10-1-000-001-4220.100 Ten Ser-Supplies	0.00	20.83	-20.83	145.81	35.64	250.00	-85.74
10-1-000-001-4220.110 Ten Ser-Recreation	0.00	41.67	-41.67	291.69	0.00	500.00	-100.00
10-1-000-001-4220.120 Ten Ser-Education	55.21	0.00	55.21	0.00	55.21	0.00	
10-1-000-001-4220.125 Ten Ser-Other	0.00	250.00	-250.00	1,750.00	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>55.21</u>	<u>400.00</u>	<u>-344.79</u>	<u>2,800.00</u>	<u>354.85</u>	<u>4,800.00</u>	<u>-92.61</u>
92500 TOTAL TENANT SERVICES EXPENSE	<u>55.21</u>	<u>400.00</u>	<u>-344.79</u>	<u>2,800.00</u>	<u>354.85</u>	<u>4,800.00</u>	<u>-92.61</u>
UTILITIES							
93100 Water-200 Elect-300 Gas-600 Sewer							
10-1-000-001-4310.000 Water	1,714.44	1,458.33	256.11	10,208.31	9,313.80	17,500.00	-46.78
10-1-000-001-4315.000 Sewer	4,504.22	3,291.67	1,212.55	23,041.69	25,395.39	39,500.00	-35.71
10-1-000-001-4320.000 Electric	2,786.45	2,666.67	119.78	18,666.69	18,692.97	32,000.00	-41.58
10-1-000-001-4330.000 Gas	2,332.72	4,333.33	-2,000.61	30,333.31	7,411.24	52,000.00	-85.75
Total Line 93100, 93200, 93300, 93600	<u>11,337.83</u>	<u>11,750.00</u>	<u>-412.17</u>	<u>82,250.00</u>	<u>60,813.40</u>	<u>141,000.00</u>	<u>-56.87</u>
93000 TOTAL UTILITIES EXPENSES	<u>11,337.83</u>	<u>11,750.00</u>	<u>-412.17</u>	<u>82,250.00</u>	<u>60,813.40</u>	<u>141,000.00</u>	<u>-56.87</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	30,975.00	30,975.00	53,100.00	-41.67
Total Line 94100	<u>4,425.00</u>	<u>4,425.00</u>	<u>0.00</u>	<u>30,975.00</u>	<u>30,975.00</u>	<u>53,100.00</u>	<u>-41.67</u>
94200 Maintenance - Materials/Supplies							
10-1-000-001-4420.010 Garbage&Trash Supp	0.00	33.33	-33.33	233.31	128.75	400.00	-67.81
10-1-000-001-4420.020 Heating&Cooling Supp	0.00	500.00	-500.00	3,500.00	38.31	6,000.00	-99.36
10-1-000-001-4420.030 Snow Removal Supplies	0.00	25.00	-25.00	175.00	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	6.99	208.33	-201.34	1,458.31	11,197.94	2,500.00	347.92
10-1-000-001-4420.070 Electrical Supplies	32.48	100.00	-67.52	700.00	391.04	1,200.00	-67.41
10-1-000-001-4420.080 Plumbing Supplies	229.48	125.00	104.48	875.00	1,013.22	1,500.00	-32.45
10-1-000-001-4420.090 Extermination Supplies	183.92	166.67	17.25	1,166.69	1,234.70	2,000.00	-38.27
10-1-000-001-4420.100 Janitorial Supplies	0.00	541.67	-541.67	3,791.69	3,366.26	6,500.00	-48.21
10-1-000-001-4420.110 Routine Maint. Supplies	193.38	1,666.67	-1,473.29	11,666.69	7,455.05	20,000.00	-62.72
10-1-000-001-4420.120 Other Misc Supplies	0.00	83.33	-83.33	583.31	1,305.00	1,000.00	30.50
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	1,166.69	956.37	2,000.00	-52.18
10-1-000-001-4420.130 Securty Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94200	<u>646.25</u>	<u>3,616.67</u>	<u>-2,970.42</u>	<u>25,316.69</u>	<u>27,086.64</u>	<u>43,400.00</u>	<u>-37.59</u>

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - AMP 1 Moon Towers
October, 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	13,278.40	15,881.17	-2,602.77	111,168.19	89,283.17	190,574.00	-53.15
10-1-000-001-4430.010 Garbage & Trash Con	463.50	416.67	46.83	2,916.69	5,157.30	5,000.00	3.15
10-1-000-001-4430.020 Heating & Cooling Cont	0.00	666.67	-666.67	4,666.69	-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	12,541.69	8,931.68	21,500.00	-58.46
10-1-000-001-4430.050 Landscape & Grds Cont	113.00	1,625.00	-1,512.00	11,375.00	83.00	19,500.00	-99.57
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	18,666.69	0.00	32,000.00	-100.00
10-1-000-001-4430.080 Plumbing Contracts	135.00	375.00	-240.00	2,625.00	346.20	4,500.00	-92.31
10-1-000-001-4430.090 Extermination Contracts	1,550.00	2,375.00	-825.00	16,625.00	26,695.00	28,500.00	-6.33
10-1-000-001-4430.100 Janitorial Contracts	0.00	0.00	0.00	0.00	342.60	0.00	
10-1-000-001-4430.110 Routine Maint Cont	0.00	1,041.67	-1,041.67	7,291.69	5,097.52	12,500.00	-59.22
10-1-000-001-4430.111 Flooring Contract	0.00	0.00	0.00	0.00	5,065.00	0.00	
10-1-000-001-4430.120 Other Misc Cont Cost	0.00	125.00	-125.00	875.00	6,664.80	1,500.00	344.32
10-1-000-001-4430.121 Laundry Equip Contract	1,679.00	41.67	1,637.33	291.69	2,134.00	500.00	326.80
10-1-000-001-4430.126 Vehicle Maint Cont	150.64	41.67	108.97	291.69	156.64	500.00	-68.67
10-1-000-001-4431.000 Trash Removal	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94300	17,369.54	27,047.86	-9,678.32	189,335.02	149,695.16	324,574.00	-53.88
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	22,440.79	35,089.53	-12,648.74	245,626.71	207,756.80	421,074.00	-50.66
TOTAL PROTECTIVE SERVICES EXPENSE							
95200 Protective Services - Contract							
10-1-000-001-4480.000 Police Contract	0.00	254.17	-254.17	1,779.19	1,037.34	3,050.00	-65.99
10-1-000-001-4480.006 Safety/Security Labor Fee	1,770.00	1,770.00	0.00	12,390.00	12,390.00	21,240.00	-41.67
10-1-000-001-4480.100 ADT Contract	194.96	200.00	-5.04	1,400.00	1,925.69	2,400.00	-19.76
10-1-000-001-4480.500 Other Security Contract	0.00	1,291.67	-1,291.67	9,041.69	3,480.00	15,500.00	-77.55
Total Line 95200	1,964.96	3,515.84	-1,550.88	24,610.88	18,833.03	42,190.00	-55.36
95300 Protective Services - Other							
Total Line 95300	0.00	0.00	0.00	0.00	0.00	0.00	
95000 TOTAL PROTECTIVE SERVICES EXP	1,964.96	3,515.84	-1,550.88	24,610.88	18,833.03	42,190.00	-55.36
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	27,766.69	27,259.19	47,600.00	-42.73
10-1-000-001-4510.020 Liability Insurance	430.06	439.58	-9.52	3,077.06	3,010.42	5,275.00	-42.93
10-1-000-001-4510.030 Work Comp Insurance	204.43	208.33	-3.90	1,458.31	1,431.01	2,500.00	-42.76
Total Line 96110, 96120, 96130	4,528.66	4,614.58	-85.92	32,302.06	31,700.62	55,375.00	-42.75
96140 All Other Insurance							
10-1-000-001-4510.015 Equipment Insurance	175.35	179.17	-3.82	1,254.19	1,227.45	2,150.00	-42.91
10-1-000-001-4510.025 PE & PO Insurance	63.81	66.67	-2.86	466.69	446.67	800.00	-44.17
10-1-000-001-4510.035 Auto Insurance	50.00	52.08	-2.08	364.56	350.00	625.00	-44.00
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	2,085.44	2,024.12	3,575.00	-43.38
96100 TOTAL INSURANCE PREMIUMS EXP	4,817.82	4,912.50	-94.68	34,387.50	33,724.74	58,950.00	-42.79

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - AMP 1 Moon Towers
October, 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 Absenses							
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	2,590.92	2,438.33	152.59	17,068.31	19,882.96	29,260.00	-32.05
Total Line 96300	2,590.92	2,438.33	152.59	17,068.31	19,882.96	29,260.00	-32.05
96400 Bad Debt - Tenant Rents							
10-1-000-001-4570.000 Collection Losses	2,750.30	833.33	1,916.97	5,833.31	9,794.59	10,000.00	-2.05
Total Line 96400	2,750.30	833.33	1,916.97	5,833.31	9,794.59	10,000.00	-2.05
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	5,341.22	3,271.66	2,069.56	22,901.62	29,677.55	39,260.00	-24.41
96900 TOTAL OPERATING EXPENSE	76,127.55	87,704.21	-11,576.66	613,929.47	562,405.97	1,052,450.00	-46.56
97000 NET REVENUE/EXPENSE (-Gain/Loss)	-111,751.56	-5,166.62	-106,584.94	-36,166.34	-167,441.92	-62,000.00	170.07
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	96,250.00	75,943.00	165,000.00	-53.97
Total Line 97400	10,849.00	13,750.00	-2,901.00	96,250.00	75,943.00	165,000.00	-53.97
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	96,250.00	75,943.00	165,000.00	-53.97

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - AMP 1 Moon Towers
October, 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)	-100,902.56	8,843.38	-109,745.94	61,903.66	-91,498.92	106,120.00	-186.22

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	196.00	196.00	0.00	1,372.00	1,372.00	2,352.00	0.00
REVENUE							
70300 Net Tenant Rent Revenue							
10-1-000-002-3110.000 Dwelling Rent	-19,145.00	-17,500.00	-1,645.00	-122,500.00	-141,773.00	-210,000.00	-32.49
10-1-000-002-3111.000 Utility Allowance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70300	-19,145.00	-17,500.00	-1,645.00	-122,500.00	-141,773.00	-210,000.00	-32.49
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	-10.00	-333.33	323.33	-2,333.31	-616.31	-4,000.00	-84.59
10-1-000-002-3690.100 Late Fees	-525.00	-625.00	100.00	-4,375.00	-5,525.00	-7,500.00	-26.33
10-1-000-002-3690.120 Violation Fees	-1,760.00	-345.00	-1,415.00	-2,415.00	-8,225.00	-4,140.00	98.67
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	-25.00	-4.17	-20.83	-29.19	-100.00	-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	-1,403.35	-1,666.67	263.32	-11,666.69	-10,654.10	-20,000.00	-46.73
10-1-000-002-3690.200 Materials	-638.25	-750.00	111.75	-5,250.00	-4,251.13	-9,000.00	-52.77
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	-4,361.60	-3,724.17	-637.43	-26,069.19	-29,371.54	-44,690.00	-34.28
70500 TOTAL TENANT REVENUE	-23,506.60	-21,224.17	-2,282.43	-148,569.19	-171,144.54	-254,690.00	-32.80
70600 HUD PHA Operating Grants							
10-1-000-002-8020.000 Oper Sub - Curr Yr	-76,505.00	-77,521.58	1,016.58	-542,651.06	-550,785.00	-930,259.00	-40.79
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	-76,505.00	-77,521.58	1,016.58	-542,651.06	-550,785.00	-930,259.00	-40.79
10010 Operating Tranfers In - CFP							
10-1-000-002-3404.010 Other Inc - Operations	-120,000.00	-10,000.00	-110,000.00	-70,000.00	-120,000.00	-120,000.00	0.00
Total Line 70610	-120,000.00	-10,000.00	-110,000.00	-70,000.00	-120,000.00	-120,000.00	0.00
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	-1,765.73	-22.92	-1,742.81	-160.44	-6,594.69	-275.00	2,298.07
Total Line 71100	-1,765.73	-22.92	-1,742.81	-160.44	-6,594.69	-275.00	2,298.07
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	-2,100.00	-2,100.00	-3,600.00	-41.67
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	0.00	-125.00	125.00	-875.00	-500.00	-1,500.00	-66.67
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	269.59	0.00	
Total Line 71500	-300.00	-425.00	125.00	-2,975.00	-2,330.41	-5,100.00	-54.31
70000 TOTAL REVENUE	-222,077.33	-109,193.67	-112,883.66	-764,355.69	-850,854.64	-1,310,324.00	-35.07

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - AMP 2 Family Site
October, 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	6,895.50	9,525.00	-2,629.50	66,675.00	49,189.65	114,300.00	-56.96
10-1-000-002-4110.200 Admin Exp - Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91100	6,895.50	9,525.00	-2,629.50	66,675.00	49,189.65	114,300.00	-56.96
91200 Auditing Fees							
10-1-000-002-4171.000 Audit Fee	0.00	229.17	-229.17	1,604.19	0.00	2,750.00	-100.00
Total Line 91200	0.00	229.17	-229.17	1,604.19	0.00	2,750.00	-100.00
91300 Management Fee							
10-1-000-002-4120.100 Management Fee Exp	14,916.97	15,149.00	-232.03	106,043.00	101,481.77	181,788.00	-44.18
Total Line 91300	14,916.97	15,149.00	-232.03	106,043.00	101,481.77	181,788.00	-44.18
91310 Book-keeping Fee							
10-1-000-002-4120.300 Bookkeeping Fee Exp	1,447.50	1,470.00	-22.50	10,290.00	9,847.50	17,640.00	-44.18
Total Line 91310	1,447.50	1,470.00	-22.50	10,290.00	9,847.50	17,640.00	-44.18
91500 Benefit Contributions - Admin							
10-1-000-002-4110.500 Emp Benefit - Admin	2,348.58	3,100.00	-751.42	21,700.00	16,748.50	37,200.00	-54.98
Total Line 91500	2,348.58	3,100.00	-751.42	21,700.00	16,748.50	37,200.00	-54.98
91600 Office Expense							
10-1-000-002-4140.000 Training - Staff	0.00	250.00	-250.00	1,750.00	149.00	3,000.00	-95.03
10-1-000-002-4180.000 Telephone	230.81	279.17	-48.36	1,954.19	1,607.37	3,350.00	-52.02
10-1-000-002-4190.100 Postage	142.62	150.00	-7.38	1,050.00	1,358.94	1,800.00	-24.50
10-1-000-002-4190.200 Office Supplies	199.59	33.33	166.26	233.31	3,449.63	400.00	762.41
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	133.47	41.67	91.80	291.69	1,235.58	500.00	147.12
10-1-000-002-4190.400 Printing/printers	116.42	41.67	74.75	291.69	116.42	500.00	-76.72
10-1-000-002-4190.401 Printing Supplies	0.00	25.00	-25.00	175.00	0.00	300.00	-100.00
10-1-000-002-4190.500 Printer/Copier Sup Cont	159.72	147.92	11.80	1,035.44	777.98	1,775.00	-56.17
10-1-000-002-4190.550 Computers	0.00	0.00	0.00	0.00	4,631.12	0.00	
10-1-000-002-4190.700 Member Dues/Fees	0.00	0.00	0.00	0.00	375.00	0.00	
10-1-000-002-4190.800 Internet Services	764.48	600.00	164.48	4,200.00	4,141.27	7,200.00	-42.48
10-1-000-002-4190.850 IT Support	2,467.41	194.17	2,273.24	1,359.19	3,230.54	2,330.00	38.65
Total Line 91600	4,214.52	1,762.93	2,451.59	12,340.51	21,072.85	21,155.00	-0.39
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	376.03	41.67	334.36	291.69	462.29	500.00	-7.54
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	183.92	150.00	33.92	1,050.00	463.40	1,800.00	-74.26
Total Line 91800	559.95	191.67	368.28	1,341.69	925.69	2,300.00	-59.75
91900 Other Expense							
10-1-000-002-4120.400 Fee for Service Exp	19.77	233.33	-213.56	1,633.31	1,117.95	2,800.00	-60.07
10-1-000-002-4120.500 Other Fee Exp	0.00	0.00	0.00	0.00	1.40	0.00	
10-1-000-002-4120.700 Mental Health Fee	1,960.00	1,960.00	0.00	13,720.00	7,840.00	23,520.00	-66.67
10-1-000-002-4160.000 Consulting Services	0.00	75.00	-75.00	525.00	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	960.99	404.17	556.82	2,829.19	5,446.14	4,850.00	12.29
Total Line 91900	2,940.76	2,672.50	268.26	18,707.50	14,461.37	32,070.00	-54.91
91000 TOTAL OPERATING EXPENSE - Admin	33,323.78	34,100.27	-776.49	238,701.89	213,727.33	409,203.00	-47.77

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - AMP 2 Family Site
October, 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	13,720.00	13,720.00	23,520.00	-41.67
Total Line 92000	1,960.00	1,960.00	0.00	13,720.00	13,720.00	23,520.00	-41.67
92000 TOTAL ASSET MANAGEMENT FEE	1,960.00	1,960.00	0.00	13,720.00	13,720.00	23,520.00	-41.67
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	67.06	16.67	50.39	116.69	99.69	200.00	-50.16
10-1-000-002-4220.110 Ten Ser-Recreation	0.00	41.67	-41.67	291.69	681.44	500.00	36.29
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	233.31	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	67.06	91.67	-24.61	641.69	781.13	1,100.00	-28.99
92500 TOTAL TENANT SERVICES EXPENSE	67.06	91.67	-24.61	641.69	781.13	1,100.00	-28.99
UTILITIES							
93100 Water-200 Elect-300 Gas-600 Sewer							
10-1-000-002-4310.000 Water	124.70	100.00	24.70	700.00	977.99	1,200.00	-18.50
10-1-000-002-4315.000 Sewer	58.49	45.83	12.66	320.81	480.87	550.00	-12.57
10-1-000-002-4320.000 Electric	1,153.36	1,583.33	-429.97	11,083.31	9,013.46	19,000.00	-52.56
10-1-000-002-4330.000 Gas	523.82	1,208.33	-684.51	8,458.31	3,509.54	14,500.00	-75.80
Total Line 93100 93200 93300 93600	1,860.37	2,937.49	-1,077.12	20,562.43	13,981.86	35,250.00	-60.34
93000 TOTAL UTILITIES EXPENSES	1,860.37	2,937.49	-1,077.12	20,562.43	13,981.86	35,250.00	-60.34
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	34,300.00	34,300.00	58,800.00	-41.67
Total Line 94100	4,900.00	4,900.00	0.00	34,300.00	34,300.00	58,800.00	-41.67
94200 Maintenance - Materials/Supplies							
10-1-000-002-4420.010 Garbage&Trash Supp	0.00	0.00	0.00	0.00	16.99	0.00	
10-1-000-002-4420.020 Heating&Cooling Supp	3,463.34	333.33	3,130.01	2,333.31	53,539.43	4,000.00	1,238.49
10-1-000-002-4420.030 Snow Removal Supplies	0.00	83.33	-83.33	583.31	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	10.38	250.00	-239.62	1,750.00	2,833.91	3,000.00	-5.54
10-1-000-002-4420.070 Electrical Supplies	1,263.92	500.00	763.92	3,500.00	3,800.81	6,000.00	-36.65
10-1-000-002-4420.080 Plumbing Supplies	2,854.75	1,050.00	1,804.75	7,350.00	9,143.64	12,600.00	-27.43
10-1-000-002-4420.090 Extermination Supplies	270.79	16.67	254.12	116.69	1,189.29	200.00	494.65
10-1-000-002-4420.100 Janitorial Supplies	76.71	283.33	-206.62	1,983.31	3,177.72	3,400.00	-6.54
10-1-000-002-4420.110 Routine Maint. Supplies	3,439.58	3,750.00	-310.42	26,250.00	43,133.14	45,000.00	-4.15
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	1,215.63	0.00	
10-1-000-002-4420.125 Mileage	27.78	0.00	27.78	0.00	48.22	0.00	
10-1-000-002-4420.126 Vehicle Supplies	0.00	458.33	-458.33	3,208.31	3,797.50	5,500.00	-30.95
10-1-000-002-4420.130 Security Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94200	11,407.25	6,724.99	4,682.26	47,074.93	121,896.28	80,700.00	51.05

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
94300 Maintenance - Contracts							
10-1-000-002-4430.010 Refuse	34.01	8.33	25.68	58.31	427.96	100.00	327.96
10-1-000-002-4430.000 Maint Labor Contract	31,662.06	26,800.92	4,861.14	187,606.44	196,757.91	321,611.00	-38.82
10-1-000-002-4430.010 Garbage&Trash Cont	325.30	250.00	75.30	1,750.00	1,740.30	3,000.00	-41.99
10-1-000-002-4430.020 Heating&Cooling Cont	5,377.00	600.00	4,777.00	4,200.00	47,201.75	7,200.00	555.58
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	856.68	333.33	523.35	2,333.31	6,236.54	4,000.00	55.91
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	175.00	-588.55	300.00	-296.18
10-1-000-002-4430.080 Plumbing Contracts	5,710.00	1,000.00	4,710.00	7,000.00	9,251.34	12,000.00	-22.91
10-1-000-002-4430.090 Extermination Contracts	0.00	1,291.67	-1,291.67	9,041.69	6,608.00	15,500.00	-57.37
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	61.25	9,916.67	-9,855.42	69,416.69	181.25	119,000.00	-99.85
10-1-000-002-4430.111 Flooring Contract	0.00	0.00	0.00	0.00	90,539.95	0.00	
10-1-000-002-4430.120 Other Misc Cont Cost	0.00	0.00	0.00	0.00	-12,217.77	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	0.00	508.33	-508.33	3,558.31	403.40	6,100.00	-93.39
10-1-000-002-4431.000 Trash Removal	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94300	44,026.30	40,734.25	3,292.05	285,139.75	346,542.08	488,811.00	-29.11
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	60,333.55	52,359.24	7,974.31	366,514.68	502,738.36	628,311.00	-19.99
TOTAL PROTECTIVE SERVICES EXPENSE							
95200 Protective Services - Contract							
10-1-000-002-4480.000 Police Contract	0.00	308.33	-308.33	2,158.31	1,148.71	3,700.00	-68.95
10-1-000-002-4480.006 Safety/Security Labor Fee	1,960.00	1,960.00	0.00	13,720.00	13,720.00	23,520.00	-41.67
10-1-000-002-4480.100 ADT Contract	305.81	277.50	28.31	1,942.50	1,648.00	3,330.00	-50.51
10-1-000-002-4480.500 Other Security Contract	0.00	375.00	-375.00	2,625.00	7,678.86	4,500.00	70.64
Total Line 95200	2,265.81	2,920.83	-655.02	20,445.81	24,195.57	35,050.00	-30.97
95300 Protective Services - Other							
Total Line 95300	0.00	0.00	0.00	0.00	0.00	0.00	
95000 TOTAL PROTECTIVE SERVICES EXP	2,265.81	2,920.83	-655.02	20,445.81	24,195.57	35,050.00	-30.97
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	29,297.94	28,759.78	50,225.00	-42.74
10-1-000-002-4510.020 Liability Ins	476.29	485.42	-9.13	3,397.94	3,334.03	5,825.00	-42.76
10-1-000-002-4510.030 Work Comp Insurance	210.77	214.58	-3.81	1,502.06	1,475.39	2,575.00	-42.70
Total Line 96110 96120 96130	4,795.60	4,885.42	-89.82	34,197.94	33,569.20	58,625.00	-42.74
96140 All Other Insurance							
10-1-000-002-4510.015 Equipment Insurance	194.20	197.92	-3.72	1,385.44	1,359.40	2,375.00	-42.76
10-1-000-002-4510.025 PE & PO Insurance	70.84	72.92	-2.08	510.44	495.88	875.00	-43.33
10-1-000-002-4510.035 Auto Insurance	200.00	204.17	-4.17	1,429.19	1,400.00	2,450.00	-42.86
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	3,325.07	3,255.28	5,700.00	-42.89
96100 TOTAL INSURANCE PREMIUMS EXP	5,260.64	5,360.43	-99.79	37,523.01	36,824.48	64,325.00	-42.75

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - AMP 2 Family Site
October, 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	-43.34	1,768.67	-1,812.01	12,380.69	12,105.92	21,224.00	-42.96
Total Line 96300	-43.34	1,768.67	-1,812.01	12,380.69	12,105.92	21,224.00	-42.96
96400 Bad Debt - Tenant Rents							
10-1-000-002-4570.000 Collection Losses	-4,153.81	1,250.00	-5,403.81	8,750.00	7,675.14	15,000.00	-48.83
Total Line 96400	-4,153.81	1,250.00	-5,403.81	8,750.00	7,675.14	15,000.00	-48.83
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	-4,197.15	3,018.67	-7,215.82	21,130.69	19,781.06	36,224.00	-45.39
96900 TOTAL OPERATING EXPENSE	100,874.06	102,748.60	-1,874.54	719,240.20	825,749.79	1,232,983.00	-33.03
97000 NET REVENUE/EXPENSE (-Gain/Loss)	-121,203.27	-6,445.07	-114,758.20	-45,115.49	-25,104.85	-77,341.00	-67.54
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	217,000.00	199,570.00	372,000.00	-46.35
Total Line 97400	28,510.00	31,000.00	-2,490.00	217,000.00	199,570.00	372,000.00	-46.35
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	217,000.00	199,570.00	372,000.00	-46.35

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - AMP 2 Family Site
October, 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)	-92,693.27	24,554.93	-117,248.20	171,884.51	174,465.15	294,659.00	-40.79

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	51.00	51.00	0.00	357.00	357.00	612.00	0.00
REVENUE							
70300 Net Tenant Rent Revenue							
10-1-000-006-3110.000 Dwelling Rent	-14,881.00	-14,000.00	-881.00	-98,000.00	-105,776.00	-168,000.00	-37.04
10-1-000-006-3111.000 Utility Allowance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70300	-14,881.00	-14,000.00	-881.00	-98,000.00	-105,776.00	-168,000.00	-37.04
70400 Tenant Revenue - Other							
10-1-000-006-3120.000 Excess Utilities	0.00	-6.25	6.25	-43.75	-25.00	-75.00	-66.67
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	-29.19	-408.00	-50.00	716.00
10-1-000-006-3690.100 Late Fees	-75.00	-125.00	50.00	-875.00	-625.00	-1,500.00	-58.33
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	-25.00	-4.17	-20.83	-29.19	-25.00	-50.00	-50.00
10-1-000-006-3690.150 Laundry Income	-366.00	-458.33	92.33	-3,208.31	-4,097.30	-5,500.00	-25.50
10-1-000-006-3690.160 Vending Machine Inc	-25.85	-37.50	11.65	-262.50	-128.92	-450.00	-71.35
10-1-000-006-3690.180 Labor	-115.00	-166.67	51.67	-1,166.69	-361.00	-2,000.00	-81.95
10-1-000-006-3690.200 Materials	0.00	-41.67	41.67	-291.69	-35.22	-500.00	-92.96
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	-606.85	-843.76	236.91	-5,906.32	-5,705.44	-10,125.00	-43.65
70500 TOTAL TENANT REVENUE	-15,487.85	-14,843.76	-644.09	-103,906.32	-111,481.44	-178,125.00	-37.41
70600 HUD PHA Operating Grants							
10-1-000-006-8020.000 Oper Sub - Curr Yr	-8,809.00	-8,997.58	188.58	-62,983.06	-72,187.00	-107,971.00	-33.14
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	-8,809.00	-8,997.58	188.58	-62,983.06	-72,187.00	-107,971.00	-33.14
10010 Operating Tranfers In - CFP							
10-1-000-006-3404.010 Other Inc - Operations	-30,000.00	-2,500.00	-27,500.00	-17,500.00	-30,000.00	-30,000.00	0.00
Total Line 70610	-30,000.00	-2,500.00	-27,500.00	-17,500.00	-30,000.00	-30,000.00	0.00
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	-568.11	-6.25	-561.86	-43.75	-1,932.30	-75.00	2,476.40
Total Line 71100	-568.11	-6.25	-561.86	-43.75	-1,932.30	-75.00	2,476.40
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	-54,864.96	-26,347.59	-28,517.37	-184,433.13	-215,600.74	-316,171.00	-31.81

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - AMP 3 Bluebell
October, 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	761.70	1,729.17	-967.47	12,104.19	5,432.43	20,750.00	-73.82
10-1-000-006-4110.200 Admin Exp - Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91100	761.70	1,729.17	-967.47	12,104.19	5,432.43	20,750.00	-73.82
91200 Auditing Fees							
10-1-000-006-4171.000 Audit Fee	0.00	83.33	-83.33	583.31	0.00	1,000.00	-100.00
Total Line 91200	0.00	83.33	-83.33	583.31	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	27,594.00	27,360.66	47,304.00	-42.16
Total Line 91300	3,941.79	3,942.00	-0.21	27,594.00	27,360.66	47,304.00	-42.16
91310 Book-keeping Fee							
10-1-000-006-4120.300 Bookkeeping Exp	382.50	383.00	-0.50	2,681.00	2,655.00	4,596.00	-42.23
Total Line 91310	382.50	383.00	-0.50	2,681.00	2,655.00	4,596.00	-42.23
91500 Benefit Contributions - Admin							
10-1-000-006-4110.500 Emp Benefit - Admin	312.08	595.83	-283.75	4,170.81	2,245.28	7,150.00	-68.60
Total Line 91500	312.08	595.83	-283.75	4,170.81	2,245.28	7,150.00	-68.60
91600 Office Expense							
10-1-000-006-4140.000 Training - Staff	0.00	47.08	-47.08	329.56	0.00	565.00	-100.00
10-1-000-006-4180.000 Telephone	403.67	353.00	50.67	2,471.00	2,693.84	4,236.00	-36.41
10-1-000-006-4190.100 Postage	6.93	6.25	0.68	43.75	43.05	75.00	-42.60
10-1-000-006-4190.200 Office Supplies	0.00	4.17	-4.17	29.19	58.42	50.00	16.84
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	116.69	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	58.31	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	926.22	0.00	
10-1-000-006-4190.700 Member Dues/Fees	0.00	104.17	-104.17	729.19	0.00	1,250.00	-100.00
10-1-000-006-4190.800 Internet Services	236.90	229.17	7.73	1,604.19	1,658.30	2,750.00	-39.70
10-1-000-006-4190.850 IT Support	0.00	41.67	-41.67	291.69	909.32	500.00	81.86
Total Line 91600	647.50	810.51	-163.01	5,673.57	6,289.15	9,726.00	-35.34
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	43.23	73.33	-30.10	513.31	43.23	880.00	-95.09
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	43.75	0.00	75.00	-100.00
Total Line 91800	43.23	79.58	-36.35	557.06	43.23	955.00	-95.47
91900 Other Expense							
10-1-000-006-4120.400 Fee for Service Exp	10.30	4.17	6.13	29.19	320.47	50.00	540.94
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	510.00	510.00	0.00	3,570.00	2,040.00	6,120.00	-66.67
10-1-000-006-4160.000 Consulting Services	0.00	25.00	-25.00	175.00	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	55.49	0.00	
10-1-000-006-4190.950 Background Verification	0.00	12.50	-12.50	87.50	36.93	150.00	-75.38
Total Line 91900	520.30	551.67	-31.37	3,861.69	2,452.89	6,620.00	-62.95
91000 TOTAL OPERATING EXPENSE - Admin	6,609.10	8,175.09	-1,565.99	57,225.63	46,478.64	98,101.00	-52.62

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - AMP 3 Bluebell
October, 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	3,570.00	3,570.00	6,120.00	-41.67
Total Line 92000	510.00	510.00	0.00	3,570.00	3,570.00	6,120.00	-41.67
92000 TOTAL ASSET MANAGEMENT FEE	510.00	510.00	0.00	3,570.00	3,570.00	6,120.00	-41.67
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	2,333.31	0.00	4,000.00	-100.00
10-1-000-006-4220.110 Ten Ser-Recreation	0.00	8.33	-8.33	58.31	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	1,750.00	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	4,141.62	0.00	7,100.00	-100.00
92500 TOTAL TENANT SERVICES EXPENSE	0.00	591.66	-591.66	4,141.62	0.00	7,100.00	-100.00
UTILITIES							
93100 Water-200 Elect-300 Gas-600 Sewer							
10-1-000-006-4310.000 Water	377.27	304.17	73.10	2,129.19	2,329.50	3,650.00	-36.18
10-1-000-006-4315.000 Sewer	305.21	254.17	51.04	1,779.19	1,910.87	3,050.00	-37.35
10-1-000-006-4320.000 Electric	1,249.45	1,333.33	-83.88	9,333.31	6,995.99	16,000.00	-56.28
10-1-000-006-4330.000 Gas	354.07	958.33	-604.26	6,708.31	1,600.23	11,500.00	-86.08
Total Line 93100 93200 93300 93600	2,286.00	2,850.00	-564.00	19,950.00	12,836.59	34,200.00	-62.47
93000 TOTAL UTILITIES EXPENSES	2,286.00	2,850.00	-564.00	19,950.00	12,836.59	34,200.00	-62.47
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	8,925.00	8,925.00	15,300.00	-41.67
Total Line 94100	1,275.00	1,275.00	0.00	8,925.00	8,925.00	15,300.00	-41.67
94200 Maintenance - Materials/Supplies							
10-1-000-006-4420.010 Garbage&Trash Supp	0.00	41.67	-41.67	291.69	0.00	500.00	-100.00
10-1-000-006-4420.020 Heating&Cooling Supp	0.00	300.00	-300.00	2,100.00	104.73	3,600.00	-97.09
10-1-000-006-4420.030 Snow Removal Supplies	0.00	8.33	-8.33	58.31	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	1,458.31	249.31	2,500.00	-90.03
10-1-000-006-4420.070 Electrical Supplies	32.29	125.00	-92.71	875.00	172.55	1,500.00	-88.50
10-1-000-006-4420.080 Plumbing Supplies	111.57	208.33	-96.76	1,458.31	261.79	2,500.00	-89.53
10-1-000-006-4420.090 Extermination Supplies	0.00	12.50	-12.50	87.50	0.00	150.00	-100.00
10-1-000-006-4420.100 Janitorial Supplies	133.21	141.67	-8.46	991.69	1,700.65	1,700.00	0.04
10-1-000-006-4420.110 Routine Maint.Supplies	804.35	833.33	-28.98	5,833.31	1,970.23	10,000.00	-80.30
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	238.09	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	0.00	8.33	-8.33	58.31	315.18	100.00	215.18
10-1-000-006-4420.130 Security Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94200	1,081.42	1,887.49	-806.07	13,212.43	5,012.53	22,650.00	-77.87

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - AMP 3 Bluebell
October, 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	1,807.64	5,606.17	-3,798.53	39,243.19	26,633.64	67,274.00	-60.41
10-1-000-006-4430.010 Garbage & Trash Cont	373.50	275.00	98.50	1,925.00	2,161.70	3,300.00	-34.49
10-1-000-006-4430.020 Heating & Cooling Cont	0.00	1,250.00	-1,250.00	8,750.00	360.00	15,000.00	-97.60
10-1-000-006-4430.030 Snow Removal Contract	0.00	50.00	-50.00	350.00	0.00	600.00	-100.00
10-1-000-006-4430.040 Elevator Maint Cont	0.00	416.67	-416.67	2,916.69	150.00	5,000.00	-97.00
10-1-000-006-4430.050 Landscape & Grds Cont	98.00	83.33	14.67	583.31	2,542.00	1,000.00	154.20
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	729.19	-261.72	1,250.00	-120.94
10-1-000-006-4430.080 Plumbing Contracts	180.00	666.67	-486.67	4,666.69	810.00	8,000.00	-89.88
10-1-000-006-4430.090 Extermination Contracts	0.00	208.33	-208.33	1,458.31	1,950.00	2,500.00	-22.00
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 Routine Maint Cont	0.00	666.67	-666.67	4,666.69	3,336.54	8,000.00	-58.29
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	2,041.69	0.00	3,500.00	-100.00
10-1-000-006-4430.121 Laundry Equip Contract	125.00	83.33	41.67	583.31	1,789.00	1,000.00	78.90
10-1-000-006-4430.126 Vehicle Maint Cont	0.00	0.00	0.00	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	2,584.14	9,702.01	-7,117.87	67,914.07	39,477.16	116,424.00	-66.09
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	4,940.56	12,864.50	-7,923.94	90,051.50	53,414.69	154,374.00	-65.40
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	3,570.00	3,570.00	6,120.00	-41.67
10-1-000-006-4480.100 ADT Contract	923.64	145.83	777.81	1,020.81	3,380.24	1,750.00	93.16
10-1-000-006-4480.500 Other Security Contract	0.00	541.67	-541.67	3,791.69	0.00	6,500.00	-100.00
Total Line 95200	1,433.64	1,197.50	236.14	8,382.50	6,950.24	14,370.00	-51.63
95300 Protective Services - Other							
Total Line 95300	0.00	0.00	0.00	0.00	0.00	0.00	
95000 TOTAL PROTECTIVE SERVICES EXP	1,433.64	1,197.50	236.14	8,382.50	6,950.24	14,370.00	-51.63
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	8,954.19	8,779.68	15,350.00	-42.80
10-1-000-006-4510.020 Liability Insurance	124.68	127.08	-2.40	889.56	872.76	1,525.00	-42.77
10-1-000-006-4510.030 Work Comp	27.09	29.17	-2.08	204.19	189.63	350.00	-45.82
Total Line 96110 96120 96130	1,406.01	1,435.42	-29.41	10,047.94	9,842.07	17,225.00	-42.86
96140 All Other Insurance							
10-1-000-006-4510.015 Equipment Insurance	50.83	52.08	-1.25	364.56	355.81	625.00	-43.07
10-1-000-006-4510.025 PE & PO Insurance	7.14	8.33	-1.19	58.31	49.98	100.00	-50.02
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	422.87	405.79	725.00	-44.03
96100 TOTAL INSURANCE PREMIUMS EXP	1,463.98	1,495.83	-31.85	10,470.81	10,247.86	17,950.00	-42.91

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - AMP 3 Bluebell
October, 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	-230.80	1,144.42	-1,375.22	8,010.94	9,293.94	13,733.00	-32.32
Total Line 96300	-230.80	1,144.42	-1,375.22	8,010.94	9,293.94	13,733.00	-32.32
96400 Bad Debt - Tenant Rents							
10-1-000-006-4570.000 Collection Losses	-154.11	0.00	-154.11	0.00	425.46	0.00	
Total Line 96400	-154.11	0.00	-154.11	0.00	425.46	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	-384.91	1,144.42	-1,529.33	8,010.94	9,719.40	13,733.00	-29.23
96900 TOTAL OPERATING EXPENSE	16,858.37	28,829.00	-11,970.63	201,803.00	143,217.42	345,948.00	-58.60
97000 NET REVENUE/EXPENSE (-Gain/Loss)	-38,006.59	2,481.41	-40,488.00	17,369.87	-72,383.32	29,777.00	-343.08
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	61,250.00	31,045.00	105,000.00	-70.43
Total Line 97400	4,435.00	8,750.00	-4,315.00	61,250.00	31,045.00	105,000.00	-70.43
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	61,250.00	31,045.00	105,000.00	-70.43

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - AMP 3 Bluebell
October, 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)	-33,571.59	11,231.41	-44,803.00	78,619.87	-41,338.32	134,777.00	-130.67

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	72.00	72.00	0.00	504.00	504.00	864.00	0.00
REVENUE							
70300 Net Tenant Rent Revenue							
60-1-000-000-5120.000 Rent - Brentwood	-25,311.00	-28,220.00	2,909.00	-197,540.00	-175,850.00	-338,640.00	-48.07
60-1-000-000-5125.000 PHA Rent	-10,671.00	-7,500.00	-3,171.00	-52,500.00	-70,528.00	-90,000.00	-21.64
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	-188.00	0.00	-188.00	0.00	208.00	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	-36,170.00	-35,720.00	-450.00	-250,040.00	-246,170.00	-428,640.00	-42.57
70400 Tenant Revenue - Other							
60-1-000-000-5910.000 Laundry Income	-337.75	-660.00	322.25	-4,620.00	-4,132.25	-7,920.00	-47.83
60-1-000-000-5920.000 Bad Check Charges	0.00	0.00	0.00	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	-876.98	-600.00	-276.98	-4,200.00	-4,109.98	-7,200.00	-42.92
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	-56.00	-80.00	24.00	-560.00	-440.00	-960.00	-54.17
60-1-000-000-5926.000 Violation Charges	0.00	-40.42	40.42	-282.94	-20.00	-485.00	-95.88
60-1-000-000-5930.000 Retained HAP	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70400	-1,270.73	-1,380.42	109.69	-9,662.94	-8,742.23	-16,565.00	-47.22
70500 TOTAL TENANT REVENUE	-37,440.73	-37,100.42	-340.31	-259,702.94	-254,912.23	-445,205.00	-42.74
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	-430.29	-120.00	-310.29	-840.00	-1,284.16	-1,440.00	-10.82
60-1-000-000-5410.025 Interest Inc - Sec Dep	-0.56	0.00	-0.56	0.00	-1.62	0.00	
Total Line 71100	-430.85	-120.00	-310.85	-840.00	-1,285.78	-1,440.00	-10.71
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	-58.31	-379.44	-100.00	279.44
60-1-000-000-5901.000 Income - LR Amps	0.00	-83.33	83.33	-583.31	0.00	-1,000.00	-100.00
Total Line 71500	0.00	-91.66	91.66	-641.62	-379.44	-1,100.00	-65.51
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	-37,871.58	-37,312.08	-559.50	-261,184.56	-256,577.45	-447,745.00	-42.70

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - Brentwood
October, 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	1,350.00	1,345.83	4.17	9,420.81	9,645.00	16,150.00	-40.28
60-1-000-000-6330.000 Manager Salaries	2,499.76	2,804.17	-304.41	19,629.19	20,025.29	33,650.00	-40.49
Total Line 91100	3,849.76	4,150.00	-300.24	29,050.00	29,670.29	49,800.00	-40.42
91200 Auditing Fees							
60-1-000-000-6350.000 Audit	0.00	100.00	-100.00	700.00	0.00	1,200.00	-100.00
Total Line 91200	0.00	100.00	-100.00	700.00	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	26,208.00	26,104.00	44,928.00	-41.90
Total Line 91300	3,692.00	3,744.00	-52.00	26,208.00	26,104.00	44,928.00	-41.90
91310 Book-keeping Fee							
60-1-000-000-6351.000 Bookkeeping Fees	532.50	540.00	-7.50	3,780.00	3,765.00	6,480.00	-41.90
Total Line 91310	532.50	540.00	-7.50	3,780.00	3,765.00	6,480.00	-41.90
91400 Advertising & Marketing							
60-1-000-000-6210.000 Advertising	9.63	33.33	-23.70	233.31	57.78	400.00	-85.56
Total Line 91400	9.63	33.33	-23.70	233.31	57.78	400.00	-85.56
91500 Benefit Contributions - Admin							
60-1-000-000-6310.500 Admin Benefits	326.13	333.33	-7.20	2,333.31	2,391.12	4,000.00	-40.22
60-1-000-000-6330.500 Manager's Benefits	918.13	845.83	72.30	5,920.81	6,813.23	10,150.00	-32.87
Total Line 91500	1,244.26	1,179.16	65.10	8,254.12	9,204.35	14,150.00	-34.95
91600 Office Expense							
60-1-000-000-6250.000 Misc Rent Expense	166.72	176.00	-9.28	1,232.00	580.47	2,112.00	-72.52
60-1-000-000-6311.000 Office Exp - BW	255.73	165.00	90.73	1,155.00	552.83	1,980.00	-72.08
60-1-000-000-6311.050 Office Rental Exp	243.00	250.50	-7.50	1,753.50	1,701.00	3,006.00	-43.41
60-1-000-000-6311.100 Phone/Internet Exp	54.67	125.00	-70.33	875.00	655.28	1,500.00	-56.31
60-1-000-000-6311.150 IT Support	309.27	136.00	173.27	952.00	2,395.95	1,632.00	46.81
60-1-000-000-6311.200 Office Furniture	0.00	16.67	-16.67	116.69	148.77	200.00	-25.62
Total Line 91600	1,029.39	869.17	160.22	6,084.19	6,034.30	10,430.00	-42.14
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	700.00	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	88.45	110.00	-21.55	770.00	554.65	1,320.00	-57.98
Total Line 91800	88.45	210.00	-121.55	1,470.00	772.87	2,520.00	-69.33
91900 Other Expense							
60-1-000-000-6350.700 Mental Health Fee	720.00	0.00	720.00	0.00	2,880.00	0.00	
60-1-000-000-6352.500 Other Fee Exp	0.00	0.00	0.00	0.00	5.14	0.00	
60-1-000-000-6360.000 Training - Staff	0.00	166.67	-166.67	1,166.69	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	9,333.31	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	21.63	18.00	3.63	126.00	188.44	216.00	-12.76
60-1-000-000-6399.000 Other Administrative	0.00	100.00	-100.00	700.00	157.67	1,200.00	-86.86
Total Line 91900	741.63	1,618.00	-876.37	11,326.00	3,231.25	19,416.00	-83.36
91000 TOTAL OPERATING EXPENSE - Admin	11,187.62	12,443.66	-1,256.04	87,105.62	78,839.84	149,324.00	-47.20
UTILITIES							

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - Brentwood
October, 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	464.51	425.00	39.51	2,975.00	2,730.01	5,100.00	-46.47
60-1-000-000-6451.000 Utilities - Water	1,017.98	1,000.00	17.98	7,000.00	6,035.52	12,000.00	-49.70
60-1-000-000-6452.000 Utilities - Gas	101.99	180.00	-78.01	1,260.00	484.57	2,160.00	-77.57
60-1-000-000-6453.000 Utilities - Sewer	2,187.57	1,800.00	387.57	12,600.00	13,004.25	21,600.00	-39.80
Total Line 93100, 93200, 93300, 93600	3,772.05	3,405.00	367.05	23,835.00	22,254.35	40,860.00	-45.54
93000 TOTAL UTILITIES EXPENSES	3,772.05	3,405.00	367.05	23,835.00	22,254.35	40,860.00	-45.54
MAINTENANCE & OPERATIONS EXPENSE							
94100 Maintenance - Labor							
60-1-000-000-6510.000 Maint Salaries	3,776.80	5,070.83	-1,294.03	35,495.81	26,036.42	60,850.00	-57.21
60-1-000-000-6510.100 OT Maintenance	63.00	85.00	-22.00	595.00	374.37	1,020.00	-63.30
60-1-000-000-6510.200 Maint from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94100	3,839.80	5,155.83	-1,316.03	36,090.81	26,410.79	61,870.00	-57.31
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	154.29	150.00	4.29	1,050.00	563.22	1,800.00	-68.71
60-1-000-000-6515.030 Snow Removal Supplies	0.00	58.33	-58.33	408.31	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	1,750.00	250.78	3,000.00	-91.64
60-1-000-000-6515.070 Electrical Supplies	508.49	135.00	373.49	945.00	750.85	1,620.00	-53.65
60-1-000-000-6515.080 Plumbing Supplies	233.95	400.00	-166.05	2,800.00	1,147.18	4,800.00	-76.10
60-1-000-000-6515.090 Extermination Supplies	42.42	0.00	42.42	0.00	56.61	0.00	
60-1-000-000-6515.100 Janitorial Supplies	141.02	175.00	-33.98	1,225.00	482.85	2,100.00	-77.01
60-1-000-000-6515.110 Routine Maint. Supplies	461.06	670.00	-208.94	4,690.00	1,971.41	8,040.00	-75.48
60-1-000-000-6515.114 Painting Supplies - BW	517.83	140.00	377.83	980.00	588.06	1,680.00	-65.00
60-1-000-000-6515.115 Refrigerators	1,060.00	183.33	876.67	1,283.31	2,120.00	2,200.00	-3.64
60-1-000-000-6515.116 Stoves	0.00	100.00	-100.00	700.00	730.00	1,200.00	-39.17
60-1-000-000-6515.120 Misc. Other Supplies	0.00	62.50	-62.50	437.50	158.27	750.00	-78.90
60-1-000-000-6515.500 Small Tools/Equipment	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94200	3,119.06	2,324.16	794.90	16,269.12	8,819.23	27,890.00	-68.38
94300 Maintenance - Contracts							
60-1-000-000-6520.010 Garbage/Trash Contract	1,429.70	1,150.00	279.70	8,050.00	8,644.53	13,800.00	-37.36
60-1-000-000-6520.020 Heat/Cool Contract	0.00	250.00	-250.00	1,750.00	0.00	3,000.00	-100.00
60-1-000-000-6520.030 Snow Removal Contract	0.00	150.00	-150.00	1,050.00	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	1,750.00	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	455.00	0.00	780.00	-100.00
60-1-000-000-6520.080 Plumbing Contract	70.00	416.67	-346.67	2,916.69	947.00	5,000.00	-81.06
60-1-000-000-6520.090 Extermination Contract	850.00	383.33	466.67	2,683.31	3,526.00	4,600.00	-23.35
60-1-000-000-6520.100 Janitorial Contract	0.00	93.75	-93.75	656.25	450.00	1,125.00	-60.00
60-1-000-000-6520.110 Routine Maint. Contract	0.00	216.67	-216.67	1,516.69	4,106.11	2,600.00	57.93
60-1-000-000-6520.111 Carpet Repr/Repl Cont.	2,775.00	875.00	1,900.00	6,125.00	4,900.00	10,500.00	-53.33
60-1-000-000-6520.120 Misc. Other Contracts	0.00	6,716.67	-6,716.67	47,016.69	51,564.58	80,600.00	-36.02
Total Line 94300 - (sub acct)	5,124.70	10,567.09	-5,442.39	73,969.63	74,138.22	126,805.00	-41.53
94500 Maintenance - Ordinary/Benefits							
60-1-000-000-6510.500 Maint. Employee Ben.	1,571.41	1,783.33	-211.92	12,483.31	11,135.07	21,400.00	-47.97
Total Line 94500	1,571.41	1,783.33	-211.92	12,483.31	11,135.07	21,400.00	-47.97
94000 TOTAL MAINTENANCE EXPENSES	13,654.97	19,830.41	-6,175.44	138,812.87	120,503.31	237,965.00	-49.36
TOTAL PROTECTIVE SERVICES EXPENSE							
95100 Protective Services - Labor							

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - Brentwood
October, 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	5,040.00	5,130.00	8,640.00	-40.63
60-1-000-000-6580.100 ADT Contract	79.49	99.00	-19.51	693.00	584.01	1,188.00	-50.84
60-1-000-000-6580.500 Other Safety Contracts	0.00	41.67	-41.67	291.69	540.55	500.00	8.11
Total Line 95200	817.49	860.67	-43.18	6,024.69	6,254.56	10,328.00	-39.44
95300 Protective Services - Other							
Total Line 95300	0.00	0.00	0.00	0.00	0.00	0.00	
95000 TOTAL PROTECTIVE SERVICES EXP	817.49	860.67	-43.18	6,024.69	6,254.56	10,328.00	-39.44
INSURANCE PREMIUMS EXPENSE							
96110 Property Insurance							
60-1-000-000-6720.000 Property Insurance	1,241.21	1,264.50	-23.29	8,851.50	8,688.47	15,174.00	-42.74
Total Line 96110	1,241.21	1,264.50	-23.29	8,851.50	8,688.47	15,174.00	-42.74
96120 Liability Insurance							
60-1-000-000-6721.000 Liability Insurance	175.11	178.50	-3.39	1,249.50	1,225.77	2,142.00	-42.77
Total Line 96120	175.11	178.50	-3.39	1,249.50	1,225.77	2,142.00	-42.77
96130 Workmen's Compensation							
60-1-000-000-6722.000 Work Comp Insurance	285.36	290.75	-5.39	2,035.25	1,997.52	3,489.00	-42.75
Total Line 96130	285.36	290.75	-5.39	2,035.25	1,997.52	3,489.00	-42.75
96140 All Other Insurance							
60-1-000-000-6720.500 Equipment Insurance	71.40	72.75	-1.35	509.25	499.80	873.00	-42.75
60-1-000-000-6721.500 PE & PO Insuranace	88.52	90.17	-1.65	631.19	619.64	1,082.00	-42.73
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	1,140.44	1,119.44	1,955.00	-42.74
96100 TOTAL INSURANCE PREMIUMS EXP	1,861.60	1,896.67	-35.07	13,276.69	13,031.20	22,760.00	-42.75
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	291.69	0.00	500.00	-100.00
Total Line 96210	0.00	41.67	-41.67	291.69	0.00	500.00	-100.00
96300 Payment In Lieu Of Taxes - PILOT							
60-1-000-000-6710.000 PILOT - Real Estate Tax	-192.16	2,036.08	-2,228.24	14,252.56	11,195.78	24,433.00	-54.18
Total Line 96300	-192.16	2,036.08	-2,228.24	14,252.56	11,195.78	24,433.00	-54.18
96400 Bad Debt - Tenant Rents							
60-1-000-000-6370.000 Bad Debt	320.09	100.42	219.67	702.94	2,106.24	1,205.00	74.79
Total Line 96400	320.09	100.42	219.67	702.94	2,106.24	1,205.00	74.79
96000 TOTAL OTHER GENERAL EXPENSES	127.93	2,178.17	-2,050.24	15,247.19	13,302.02	26,138.00	-49.11
INTEREST & AMORTIZATION EXPENSE							
96710 Interest of Mortgage/Bond Payable							
60-1-000-000-6810.000 Interest Exp Payable	1,413.83	1,500.00	-86.17	10,500.00	10,364.49	18,000.00	-42.42
60-1-000-000-6860.000 Security Deposit Interest	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96710	1,413.83	1,500.00	-86.17	10,500.00	10,364.49	18,000.00	-42.42
96700 TOTAL INTEREST EXP & AMORT	1,413.83	1,500.00	-86.17	10,500.00	10,364.49	18,000.00	-42.42
96900 TOTAL OPERATING EXPENSE	32,835.49	42,114.58	-9,279.09	294,802.06	264,549.77	505,375.00	-47.65
97000 NET REVENUE/EXPENSE (GAIN/-LOSS)	-5,036.09	4,802.50	-9,838.59	33,617.50	7,972.32	57,630.00	-86.17
MISCELLANEOUS EXPENSE							

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	65.00	72.00	0.00	504.00	455.00	864.00	0.00
REVENUE							
70300 Net Tenant Rent Revenue							
60-1-000-001-5120.000 Rent - Prairieland	-22,007.00	-23,635.00	1,628.00	-165,445.00	-149,323.00	-283,620.00	-47.35
60-1-000-001-5125.000 PHA Rent	-3,797.00	-2,500.00	-1,297.00	-17,500.00	-23,992.00	-30,000.00	-20.03
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	2.00	0.00	2.00	0.00	-1,702.00	0.00	
60-1-000-001-5970.000 Excess Rent	-1,634.00	-1,083.33	-550.67	-7,583.31	-10,188.00	-13,000.00	-21.63
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	-27,436.00	-27,218.33	-217.67	-190,528.31	-185,205.00	-326,620.00	-43.30
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	-40.00	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	-521.00	-583.33	62.33	-4,083.31	-3,776.00	-7,000.00	-46.06
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	-108.00	-167.00	59.00	-1,169.00	-537.00	-2,004.00	-73.20
60-1-000-001-5926.000 Violation Charges	0.00	-40.42	40.42	-282.94	-470.00	-485.00	-3.09
60-1-000-001-5930.000 Retained HAP	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70400	-629.00	-790.75	161.75	-5,535.25	-4,823.00	-9,489.00	-49.17
70500 TOTAL TENANT REVENUE	-28,065.00	-28,009.08	-55.92	-196,063.56	-190,028.00	-336,109.00	-43.46
70600 HUD PHA Operating Grants							
60-1-000-001-5126.000 HAP - Prairie S8	-5,238.00	-4,000.00	-1,238.00	-28,000.00	-32,412.00	-48,000.00	-32.48
60-1-000-001-5500.000 HUD Interest Payment	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70600	-5,238.00	-4,000.00	-1,238.00	-28,000.00	-32,412.00	-48,000.00	-32.48
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	-0.46	0.00	-0.46	0.00	-1.33	0.00	
Total Line 71100	-0.46	0.00	-0.46	0.00	-1.33	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	-1,760.50	-1,701.00	-3,018.00	-43.64
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	-1,760.50	-1,701.00	-3,018.00	-43.64
72000 Investment Income - Restricted							
60-1-000-001-5440.000 Rep Res Interest	0.00	-19.58	19.58	-137.06	-512.46	-235.00	118.07
60-1-000-001-5450.000 Residual Res Int Inc	0.00	-4.50	4.50	-31.50	-2.73	-54.00	-94.94
Total Line 72000	0.00	-24.08	24.08	-168.56	-515.19	-289.00	78.27
70000 TOTAL REVENUE	-33,546.46	-32,284.66	-1,261.80	-225,992.62	-224,657.52	-387,416.00	-42.01

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - Prairieland
October, 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	1,350.00	1,345.83	4.17	9,420.81	9,645.00	16,150.00	-40.28
60-1-000-001-6330.000 Manager's Salaries	2,499.74	2,804.17	-304.43	19,629.19	20,025.13	33,650.00	-40.49
Total Line 91100	3,849.74	4,150.00	-300.26	29,050.00	29,670.13	49,800.00	-40.42
91200 Auditing Fees							
60-1-000-001-6350.000 Audit	0.00	100.00	-100.00	700.00	0.00	1,200.00	-100.00
Total Line 91200	0.00	100.00	-100.00	700.00	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	23,660.00	23,348.00	40,560.00	-42.44
Total Line 91300	3,380.00	3,380.00	0.00	23,660.00	23,348.00	40,560.00	-42.44
91310 Book-keeping Fee							
60-1-000-001-6351.000 Bookkeeping Fees	487.50	488.00	-0.50	3,416.00	3,367.50	5,856.00	-42.49
Total Line 91310	487.50	488.00	-0.50	3,416.00	3,367.50	5,856.00	-42.49
91400 Advertising & Marketing							
60-1-000-001-6210.000 Advertising	9.62	33.33	-23.71	233.31	57.72	400.00	-85.57
Total Line 91400	9.62	33.33	-23.71	233.31	57.72	400.00	-85.57
91500 Benefit Contributions - Admin							
60-1-000-001-6310.500 Admin Benefits	326.15	333.33	-7.18	2,333.31	2,391.24	4,000.00	-40.22
60-1-000-001-6330.500 Manager's Benefits	918.13	845.83	72.30	5,920.81	6,813.22	10,150.00	-32.87
Total Line 91500	1,244.28	1,179.16	65.12	8,254.12	9,204.46	14,150.00	-34.95
91600 Office Expense							
60-1-000-001-6250.000 Misc. Rent Expense	166.72	100.00	66.72	700.00	673.23	1,200.00	-43.90
60-1-000-001-6311.000 Office Exp - PL	255.73	160.00	95.73	1,120.00	586.19	1,920.00	-69.47
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	54.67	125.00	-70.33	875.00	655.18	1,500.00	-56.32
60-1-000-001-6311.150 IT Support	283.50	136.00	147.50	952.00	2,370.17	1,632.00	45.23
60-1-000-001-6311.200 Office Furniture	0.00	0.00	0.00	0.00	148.77	0.00	
Total Line 91600	760.62	521.00	239.62	3,647.00	4,433.54	6,252.00	-29.09
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	700.00	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	88.43	110.00	-21.57	770.00	578.54	1,320.00	-56.17
Total Line 91800	88.43	210.00	-121.57	1,470.00	796.75	2,520.00	-68.38
91900 Other Expense							
60-1-000-001-6350.700 Mental Health Fee	650.00	0.00	650.00	0.00	2,600.00	0.00	
60-1-000-001-6352.500 Other Fee Exp	0.00	0.00	0.00	0.00	5.13	0.00	
60-1-000-001-6360.000 Training - Staff	0.00	166.67	-166.67	1,166.69	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	700.00	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	18.42	10.00	8.42	70.00	137.08	120.00	14.23
60-1-000-001-6399.000 Other Administrative	10.69	100.00	-89.31	700.00	309.72	1,200.00	-74.19
Total Line 91900	679.11	376.67	302.44	2,636.69	3,051.93	4,520.00	-32.48
91000 TOTAL OPERATING EXPENSE - Admin	10,499.30	10,438.16	61.14	73,067.12	73,930.03	125,258.00	-40.98
UTILITIES							

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - Prairieland
October, 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	295.50	380.00	-84.50	2,660.00	2,167.97	4,560.00	-52.46
60-1-000-001-6451.000 Utilities Water	1,239.29	900.00	339.29	6,300.00	7,055.18	10,800.00	-34.67
60-1-000-001-6452.000 Utilities Gas	104.66	160.00	-55.34	1,120.00	669.17	1,920.00	-65.15
60-1-000-001-6453.000 Utilities Sewer	2,616.77	1,790.00	826.77	12,530.00	15,063.31	21,480.00	-29.87
Total Line 93100, 93200, 93300, 93600	4,256.22	3,230.00	1,026.22	22,610.00	24,955.63	38,760.00	-35.61
93000 TOTAL UTILITIES EXPENSES	4,256.22	3,230.00	1,026.22	22,610.00	24,955.63	38,760.00	-35.61
MAINTENANCE & OPERATIONS EXPENSE							
94100 Maintenance - Labor							
60-1-000-001-6510.000 Maintenance Salaries	3,776.80	5,070.83	-1,294.03	35,495.81	27,044.48	60,850.00	-55.56
60-1-000-001-6510.100 OT Maintenance	63.00	85.00	-22.00	595.00	374.38	1,020.00	-63.30
60-1-000-001-6510.200 Maint from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94100	3,839.80	5,155.83	-1,316.03	36,090.81	27,418.86	61,870.00	-55.68
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	227.22	185.00	42.22	1,295.00	745.41	2,220.00	-66.42
60-1-000-001-6515.030 Snow Removal Supplies	0.00	58.33	-58.33	408.31	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	0.00	266.67	-266.67	1,866.69	789.84	3,200.00	-75.32
60-1-000-001-6515.070 Electrical Supplies	238.70	100.00	138.70	700.00	436.49	1,200.00	-63.63
60-1-000-001-6515.080 Plumbing Supplies	105.88	340.00	-234.12	2,380.00	3,837.02	4,080.00	-5.96
60-1-000-001-6515.090 Extermination Supplies	0.00	25.00	-25.00	175.00	0.00	300.00	-100.00
60-1-000-001-6515.100 Janitorial Supplies	10.13	80.00	-69.87	560.00	187.15	960.00	-80.51
60-1-000-001-6515.110 Routine Maint. Supplies	345.00	666.67	-321.67	4,666.69	3,545.23	8,000.00	-55.68
60-1-000-001-6515.114 Painting Supplies - PL	866.25	185.00	681.25	1,295.00	866.25	2,220.00	-60.98
60-1-000-001-6515.115 Refrigerators	0.00	183.33	-183.33	1,283.31	541.00	2,200.00	-75.41
60-1-000-001-6515.116 Stoves	788.00	133.33	654.67	933.31	2,239.60	1,600.00	39.98
60-1-000-001-6515.120 Other Misc. Supplies	0.00	83.33	-83.33	583.31	1,012.19	1,000.00	1.22
60-1-000-001-6515.500 Small Tools/Equipment	0.00	0.00	0.00	0.00	-36.19	0.00	
Total Line 94200	2,581.18	2,306.66	274.52	16,146.62	14,163.99	27,680.00	-48.83
94300 Maintenance - Contracts							
60-1-000-001-6520.010 Garbage/Trash Contract	678.70	710.00	-31.30	4,970.00	4,772.48	8,520.00	-43.98
60-1-000-001-6520.020 Heat/Cool Contract	1,730.44	50.00	1,680.44	350.00	1,730.44	600.00	188.41
60-1-000-001-6520.030 Snow Removal Contract	0.00	125.00	-125.00	875.00	0.00	1,500.00	-100.00
60-1-000-001-6520.040 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	9,391.69	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	116.69	0.00	200.00	-100.00
60-1-000-001-6520.080 Plumbing Contract	0.00	550.00	-550.00	3,850.00	540.00	6,600.00	-91.82
60-1-000-001-6520.090 Extermin Contract	0.00	283.33	-283.33	1,983.31	1,071.00	3,400.00	-68.50
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	385.00	297.87	660.00	-54.87
60-1-000-001-6520.111 Carpet Repr/Repl Cont.	0.00	1,033.33	-1,033.33	7,233.31	6,120.00	12,400.00	-50.65
60-1-000-001-6520.120 Other Misc. Contracts	0.00	1,333.33	-1,333.33	9,333.31	0.00	16,000.00	-100.00
Total Line 94300 - (sub acct)	2,409.14	5,498.33	-3,089.19	38,488.31	14,531.79	65,980.00	-77.98
94500 Maintenance - Ordinary/Benefits							
60-1-000-001-6510.500 Maint.Benefits	1,571.43	1,783.33	-211.90	12,483.31	11,135.22	21,400.00	-47.97
Total Line 94500	1,571.43	1,783.33	-211.90	12,483.31	11,135.22	21,400.00	-47.97
94000 TOTAL MAINTENANCE EXPENSES	10,401.55	14,744.15	-4,342.60	103,209.05	67,249.86	176,930.00	-61.99
TOTAL PROTECTIVE SERVICES EXPENSE							
95100 Protective Services - Labor							

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - Prairieland
October, 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	4,550.00	4,639.95	7,800.00	-40.51
60-1-000-001-6580.100 ADT Contract	79.48	99.00	-19.52	693.00	658.79	1,188.00	-44.55
60-1-000-001-6580.500 Other Safety Contracts	0.00	10.00	-10.00	70.00	91.60	120.00	-23.67
Total Line 95200	747.47	759.00	-11.53	5,313.00	5,390.34	9,108.00	-40.82
95300 Protective Services - Other							
Total Line 95300	0.00	0.00	0.00	0.00	0.00	0.00	
95000 TOTAL PROTECTIVE SERVICES EXP	747.47	759.00	-11.53	5,313.00	5,390.34	9,108.00	-40.82
INSURANCE PREMIUMS EXPENSE							
96110 Property Insurance							
60-1-000-001-6720.000 Prpoerty Insurance	1,250.68	1,274.17	-23.49	8,919.19	8,754.76	15,290.00	-42.74
Total LIne 96110	1,250.68	1,274.17	-23.49	8,919.19	8,754.76	15,290.00	-42.74
96120 Liability Insurance							
60-1-000-001-6721.000 Liability Insurance	158.30	161.25	-2.95	1,128.75	1,108.10	1,935.00	-42.73
Total Line 96120	158.30	161.25	-2.95	1,128.75	1,108.10	1,935.00	-42.73
96130 Workmen's Compensation							
60-1-000-001-6722.000 Work Comp Insurance	285.36	290.75	-5.39	2,035.25	1,997.52	3,489.00	-42.75
Total Line 96130	285.36	290.75	-5.39	2,035.25	1,997.52	3,489.00	-42.75
96140 All Other Insurance							
60-1-000-001-6720.500 Equipment Insurance	64.54	65.75	-1.21	460.25	451.78	789.00	-42.74
60-1-000-001-6721.500 PE & PO Insuranace	88.52	90.17	-1.65	631.19	619.64	1,082.00	-42.73
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	1,091.44	1,071.42	1,871.00	-42.74
96100 TOTAL INSURANCE PREMIUMS EXP	1,847.40	1,882.09	-34.69	13,174.63	12,931.80	22,585.00	-42.74
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	-141.46	1,238.92	-1,380.38	8,672.44	9,208.72	14,867.00	-38.06
Total Line 96300	-141.46	1,238.92	-1,380.38	8,672.44	9,208.72	14,867.00	-38.06
96400 Bad Debt - Tenant Rents							
60-1-000-001-6370.000 Bad Debt	575.35	266.67	308.68	1,866.69	-296.90	3,200.00	-109.28
Total Line 96400	575.35	266.67	308.68	1,866.69	-296.90	3,200.00	-109.28
96000 TOTAL OTHER GENERAL EXPENSES	433.89	1,505.59	-1,071.70	10,539.13	8,911.82	18,067.00	-50.67
INTEREST & AMORTIZATION EXPENSE							
96710 Interest of Mortgage/Bond Payable							
60-1-000-001-6810.000 Interest Exp Payable	1,413.83	1,500.00	-86.17	10,500.00	10,364.45	18,000.00	-42.42
60-1-000-001-6860.000 Sec Dep Int	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96710	1,413.83	1,500.00	-86.17	10,500.00	10,364.45	18,000.00	-42.42
96700 TOTAL INTEREST EXP & AMORT	1,413.83	1,500.00	-86.17	10,500.00	10,364.45	18,000.00	-42.42
96900 TOTAL OPERATING EXPENSE	29,599.66	34,058.99	-4,459.33	238,412.93	203,733.93	408,708.00	-50.15
97000 NET REVENUE/EXPENSE (GAIN/-LOSS)	-3,946.80	1,774.33	-5,721.13	12,420.31	-20,923.59	21,292.00	-198.27
MISCELLANEOUS EXPENSE							

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Total PUM (including Port Outs)	280.00	280.00	0.00	1,960.00	1,960.00	3,360.00	0.00
ADMIN REVENUE							
ADMIN OPERATING INCOME							
Admin Fee Subsidy							
30-1-000-000-8026.500 Admin Fee Sub - Cur Yr	-12,425.00	-12,766.00	341.00	-89,362.00	-109,988.00	-153,192.00	-28.20
Total Admin Fee Subsidy	-12,425.00	-12,766.00	341.00	-89,362.00	-109,988.00	-153,192.00	-28.20
Interest Income							
30-1-000-000-3300.000 Int Reserve	-5.65	-5.25	-0.40	-36.75	-26.57	-63.00	-57.83
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	-5.65	-5.25	-0.40	-36.75	-26.57	-63.00	-57.83
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	-379.19	-868.00	-650.00	33.54
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	-379.19	-868.00	-650.00	33.54
TOTAL ADMIN OPERATING INCOME	-12,430.65	-12,825.42	394.77	-89,777.94	-110,882.57	-153,905.00	-27.95
ADMIN EXPENSES							
ADMIN OPERATING EXPENSE							
Admin Salaries							
30-1-000-000-4110.000 Admin Salaries	8,878.99	8,666.67	212.32	60,666.69	56,372.56	104,000.00	-45.80
Total Admin Salaries	8,878.99	8,666.67	212.32	60,666.69	56,372.56	104,000.00	-45.80
Audit Fee Expense							
30-1-000-000-4171.000 Audit Fee	0.00	187.50	-187.50	1,312.50	0.00	2,250.00	-100.00
Total Audit Fee Expense	0.00	187.50	-187.50	1,312.50	0.00	2,250.00	-100.00
Fee Expense							
30-1-000-000-4120.100 Management Fees	2,460.00	2,460.00	0.00	17,220.00	17,808.00	29,520.00	-39.67
30-1-000-000-4120.300 Bookkeep. Fees	1,537.50	1,538.00	-0.50	10,766.00	11,130.00	18,456.00	-39.69
Total Fees Expense	3,997.50	3,998.00	-0.50	27,986.00	28,938.00	47,976.00	-39.68
Benefit Contribution Expense							
30-1-000-000-4110.500 Emp Benefit - Admin	3,970.75	4,183.33	-212.58	29,283.31	26,848.73	50,200.00	-46.52
Total Benefit Contribution Exp	3,970.75	4,183.33	-212.58	29,283.31	26,848.73	50,200.00	-46.52
Office Expense							
30-1-000-000-4180.000 Telephone	96.14	76.67	19.47	536.69	668.83	920.00	-27.30
30-1-000-000-4190.100 Postage	158.52	154.17	4.35	1,079.19	1,096.71	1,850.00	-40.72
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	154.56	0.00	265.00	-100.00
30-1-000-000-4190.401 Printing Supplies	180.00	30.83	149.17	215.81	180.00	370.00	-51.35
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	175.00	370.50	300.00	23.50
Total Office Expense	434.66	308.75	125.91	2,161.25	2,316.04	3,705.00	-37.49
Legal Expense							

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - HCV (ADMIN & HAP)
October, 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	15.89	125.00	-109.11	875.00	836.11	1,500.00	-44.26
Total Travel Expense	15.89	125.00	-109.11	875.00	836.11	1,500.00	-44.26
Other Expense							
30-1-000-000-4120.400 Fee for Service Fee	16.00	0.00	16.00	0.00	163.54	0.00	
30-1-000-000-4120.700 Mental Health Fee	280.00	285.00	-5.00	1,995.00	1,120.00	3,420.00	-67.25
30-1-000-000-4140.000 Training - Staff	0.00	125.00	-125.00	875.00	191.00	1,500.00	-87.27
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	1,925.00	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	133.96	16.67	117.29	116.69	788.91	200.00	294.46
30-1-000-000-4190.200 Inspection Exp	0.00	291.67	-291.67	2,041.69	0.00	3,500.00	-100.00
30-1-000-000-4190.700 Member Dues/Fees	0.00	0.00	0.00	0.00	375.00	0.00	
30-1-000-000-4190.950 Background Verification	888.19	308.33	579.86	2,158.31	4,168.27	3,700.00	12.66
30-1-000-000-4480.006 Safety/Security Labor Fee	280.00	323.00	-43.00	2,261.00	1,960.00	3,876.00	-49.43
30-1-000-000-4480.100 ADT Contract	35.99	0.00	35.99	0.00	251.93	0.00	
Total Other Expense	1,634.14	1,624.67	9.47	11,372.69	9,018.65	19,496.00	-53.74
Maintenance Expense							
30-1-000-000-4420.126 Vehicle Supplies	0.00	25.00	-25.00	175.00	0.00	300.00	-100.00
30-1-000-000-4430.126 Vehicle Maint Cont	0.00	12.50	-12.50	87.50	0.00	150.00	-100.00
Total Maintenance Expense	0.00	37.50	-37.50	262.50	0.00	450.00	-100.00
TOTAL ADMIN EXPENSE	18,931.93	19,131.42	-199.49	133,919.94	124,330.09	229,577.00	-45.84
Insurance Premiums Expense							
30-1-000-000-4510.025 PE & PO Insurance	53.16	54.17	-1.01	379.19	372.12	650.00	-42.75
30-1-000-000-4510.030 Work Comp Insurance	195.29	199.08	-3.79	1,393.56	1,367.03	2,389.00	-42.78
30-1-000-000-4510.035 Auto Insurance	50.00	51.67	-1.67	361.69	350.00	620.00	-43.55
Total Insurance Premium Expenses	298.45	304.92	-6.47	2,134.44	2,089.15	3,659.00	-42.90
TOTAL INSURANCE EXPENSE	298.45	304.92	-6.47	2,134.44	2,089.15	3,659.00	-42.90
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	0.00	41.67	-41.67	291.69	-2,451.70	500.00	-590.34
30-1-000-000-4590.010 Admin Gen Exp-Port	267.73	283.33	-15.60	1,983.31	1,835.05	3,400.00	-46.03
Total General Expense	267.73	325.00	-57.27	2,275.00	-616.65	3,900.00	-115.81
TOTAL GENERAL EXPENSE	267.73	325.00	-57.27	2,275.00	-616.65	3,900.00	-115.81
TOTAL EXPENSES - ADMIN	19,498.11	19,761.34	-263.23	138,329.38	125,802.59	237,136.00	-46.95
ADMIN (Profit)/Loss	7,067.46	6,935.92	131.54	48,551.44	14,920.02	83,231.00	-82.07
MISCELLANEOUS EXPENSE							
Depreciation Expense							
30-1-000-000-4800.000 Dpreciation Expense	464.00	465.00	-1.00	3,255.00	3,248.00	5,580.00	-41.79
Total Depreciation Expense	464.00	465.00	-1.00	3,255.00	3,248.00	5,580.00	-41.79
TOTAL MISC EXPENSE	464.00	465.00	-1.00	3,255.00	3,248.00	5,580.00	-41.79
TOTAL ADMIN EXPENSES w/ DEPR EXP	19,962.11	20,226.34	-264.23	141,584.38	129,050.59	242,716.00	-46.83
ADMIN (Profit)/Loss w/ Depreciation	7,531.46	7,400.92	130.54	51,806.44	18,168.02	88,811.00	-79.54

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - HCV (ADMIN & HAP)
October, 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	-379.19	-867.00	-650.00	33.38
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	-102,577.00	-82,237.50	-20,339.50	-575,662.50	-593,188.00	-986,850.00	-39.89
30-1-000-000-8027.000 Ann Contr - Pr Yr	0.00	0.00	0.00	0.00	0.00	0.00	
Total Income	-102,577.00	-82,291.67	-20,285.33	-576,041.69	-594,055.00	-987,500.00	-39.84
TOTAL HAP INCOME	-102,577.00	-82,291.67	-20,285.33	-576,041.69	-594,055.00	-987,500.00	-39.84
HAP EXPENSES							
HAP Expenses							
30-1-000-000-4715.010 HAP Tenant Pmts	75,983.00	71,916.67	4,066.33	503,416.69	542,733.00	863,000.00	-37.11
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	4,017.00	3,333.33	683.67	23,333.31	28,856.00	40,000.00	-27.86
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	6,439.00	7,000.00	-561.00	49,000.00	44,081.00	84,000.00	-47.52
Total HAP Expenses	86,439.00	82,250.00	4,189.00	575,750.00	615,670.00	987,000.00	-37.62
TOTAL HAP EXPENSE	86,439.00	82,250.00	4,189.00	575,750.00	615,670.00	987,000.00	-37.62
General HAP Expenses							
30-1-000-000-4570.200 Collection Loss HUD	0.00	41.67	-41.67	291.69	-283.70	500.00	-156.74
Total General HAP Expenses	0.00	41.67	-41.67	291.69	-283.70	500.00	-156.74
TOTAL GENERAL HAP EXPENSES	0.00	41.67	-41.67	291.69	-283.70	500.00	-156.74
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	86,439.00	82,291.67	4,147.33	576,041.69	615,386.30	987,500.00	-37.68
Remaining HAP (to)/from Reserve	-16,138.00	0.00	-16,138.00	0.00	21,331.30	0.00	

Date:
Time:
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Knox County Housing Authority
INCOME STATEMENT - EHV (HAP & ADMIN)
October, 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	105.00	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	-1,422.00	-5,395.83	3,973.83	-37,770.81	-43,132.00	-64,750.00	-33.39
Total HAP Income	-1,422.00	-5,395.83	3,973.83	-37,770.81	-43,132.00	-64,750.00	-33.39
TOTAL HAP INCOME	-1,422.00	-5,395.83	3,973.83	-37,770.81	-43,132.00	-64,750.00	-33.39
<u>EHV - HAP EXPENSE</u>							
HAP Expenses							
30-1-000-001-4715.010 EHV HAP Tenant Pmts	7,256.00	5,320.83	1,935.17	37,245.81	46,383.00	63,850.00	-27.36
30-1-000-001-4715.040 EHV HAP Utility Pmts	614.00	75.00	539.00	525.00	3,276.00	900.00	264.00
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	7,870.00	5,395.83	2,474.17	37,770.81	49,659.00	64,750.00	-23.31
TOTAL HAP EXPENSE	7,870.00	5,395.83	2,474.17	37,770.81	49,659.00	64,750.00	-23.31
EHV HAP (to)/from Reserve	6,448.00	0.00	6,448.00	0.00	6,527.00	0.00	

EHV - ADMIN INCOME STATEMENT

ADMIN INCOME - EHV

EHV - ADMIN INCOME

Admin Fee Subsidy							
30-1-000-001-8026.500 EHV Ongo Admin Sub	-476.00	-775.00	299.00	-5,425.00	-6,252.00	-9,300.00	-32.77
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	-8,166.69	0.00	-14,000.00	-100.00
30-1-000-001-8026.503 EHV Placement Fee Inc	0.00	-41.67	41.67	-291.69	0.00	-500.00	-100.00
30-1-000-001-8026.504 EHV Issuance Fee Inc	0.00	-41.67	41.67	-291.69	0.00	-500.00	-100.00
Total Admin Fee Subsidy	-476.00	-2,025.01	1,549.01	-14,175.07	-6,252.00	-24,300.00	-74.27
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	-476.00	-2,025.01	1,549.01	-14,175.07	-6,252.00	-24,300.00	-74.27

Date:
Time:
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Knox County Housing Authority
INCOME STATEMENT - EHV (HAP & ADMIN)
October, 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	88.76	291.67	-202.91	2,041.69	1,128.52	3,500.00	-67.76
30-1-000-001-4110.200 Admin Exp - Amps	0.00	208.33	-208.33	1,458.31	0.00	2,500.00	-100.00
30-1-000-001-4110.500 EHV Emp Benefit Exp	51.14	261.67	-210.53	1,831.69	650.15	3,140.00	-79.29
30-1-000-001-4120.100 EHV Management Fee	156.00	180.00	-24.00	1,260.00	1,056.00	2,160.00	-51.11
30-1-000-001-4120.300 EHV Bookkeeping Fee	97.50	112.50	-15.00	787.50	660.00	1,350.00	-51.11
30-1-000-001-4130.200 EHV Other Ongoing	60.00	100.00	-40.00	700.00	540.00	1,200.00	-55.00
Total Ongoing Admin Expenses	453.40	1,154.17	-700.77	8,079.19	4,034.67	13,850.00	-70.87
TOTAL ONGOING ADMIN EXPENSES	453.40	1,154.17	-700.77	8,079.19	4,034.67	13,850.00	-70.87
<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	1,458.31	0.00	2,500.00	-100.00
Total Security/Utility/Holding Deposits	0.00	208.33	-208.33	1,458.31	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	700.00	0.00	1,200.00	-100.00
Total Owner Incentive Expenses	0.00	100.00	-100.00	700.00	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	3,937.50	0.00	6,750.00	-100.00
Total Other Eligible Expenses	0.00	562.50	-562.50	3,937.50	0.00	6,750.00	-100.00
TOTAL SERVICE FEE EXPENSES	0.00	870.83	-870.83	6,095.81	0.00	10,450.00	-100.00
TOTAL EHV ADMIN EXPENSES	453.40	2,025.00	-1,571.60	14,175.00	4,034.67	24,300.00	-83.40
EHV ADMINI (Profit)/Loss	-22.60	-0.01	-22.59	-0.07	-2,217.33	0.00	

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

COCC - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	222,113.86	137,945.91	84,167.95	947,829.28	1,655,351.00	-42.74
TOTAL OPERATING INCOME	222,113.86	137,945.91	84,167.95	947,829.28	1,655,351.00	-42.74
OPERATING EXPENSE						
Total Administration Expenses	63,987.44	63,700.00	287.44	420,502.11	764,400.00	-44.99
Total Tenant Service Expenses	0.00	0.00	0.00	0.00	0.00	
Total Utility Expenses	478.80	615.00	-136.20	2,575.08	7,380.00	-65.11
Total Maintenance Expenses	61,791.47	61,164.16	627.31	435,605.95	733,970.00	-40.65
Total Protective Expenses	6,363.40	6,616.67	-253.27	47,029.16	79,400.00	-40.77
General Expenses	3,232.65	3,724.17	-491.52	22,628.55	44,690.00	-49.37
TOTAL ROUTINE OPERATING EXPENSES	135,853.76	135,820.00	33.76	928,340.85	1,629,840.00	-43.04
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	135,853.76	135,820.00	33.76	928,340.85	1,629,840.00	-43.04
NET REVENUE/-EXPENSE PROFIT/-LOSS	86,260.10	2,125.91	84,134.19	19,488.43	25,511.00	-23.61
Total Depreciation Expense						
Total Depreciation Expense	760.50	765.00	-4.50	5,323.50	9,180.00	-42.01
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	85,499.60	1,360.91	84,138.69	14,164.93	16,331.00	-13.26

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

MOON TOWERS - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	187,879.11	92,870.83	95,008.28	729,847.89	1,114,450.00	-34.51
TOTAL OPERATING INCOME	187,879.11	92,870.83	95,008.28	729,847.89	1,114,450.00	-34.51
OPERATING EXPENSE						
Total Administration Expenses	30,169.72	29,024.68	1,145.04	211,245.60	348,296.00	-39.35
Total Tenant Service Expenses	55.21	400.00	-344.79	354.85	4,800.00	-92.61
Total Utility Expenses	11,337.83	11,750.00	-412.17	60,813.40	141,000.00	-56.87
Total Maintenance Expenses	22,440.79	35,089.53	-12,648.74	207,756.80	421,074.00	-50.66
Total Protective Service Expenses	1,964.96	3,515.84	-1,550.88	18,833.03	42,190.00	-55.36
General Expenses	10,159.04	8,184.16	1,974.88	63,402.29	98,210.00	-35.44
TOTAL ROUTINE OPERATING EXPENSES	76,127.55	87,964.21	-11,836.66	562,405.97	1,055,570.00	-46.72
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	76,127.55	87,964.21	-11,836.66	562,405.97	1,055,570.00	-46.72
NET REVENUE/EXPENSE PROFIT/-LOSS	111,751.56	4,906.62	106,844.94	167,441.92	58,880.00	184.38
Total Depreciation Expense						
Total Depreciation Expense	10,849.00	13,750.00	-2,901.00	75,943.00	165,000.00	-53.97
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	100,902.56	-8,843.38	109,745.94	91,498.92	-106,120.00	-186.22

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

FAMILY - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	222,077.33	109,193.67	112,883.66	850,854.64	1,310,324.00	-35.07
TOTAL OPERATING INCOME	222,077.33	109,193.67	112,883.66	850,854.64	1,310,324.00	-35.07
OPERATING EXPENSE						
Total Administration Expenses	35,283.78	36,060.27	-776.49	227,447.33	432,723.00	-47.44
Total Tenant Service Expenses	67.06	91.67	-24.61	781.13	1,100.00	-28.99
Total Utility Expenses	1,894.38	2,945.82	-1,051.44	14,409.82	35,350.00	-59.24
Total Maintenance Expenses	60,299.54	52,350.91	7,948.63	502,310.40	628,211.00	-20.04
Total Protective Service Expenses	2,265.81	2,920.83	-655.02	24,195.57	35,050.00	-30.97
General Expenses	1,063.49	8,379.10	-7,315.61	56,605.54	100,549.00	-43.70
TOTAL ROUTINE OPERATING EXPENSES	100,874.06	102,748.60	-1,874.54	825,749.79	1,232,983.00	-33.03
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	100,874.06	102,748.60	-1,874.54	825,749.79	1,232,983.00	-33.03
NET REVENUE/EXPENSE PROFIT/-LOSS						
	121,203.27	6,445.07	114,758.20	25,104.85	77,341.00	-67.54
Total Depreciation Expense						
Total Depreciation Expense	28,510.00	31,000.00	-2,490.00	199,570.00	372,000.00	-46.35
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	92,693.27	-24,554.93	117,248.20	-174,465.15	-294,659.00	-40.79

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

BLUEBELL - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	54,864.96	26,347.59	28,517.37	215,600.74	316,171.00	-31.81
TOTAL OPERATING INCOME	54,864.96	26,347.59	28,517.37	215,600.74	316,171.00	-31.81
OPERATING EXPENSE						
Total Administration Expenses	7,119.10	8,685.09	-1,565.99	50,048.64	104,221.00	-51.98
Total Tenant Service Expenses	0.00	591.66	-591.66	0.00	7,100.00	-100.00
Total Utility Expenses	2,286.00	2,850.00	-564.00	12,836.59	34,200.00	-62.47
Total Maintenance Expenses	4,940.56	12,864.50	-7,923.94	53,414.69	154,374.00	-65.40
Total Protective Service Expenses	1,433.64	1,197.50	236.14	6,950.24	14,370.00	-51.63
General Expenses	1,079.07	2,640.25	-1,561.18	19,967.26	31,683.00	-36.98
TOTAL ROUTINE OPERATING EXPENSES	16,858.37	28,829.00	-11,970.63	143,217.42	345,948.00	-58.60
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	16,858.37	28,829.00	-11,970.63	143,217.42	345,948.00	-58.60
NET REVENUE/EXPENSE PROFIT/-LOSS						
	38,006.59	-2,481.41	40,488.00	72,383.32	-29,777.00	-343.08
Total Depreciation Expense						
Total Depreciation Expense	4,435.00	8,750.00	-4,315.00	31,045.00	105,000.00	-70.43
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	33,571.59	-11,231.41	44,803.00	41,338.32	-134,777.00	-130.67

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

	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
HCV - OPERATING STATEMENT						
ADMIN OPERATING INCOME						
Total Admin Operating Income	12,430.65	12,825.42	-394.77	110,882.57	153,905.00	-27.95
TOTAL ADMIN OPERATING INCOME	12,430.65	12,825.42	-394.77	110,882.57	153,905.00	-27.95
OPERATING EXPENSES						
Total Admin Expenses	14,322.44	14,300.42	22.02	91,896.62	171,605.00	-46.45
Total Fees Expenses	4,293.50	4,470.50	-177.00	30,221.54	53,646.00	-43.66
Total General Expenses	882.17	990.42	-108.25	3,684.43	11,885.00	-69.00
TOTAL OPERATING EXPENSES	19,498.11	19,761.34	-263.23	125,802.59	237,136.00	-46.95
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	19,498.11	19,761.34	-263.23	125,802.59	237,136.00	-46.95
NET REVENUE PROFIT/-LOSS	-7,067.46	-6,935.92	-131.54	-14,920.02	-83,231.00	-82.07
Total Depreciation Expense	464.00	465.00	-1.00	3,248.00	5,580.00	-41.79
NET REVENUE w/Deprecitation PROFIT/-LOSS	-7,531.46	-7,400.92	-130.54	-18,168.02	-88,811.00	-79.54

HAP - OPERATING STATEMENT

HAP INCOME						
Total Income	102,577.00	82,291.67	20,285.33	594,055.00	987,500.00	-39.84
TOTAL HAP INCOME	102,577.00	82,291.67	20,285.33	594,055.00	987,500.00	-39.84
HAP EXPENSES						
Total HAP Expenses	86,439.00	82,250.00	4,189.00	615,670.00	987,000.00	-37.62
Total General HAP Expenses	0.00	41.67	-41.67	-283.70	500.00	-156.74
TOTAL HAP EXPENSES	86,439.00	82,291.67	4,147.33	615,386.30	987,500.00	-37.68
Total Prior Year Adj HAP	0.00	0.00	0.00	0.00	0.00	
REMAINING HAP from RESERVE +/-LOSS	16,138.00	0.00	16,138.00	-21,331.30	0.00	

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

BRENTWOOD - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	37,871.58	37,317.08	554.50	256,577.45	447,805.00	-42.70
TOTAL OPERATING INCOME	37,871.58	37,317.08	554.50	256,577.45	447,805.00	-42.70
OPERATING EXPENSE						
Total Administration Expenses	7,283.21	8,260.08	-976.87	51,071.94	99,121.00	-48.48
Total Fee Expenses	4,224.50	4,284.00	-59.50	29,874.14	51,408.00	-41.89
Total Utilities Expenses	3,772.05	3,405.00	367.05	22,254.35	40,860.00	-45.54
Total Maintenance Expenses	14,472.46	20,691.08	-6,218.62	126,757.87	248,293.00	-48.95
Total Taxes & Insurance Expense	1,669.44	3,974.42	-2,304.98	24,226.98	47,693.00	-49.20
Total Financial Expenses	1,413.83	1,500.00	-86.17	10,364.49	18,000.00	-42.42
TOTAL ROUTINE OPERATING EXPENSE	32,835.49	42,114.58	-9,279.09	264,549.77	505,375.00	-47.65
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	32,835.49	42,114.58	-9,279.09	264,549.77	505,375.00	-47.65
NET REVENUE PROFIT/-LOSS						
	5,036.09	-4,797.50	9,833.59	-7,972.32	-57,570.00	-86.15
Total Depreciation Expense						
	8,306.00	0.00	8,306.00	58,142.00	0.00	
NET REVENUE w/Depreciation PROFIT/-LOSS	-3,269.91	-4,797.50	1,527.59	-66,114.32	-57,570.00	14.84

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

PRAIRIELAND - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	33,546.46	32,287.41	1,259.05	224,657.52	387,449.00	-42.02
TOTAL OPERATING INCOME	<u>33,546.46</u>	<u>32,287.41</u>	<u>1,259.05</u>	<u>224,657.52</u>	<u>387,449.00</u>	<u>-42.02</u>
OPERATING EXPENSE						
Total Administration Expenses	7,207.15	6,836.83	370.32	46,912.50	82,042.00	-42.82
Total Fee Expenses	3,867.50	3,868.00	-0.50	26,720.63	46,416.00	-42.43
Total Utilities Expenses	4,256.22	3,230.00	1,026.22	24,955.63	38,760.00	-35.61
Total Maintenance Expenses	11,149.02	15,503.15	-4,354.13	72,640.20	186,038.00	-60.95
Total Taxes & Insurance Expense	1,705.94	3,121.01	-1,415.07	22,140.52	37,452.00	-40.88
Total Financial Expenses	1,413.83	1,500.00	-86.17	10,364.45	18,000.00	-42.42
TOTAL ROUTINE OPERATING EXPENSE	<u>29,599.66</u>	<u>34,058.99</u>	<u>-4,459.33</u>	<u>203,733.93</u>	<u>408,708.00</u>	<u>-50.15</u>
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	<u>29,599.66</u>	<u>34,058.99</u>	<u>-4,459.33</u>	<u>203,733.93</u>	<u>408,708.00</u>	<u>-50.15</u>
NET REVENUE PROFIT/-LOSS						
	<u>3,946.80</u>	<u>-1,771.58</u>	<u>5,718.38</u>	<u>20,923.59</u>	<u>-21,259.00</u>	<u>-198.42</u>
Total Depreciation Expense						
	7,210.50	0.00	7,210.50	50,473.50	0.00	
NET REVENUE w/Depreciation PROFIT/-LOSS	<u>-3,263.70</u>	<u>-1,771.58</u>	<u>-1,492.12</u>	<u>-29,549.91</u>	<u>-21,259.00</u>	<u>39.00</u>

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

COCC, MT, FAMILY, BB COMBINED OS	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	686,935.26	366,358.00	320,577.26	2,715,990.59	4,396,296.00	-38.22
TOTAL OPERATING INCOME	686,935.26	366,358.00	320,577.26	2,715,990.59	4,396,296.00	-38.22
OPERATING EXPENSE						
Total Administration Expenses	136,024.82	133,053.37	2,971.45	891,324.26	1,596,640.00	-44.18
Total Tenant Service Expenses	122.27	1,083.33	-961.06	1,135.98	13,000.00	-91.26
Total Utility Expenses	15,997.01	18,160.82	-2,163.81	90,634.89	217,930.00	-58.41
Total Maintenance Expenses	149,472.36	161,469.10	-11,996.74	1,199,087.84	1,937,629.00	-38.12
Total Protective Service Expenses	12,027.81	14,250.84	-2,223.03	97,008.00	171,010.00	-43.27
General Expenses	15,534.25	22,927.68	-7,393.43	162,603.64	275,132.00	-40.90
TOTAL ROUTINE OPERATING EXPENSES	329,178.52	350,945.14	-21,766.62	2,441,794.61	4,211,341.00	-42.02
Total Non-Routine Expense	0.00	0.00	0.00	0.00	0.00	
Total Other Credit & Charges	0.00	0.00	0.00	0.00	0.00	
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	
Total Prov. for Operating Reserve	0.00	0.00	0.00	0.00	0.00	
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
TOTAL OPERATING EXPENSES	329,178.52	350,945.14	-21,766.62	2,441,794.61	4,211,341.00	-42.02
NET REVENUE/EXPENSE PROFIT/-LOSS	357,756.74	15,412.86	342,343.88	274,195.98	184,955.00	48.25
Total Depreciation Expense						
Total Depreciation Expense	44,554.50	54,265.00	-9,710.50	311,881.50	651,180.00	-52.11
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	313,202.24	-38,852.14	352,054.38	-37,685.52	-466,225.00	-91.92

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

BRENTWOOD & PRAIRIELAND COMBINED	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	71,418.04	69,604.49	1,813.55	481,234.97	835,254.00	-42.38
TOTAL OPERATING INCOME	71,418.04	69,604.49	1,813.55	481,234.97	835,254.00	-42.38
OPERATING EXPENSE						
Total Administration Expenses	14,490.36	15,096.91	-606.55	97,984.44	181,163.00	-45.91
Total Fee Expenses	8,092.00	8,152.00	-60.00	56,594.77	97,824.00	-42.15
Total Utilities Expenses	8,028.27	6,635.00	1,393.27	47,209.98	79,620.00	-40.71
Total Maintenance Expenses	25,621.48	36,194.23	-10,572.75	199,398.07	434,331.00	-54.09
Total Taxes & Insurance Expense	3,375.38	7,095.43	-3,720.05	46,367.50	85,145.00	-45.54
Total Financial Expenses	2,827.66	3,000.00	-172.34	20,728.94	36,000.00	-42.42
TOTAL ROUTINE OPERATING EXPENSE	62,435.15	76,173.57	-13,738.42	468,283.70	914,083.00	-48.77
Total Amortization Expense	0.00	0.00	0.00	0.00	0.00	
Total Provision for Reserve	0.00	0.00	0.00	0.00	0.00	
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Transfers In/Out	0.00	0.00	0.00	0.00	0.00	
TOTAL ALL EXPENSES BEFORE DEPRECIATION	62,435.15	76,173.57	-13,738.42	468,283.70	914,083.00	-48.77
NET REVENUE PROFIT/-LOSS						
	8,982.89	-6,569.08	15,551.97	12,951.27	-78,829.00	-116.43
Total Depreciation Expense						
	15,516.50	0.00	15,516.50	108,615.50	0.00	
NET REVENUE w/Depreciation PROFIT/-LOSS	-6,533.61	-6,569.08	35.47	-95,664.23	-78,829.00	21.36

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

	Current Period	Last Year Same	Variance	Current Year
AMP001 - MOON TOWERS				
Salaries	9,663.70	9,867.86	-204.16	69,098.14
Employee W/H Payments	0.00	0.00	0.00	0.00
Fee Expenses	18,150.42	16,855.44	1,294.98	123,804.20
Administrative Expenses	2,355.60	5,793.28	-3,437.68	18,343.26
Tenant Services	55.21	164.90	-109.69	354.85
Utilities	11,337.83	16,366.83	-5,029.00	60,813.40
Maint/Protective Serv - Supplies/Conts	24,405.75	40,019.79	-15,614.04	226,589.83
Mileage	0.00	0.00	0.00	0.00
Insurance & General Expenses	10,159.04	8,141.89	2,017.15	63,402.29
Non-Routine Expense	0.00	0.00	0.00	0.00
TOTAL MOON TOWERS CLAIMS	76,127.55	97,209.99	-21,082.44	562,405.97
AMP002 - FAMILY				
Salaries	9,244.08	8,464.95	779.13	65,938.15
Employee W/H Payments	0.00	0.00	0.00	0.00
Fee Expenses	20,304.24	18,222.64	2,081.60	134,008.62
Administrative Expenses	5,735.46	2,221.67	3,513.79	27,500.56
Tenant Services	67.06	352.00	-284.94	781.13
Utilities	1,894.38	6,113.81	-4,219.43	14,409.82
Maint/Protective Serv - Supplies/Conts	62,537.57	51,704.69	10,832.88	525,242.12
Mileage	27.78	35.62	-7.84	48.22
Insurance & General Expenses	1,063.49	11,276.69	-10,213.20	56,605.54
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL FAMILY CLAIMS	100,874.06	98,392.07	2,481.99	824,534.16
AMP003 - BLUEBELL				
Salaries	1,073.78	0.00	1,073.78	7,677.71
Employee W/H Payments	0.00	0.00	0.00	0.00
Fee Expenses	5,354.59	5,024.62	329.97	35,946.13
Administrative Expenses	690.73	1,139.27	-448.54	6,424.80
Tenant Services	0.00	101.00	-101.00	0.00
Utilities	2,286.00	8,101.13	-5,815.13	12,836.59
Maint/Protective Serv - Supplies/Conts	6,374.20	13,871.08	-7,496.88	60,126.84
Mileage	0.00	0.00	0.00	0.00
Insurance & General Expenses	1,079.07	1,810.00	-730.93	19,967.26
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL BLUEBELL CLAIMS	16,858.37	30,047.10	-13,188.73	142,979.33
COCC				
Salaries	116,300.16	100,483.74	15,816.42	776,228.42
Employee W/H Payments	49.82	-8,644.71	8,694.53	-656.90
Fee Expenses	300.92	90.26	210.66	2,277.91
Administrative Expenses	8,905.37	5,889.57	3,015.80	73,529.04
Tenant Services	0.00	0.00	0.00	0.00
Utilities	478.80	1,355.58	-876.78	2,575.08
Maint/Protective Serv - Supplies/Conts	405.43	123.42	282.01	5,103.13
Mileage	0.00	0.00	0.00	0.00
Insurance & General Expenses	3,232.65	3,231.26	1.39	22,628.55
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL COCC CLAIMS	129,673.15	102,529.12	27,144.03	881,685.23
COMBINED - AMP1, AMP2, AMP3, & COCC				
Salaries	136,281.72	118,816.55	17,465.17	918,942.42
Employee W/H Payments	49.82	-8,644.71	8,694.53	-656.90
Fee Expenses	44,110.17	40,192.96	3,917.21	295,978.83
Administrative Expenses	61,797.33	55,236.75	6,560.58	421,834.52
Tenant Services	122.27	617.90	-495.63	1,135.98
Utilities	15,997.01	31,937.35	-15,940.34	90,634.89
Maint/Protective Serv - Supplies/Conts	93,722.95	105,718.98	-11,996.03	817,061.92
Mileage	27.78	35.62	-7.84	48.22
Insurance & General Expenses	15,534.25	24,459.84	-8,925.59	162,603.64
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL LOW RENT CLAIMS	367,643.30	368,371.24	-727.94	2,707,583.52

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

	Current Period	Last Year Same Period	Variance
BRENTWOOD			
Salaries	10,505.23	12,023.95	-1,518.72
Employee W/H Payments	0.00	0.00	0.00
Management Fees	4,224.50	4,105.50	119.00
Administrative Expenses	1,469.19	1,046.77	422.42
Utilities	3,772.05	4,003.22	-231.17
Maintenance Supplies/Contracts	8,243.76	6,717.25	1,526.51
Security, Tax, & Insurance Expenses	2,486.93	3,097.50	-610.57
Finacial Expenses	1,413.83	1,567.81	-153.98
TOTAL BRENTWOOD CLAIMS	32,115.49	32,562.00	-446.51
PRAIRIELAND			
Salaries	10,505.25	12,024.01	-1,518.76
Employee W/H Payments	0.00	0.00	0.00
Management Fees	3,867.50	3,808.00	59.50
Administrative Expenses	1,463.13	803.55	659.58
Utilities	4,256.22	4,181.10	75.12
Maintenance Supplies/Contracts	4,990.32	3,831.54	1,158.78
Security, Taxes, & Insurance Expenses	2,453.41	2,912.15	-458.74
Financial Expenses	1,413.83	1,567.81	-153.98
TOTAL PRAIRIELAND CLAIMS	28,949.66	29,128.16	-178.50
AHP - BRENTWOOD & PRAIRIELAND			
Salaries	21,010.48	24,047.96	-3,037.48
Employee W/H Payments	0.00	0.00	0.00
Management Fees	8,092.00	7,913.50	178.50
Administrative Expenses	2,932.32	1,850.32	1,082.00
Utilities	8,028.27	8,184.32	-156.05
Maintenance Supplies	13,234.08	10,548.79	2,685.29
Security, Tax, & Insurance Expenses	4,940.34	6,009.65	-1,069.31
Financial Expenses	2,827.66	3,135.62	-307.96
TOTAL AHP CLAIMS	61,065.15	61,690.16	-625.01
HOUSING CHOICE VOUCHER - HCV			
Salaries	12,849.74	7,537.04	5,312.70
Employee W/H Payments	0.00	0.00	0.00
Management Fees	4,573.50	3,861.00	712.50
Administrative Expenses	1,472.70	836.62	636.08
General Expense-Admin	566.18	582.19	-16.01
Total HCV Expenses	19,462.12	12,816.85	6,645.27
HAP Expenses	86,439.00	79,964.98	6,474.02
General Expenses	0.00	-4.50	4.50
Total HAP Expenses	86,439.00	79,960.48	6,478.52
TOTAL HCV CLAIMS	105,901.12	92,777.33	13,123.79

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

	Current Period	Last Year Same	Current Year	Cumulative
CFG 2023 - \$1,514,974				
Admin / Operations	350,000.00	0.00	350,000.00	350,000.00
General CFP Activity	0.00	0.00	0.00	0.00
TOTAL CFG 2023 CLAIMS	350,000.00	0.00	350,000.00	350,000.00
CFG 2022 - \$1,467,361				
Admin. / Operations	0.00	0.00	0.00	300,000.00
General CFP Activity	113,515.75	16,393.00	148,871.75	177,259.75
TOTAL CFG 2022 CLAIMS	113,515.75	16,393.00	148,871.75	477,259.75
CFG 2021 - \$1,209,310				
Admin / Operations	0.00	0.00	0.00	300,000.00
General CFP Activity	242,650.57	0.00	290,200.57	290,200.57
TOTAL CFG 2021 CLAIMS	242,650.57	0.00	290,200.57	590,200.57
CFG 2020 - \$1,168,267				
Admin. / Operations	0.00	0.00	0.00	300,000.00
General CFP Activity	193,325.05	0.00	329,458.68	708,722.15
TOTAL CFG 2020 CLAIMS	193,325.05	0.00	329,458.68	1,008,722.15
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	899,491.37	16,393.00	1,118,531.00	3,510,056.47

Knox County Housing Authority
CLAIMS REPORT TOTALS
October, 2023

	Current Period	Last Year Same	Variance	Current Year
TOTALS				
<hr/>				
<u>LOW RENT</u>				
AMP001 - MOON TOWERS	76,127.55	97,209.99	-21,082.44	562,405.97
AMP002 - FAMILY	100,874.06	98,392.07	2,481.99	825,749.79
AMP003 - BLUEBELL	16,858.37	30,047.10	-13,188.73	143,217.42
COCC	135,903.58	102,529.13	33,374.45	927,683.95
TOTAL LOW RENT	329,763.56	328,178.29	1,585.27	2,459,057.13
<u>A.H.P.</u>				
BRENTWOOD	32,835.49	34,562.00	-1,726.51	264,549.77
PRAIRIELAND	29,599.66	29,128.16	471.50	203,733.93
TOTAL A.H.P.	62,435.15	63,690.16	-1,255.01	468,283.70
<u>HOUSING CHOICE VOUCHER - HCV</u>				
HCV (Administrative Only)	19,462.12	12,816.85	6,645.27	125,550.66
TOTAL HCV	19,462.12	12,816.85	6,645.27	125,550.66
<u>GRANTS</u>				
CAPITAL FUND GRANT 2023	350,000.00	0.00	350,000.00	350,000.00
CAPITAL FUND GRANT 2022	113,515.75	16,393.00	97,122.75	148,871.75
CAPITAL FUND GRANT 2021	242,650.57	0.00	242,650.57	290,200.57
CAPITAL FUND GRANT 2020	193,325.05	0.00	193,325.05	329,458.68
CAPITAL FUND GRANT 2019	0.00	0.00	0.00	0.00
TOTAL GRANTS	899,491.37	16,393.00	883,098.37	1,118,531.00
<hr/>				
TOTAL CLAIMS FOR MONTH	1,311,152.20	421,078.30	890,073.90	4,171,422.49

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: 10/26/2023

FROM: Derek Antoine 
Executive Director

BOARD MEETING: 10/31/2023

SUBJECT: Application for Payment #20 – 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 have been installed in the two restrooms at Moon Towers and at the Central Office Cost Center.

The elevator work is Blue Bell Tower has also been completed. There have been several power outages resulting in elevator stoppages. This will be continued to be monitored—this may result in additional work outside of the scope of the contract to address potential electrical needs in the building.

The date of substantial completion of the project has been established as 08/11/2023, which is also the date of commencement of applicable warranties required by the contract documents.

Alliance Architecture was on site for a visit on 10/12/2023. Alliance Architecture has reviewed and signed approval for Pay Request #20.

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

The pending recommendation of the Executive Director the Board of Commissioners of the Knox County Housing Authority approve Application for Payment #20 from Hein Construction in the amount of \$31,490.50 for the period to 09/30/2023.

APPLICATION AND CERTIFICATE FOR PAYMENT

AIA® DOCUMENT G732™ - 2009

PAGE ONE OF 4 PAGES

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: 20	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: 9/30/2023	
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	\$	1,262,000.00
2. NET CHANGES IN THE WORK	\$	
3. CONTRACT SUM TO DATE (Line 1 + 2)	\$	1,262,000.00
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$	1,193,627.00
5. RETAINAGE:		
a. 5 % of Completed Work (Column D + E on G703)	\$	59,681.35
b. 10 % of Stored Material (Column F on G703)	\$	
Total Retainage (Lines 5a + 5b or Total in Column I of G703)	\$	59,681.35
6. TOTAL EARNED LESS RETAINAGE (Line 4 minus Line 5 Total)	\$	1,133,945.65
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$	1,102,455.15
8. CURRENT PAYMENT DUE	\$	31,490.50
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 minus Line 6)	\$	128,054.35

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: **9/30/23**

State of: Illinois County of: **Peoria**
Subscribed and sworn to before me this **30th** day of **Sept 2023**
Notary Public: 
My Commission expires: **02/23/2024**
Official Seal
Christy McQueary
Notary Public State of Illinois

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 \$ **31,490.50**

(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 Architects** Date: **10-26-2023**

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, South Bend, Indiana 46601. Payment are without prejudice to any rights of the Owner or Contractor under this Contract.

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: 10/26/2023

FROM: Derek Antoine 
Executive Director

BOARD MEETING: 10/31/2023

SUBJECT: Application for Payment #3 – Hein Construction

Executive Summary

At the 01/31/2023 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 in Phase 4 will include the following:

- Installation of three playgrounds at the Family Sites;
- Installation of new roofs at Moon Towers and the Central Office Cost Center;
- Site work to address drainage issues; and
- Construction of a new pavilion at Blue Bell Tower.

Playground and site excavation work started in mid-July with playground equipment installed in August and September. To date, all three site playgrounds have equipment installed. The playground surface at Whispering Hollow has been installed and thereby is essentially completed (benches will be installed). However, there are issues at the other two sites regarding the elevations for the equipment. The architects will provide a course of action to address this.

Additionally, the Bluebell Pavilion roof has been completed; trim remains to be installed and electrical work still needs to be done.

Also, roof replacement work at Moon Towers B building has been completed and the A building roof is in process.

Alliance Architecture was on site for a visit on 10/12/2023. Alliance Architecture has reviewed and signed approval for Pay Request #3.

Fiscal Impact

This application for payment will be paid from 2020, 2021 and 2022 Capital Fund grants as approved at the 01/31/2023 Regular Meeting of the Board.

Recommendation

It is the recommendation of the Executive Director the Board of Commissioners of the Knox County Housing Authority approve Application for Payment #3 from Hein Construction in the amount of \$465,222.25 for the period to 09/30/2023.

APPLICATION AND CERTIFICATE FOR PAYMENT

AIA® DOCUMENT G732™ - 2009

PAGE ONE OF 4 PAGES

TO OWNER: **Knox Co. Housing Authority** PROJECT: **KCHA-504 Modifications-PH 4** APPLICATION **3** Distribution to:
 255 W Tompkins St Various Sites APPLICATION **45163** OWNER
 Galesburg, Il 61401 Galesburg, Il 61401 PERIOD TO: **9/30/2023** CONSTRUCTION
 FROM **VIA CONTRACTOR:** Hein Construction Co., Inc. MANAGER
 Sub-Contractor **Hein Construction Co., Inc.** **56 N. Cedar St.** ARCHITECT
 56 N. Cedar St. Galesburg, Il 61401 CONTRACT DATE: 02/15/23 CONTRACTOR
 Galesburg, Il 61401 VIA ARCHITECT: Alliance Architects PROJECT NO: 23-2314 FIELD
 CONTRACT FOR: **General Contractor** OTHER


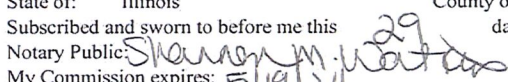
CONTRACTOR'S APPLICATION FOR PAYMENT

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

1. ORIGINAL CONTRACT SUM	\$	1,735,000.00
2. NET CHANGES IN THE WORK	\$	
3. CONTRACT SUM TO DATE (Line 1 ± 2)	\$	1,735,000.00
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$	1,138,814.70 1,104,948.98
5. RETAINAGE:		
a. 10 % of Completed Work	\$	113,881.47 110,494.90
(Column D + E on G703)		
b. 10 % of Stored Material	\$	
(Column F on G703)		
Total Retainage (Lines 5a + 5b or		
Total in Column I of G703)	\$	113,881.47 110,494.90
6. TOTAL EARNED LESS RETAINAGE (Line 4 minus Line 5 Total)	\$	1,024,933.23 994,454.08
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$	529,231.83
8. CURRENT PAYMENT DUE	\$	495,701.40 465,222.25
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 minus Line 6)	\$	710,066.77 740,545.92

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: 9/29/23
 State of: Illinois County of: Knox
 Subscribed and sworn to before me this 29 day of September, 2023
 Notary Public: 
 My Commission expires: 5/19/24

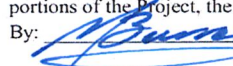
OFFICIAL SEAL
 SHANNON M. WATKINS
 NOTARY PUBLIC - STATE OF ILLINOIS
 MY COMMISSION EXPIRES: 05/19/24

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 \$ 465,222.25

(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:  Date: 10-26-2023

This Certificate is not negotiable. Payment is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Contractor under this Contract.

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: 11/21/2023

FROM: Derek Antoine 
Executive Director

BOARD MEETING: 11/28/2023

SUBJECT: Application for Payment #4 – Hein Construction

Executive Summary

At the 01/31/2023 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 in Phase 4 will include the following:

- Installation of three playgrounds at the Family Sites;
- Installation of new roofs at Moon Towers and the Central Office Cost Center (COCC);
- Site work to address drainage issues; and
- Construction of a new pavilion at Blue Bell Tower.

Playground work is at a standstill as there are issues at Woodland Bend and Cedar Creek Place regarding the elevations for the equipment and drainage of the playgrounds. Alliance Architects and Hein Construction are working on a solution, however, the cold weather will most likely prohibit the installation of the playground surfacing until next spring.

Additionally, the Bluebell Pavilion roof has been completed. Installation of railings is in process. Electrical work still needs to be done.

Also, roof replacement work at Moon Towers has been completed. Metal trim work will be finished at COCC on 11/22/2023; then, the entire roof replacement project will be completed.

Alliance Architecture was on site for a visit on 11/16/2023. Alliance Architecture has reviewed and signed approval for Pay Request #4.

Fiscal Impact

This application for payment will be paid from 2020, 2021 and 2022 Capital Fund grants as approved at the 01/31/2023 Regular Meeting of the Board.

Recommendation

It is the recommendation of the Executive Director the Board of Commissioners of the Knox County Housing Authority approve Application for Payment #4 from Hein Construction in the amount of \$146,610.52 for the period to 10/31/2023.

APPLICATION AND CERTIFICATE FOR PAYMENT

ALA® DOCUMENT G732™ - 2009

PAGE ONE OF 4 PAGES

TO OWNER: Knox Co. Housing Authority 255 W Tompkins St Galesburg, Il 61401	PROJECT: KCHA-504 Modifications-PH 4 Various Sites Galesburg, Il 61401	APPLICATION NO: 4 APPLICATION I: 45163 PERIOD TO: 10/31/2023	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 Sub-Contractor Hein Construction Co., Inc. 56 N. Cedar St. Galesburg, Il 61401	VIA CONTRACTOR: Hein Construction Co., Inc 56 N. Cedar St. Galesburg, Il 61401	CONTRACT DATE: 02/15/23	
CONTRACT FOR: General Contractor	VIA ARCHITECT: Alliance Architects	PROJECT NO: 23-2314	

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	\$	1,735,000.00 ✓
2. NET CHANGES IN THE WORK	\$	<u>0.00</u>
3. CONTRACT SUM TO DATE (Line 1 ± 2)	\$	1,735,000.00 ✓
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$	1,266,738.45 ✓
5. RETAINAGE:		
a. 10 % of Completed Work (Column D + E on G703)	\$	126,873.84 126,673.85
b. 10 % of Stored Material (Column F on G703)	\$	
Total Retainage (Lines 5a + 5b or Total in Column I of G703)	\$	126,673.85
6. TOTAL EARNED LESS RETAINAGE (Line 4 minus Line 5 Total)	\$	1,139,864.61
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$	1,140,064.60
8. CURRENT PAYMENT DUE	\$	994,454.08 ✓
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 minus Line 6)	\$	145,410.53 595,135.39 594,935.40

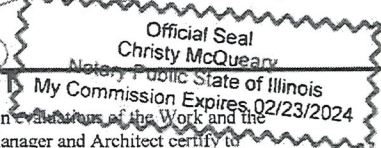
CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner		\$
Total approved this month including		\$
TOTALS	\$0.00	\$0.00 ✓
NET CHANGES IN THE WORK		

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: **10-30-23**

State of Illinois County of: Knox
Subscribed and sworn to before me this 30 day of Oct. 2023
Notary Public: 
My Commission expires: 



CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on 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 \$ **146,610.52**

(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:  Date: **11.21.2023**

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

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: 10/26/2023

FROM: Derek Antoine 
Executive Director

BOARD MEETING: 10/31/2023

SUBJECT: Cedar Creek Place Drainage and Unit Renovation Project – Hein
Construction Pay Request #2

Executive Summary

At the 01/31/2023 Board meeting, a contract was approved with Hein Construction for Cedar Creek Drainage and Unit Renovation. This project is being done to remedy a drainage issue near 1554 McKnight Street as well as to complete interior repairs to the unit that resulted from water infiltrating the unit. The total price for this contract is \$72,600.00.

Site work began mid-July including excavation and concrete work. A new drainage swale and retaining wall have been completed. The site work including back filling and lawn work has also been completed during the last month.

Alliance Architecture was on site for a visit on 10/12/2023.

Alliance Architecture has reviewed and approved Invoice 23-2314-CCD-02.

Fiscal Impact

This project will be funded through Capital Fund 2022. Such expenses are eligible and allowable under federal guidelines located at 2 CFR 200—Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards.

Recommendation

It is the recommendation of the Executive Director the Board of Commissioners of the Knox County Housing Authority approve Application for Payment #2 from Hein Construction in the amount of \$25,600.00 for the period to 09/30/2023.

HEIN CONSTRUCTION CO., INC.

www.heinconstruction.com

56 N CEDAR STREET, GALESBURG, ILLINOIS 61401

OFFICE PHONE (309) 691-4774

FAX (309) 691-4673

INVOICE 23-2314-CCD-02

TO: Knox County Housing Authority
216 W. Simmons St.
Galesburg, IL 61401

Dated: 09-23-2023

Attn: Cheryl Lefler

PROJECT: Cedar Creek Drainage & Unit Renovation

SCOPE OF WORK - See Attached Signed Acceptance Sheet

ORIGINAL CONTRACT AMOUNT	\$72,600.00
CHANGES TO THE CONTRACT	\$0
CONTRACT INCLUDING CHANGES	\$72,600.00
PREVIOUSLY INVOICED	\$47,000.00
AMOUNT DUE THIS INVOICE	\$25,600.00
BALANCE TO FINISH	\$ 0

Dave Marshall

Vice President

HEIN CONSTRUCTION CO., INC.

HEIN CONSTRUCTION CO., INC.

www.heinconstruction.com

56 N. CEDAR ST. • GALESBURG, IL 61401 • OFFICE PHONE (309) 343-5124 • FAX (309) 343-3690

PROPOSAL FOR CONSTRUCTION

CEDAR CREEK
DRAINAGE & UNIT RENOVATION
Knox County Housing Authority
Galesburg, Illinois

The Contractor is requested to submit a proposal for drainage modification and Apartment 1554 McKnight renovation, providing all labor, tools, equipment and material for a complete job.

Base Bid..... \$ 72,600.⁰⁰

Project will be completed within 180 Days from
Acceptance of Proposal

Propose wage rates for unlisted classifications:

	<u>Wage</u>	<u>Fringe</u>
Painter	\$ <u>30.⁰⁰</u>	\$ <u>17.⁵²</u>
<u>Operator</u>	\$ <u>43.⁹⁶</u>	\$ <u>38.³⁵</u>
.....	\$ _____	\$ _____

Acknowledge receipt of Addendum (Addenda) and Clarification(s).

The following addenda have been received and are hereby acknowledged, and their execution is included in the above proposal amount:

Addendum No. 1, Dated 12/21/22 Addendum No. _____, Dated _____

Clarification No. _____, Dated _____ Clarification No. _____, Dated _____

Company Name & Address:

Hein Construction, Inc

56 N Cedar St

Galesburg, IL 61401

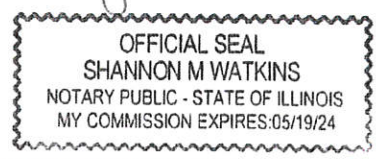
Signature of:

Bidder, if the bidder is an individual;
Partner, if the bidder is a partnership;
Officer, if the bidder is a corporation

Subscribed and sworn to before me this 4 day of January, 2023

Shannon M. Watkins
Notary

My Commission Expires: May 19, 2024.



Accepted by:

Derek Antoine, Executive Director
Knox County Housing Authority

5/23/2023
Date

RESOLUTION 2023-11

11/28/2023

Board of Commissioners

Derek Antoine, Executive Director

RE: Approval of Bad Debt Charge-Offs for the period ending September 30, 2023

Article I. Background

It is the policy of the Knox County Housing Authority to write-off all uncollectable debt owed from previous program participants. An effective asset management program includes activities that enable the Knox County Housing Authority to accurately reflect the value of its receivables and other assets and ensure that resources are not devoted to the recovery of uncollectible receivables. The timely identification of probable and estimable losses is an essential element in appropriately measuring the value of KCHA's assets. Therefore, the write-off process is a critical component of the financial management activities.

Write-off recommendations are done by each program manager upon the determination that the program area or accounting operation, despite its best recovery efforts, cannot recover the asset. Write-offs may also be appropriate when the general ledger account balances are insupportable, or other auditors have identified the need to adjust the records and management has agreed with the auditors.

Write-offs occur when the KCHA removes the corresponding amount of an uncollectible, un-reconciled, or unsubstantiated asset from the general ledger. On a quarterly basis, each program should evaluate the recoverability of its assets to quantify and recognize amounts to be written off. Each quarter the program managers will report to the finance coordinator the level of actual write-offs vs. its original estimated write-offs.

Once approved by the Board of Commissioners, uncollectable receivables will be turned over to the Illinois Debt Recovery Offset Portal (IDROP) for collection attempt. Additionally, at this point, the uncollectible receivables will be written off in KCHA accounting software and adjustment entries will be made to the general ledger.

Article II. Recommendation

It is the recommendation of the Executive Director, the Board resolve the presented debts in the amount of \$10,459.81 effective for the period ending September 30, 2023.

RESOLUTION 2023-11

11/28/2023

Board of Commissioners

Derek Antoine, Executive Director

Approval of Bad Debt Charge-Offs for the period ending September 30, 2023

4th Quarter Charge-offs – FYE 2023

Moon Towers		
<i>Debt Identifier</i>	<i>Notes</i>	<i>Debt Owed</i>
MT 003-9		\$658.00
MT 019-9		\$889.00
MT 037-6		\$1,246.69
MT 148-16		\$256.00
MT 151-13		\$5.00
MT 167-8		\$19.50
MT 184-6		\$250.50
MT 185-12		\$197.75
		\$3,522.44
Family Sites		
<i>Debt Identifier</i>	<i>Notes</i>	<i>Debt Owed</i>
FAM 311-21		\$2,440.73
FAM 284-21		\$2,279.89
FAM 208-23		\$478.75
FAM 343-32		\$226.00
		\$5,425.37
Bluebell		
<i>Debt Identifier</i>	<i>Notes</i>	<i>Debt Owed</i>
BB		
		\$0.00
Brentwood & Prairieland		
<i>Debt Identifier</i>	<i>Notes</i>	<i>Debt Owed</i>
BW A8-8		\$370.00
PL 43-6		\$920.00
PL 51-4	Balance Split	\$111.00
PL 51-4	Balance Split	\$111.00
		\$1,512.00
		\$10,459.81

RESOLUTION 2023-11

11/28/2023

Board of Commissioners

Derek Antoine, Executive Director

Approval of Bad Debt Charge-Offs for the period ending September 30, 2023

NOW, THEREFORE, BE IT RESOLVED BY THE KNOX COUNTY HOUSING AUTHORITY BOARD OF COMMISSIONERS (BOARD) THAT:

1. The above recitals are true and correct, and together with the report from the Executive Director, form the Board's actions as set forth in this Resolution.
2. The Board of Commissioners of the Knox County Housing Authority hereby approves the charge-off of uncollectible debt in the amount of \$10,459.81 for the period ending September 30, 2023.
3. The Executive Director or designate is hereby authorized to charge off uncollectible debt on behalf of the Knox County Housing Authority as provided in this Resolution.
4. This Resolution shall be effective in accordance with federal regulations and be effective as of October 31, 2023.

RESOLVED: November 28, 2023

Jared Hawkinson, Chairperson

Sara Robison, Vice-Chairperson

Derek Antoine, Secretary/Executive Director (Attest)