

board agenda



Knox County Housing Authority
Regular Meeting of the Board of Commissioners
Moon Towers Conference Room
8/29/2023
4:00 p.m.

Opening	Roll Call	Chairperson Hawkinson
	Review/Approve Previous Meeting Minutes	Chairperson Hawkinson
	Review/Ratify 06-2023 Financial Reports	Chairperson Hawkinson
	Review/Ratify 06-2023 Financial Reports	Chairperson Hawkinson

Public Comment		
-----------------------	--	--

Old Business	None	
---------------------	------	--

New Business	Review/Approve Contract Extension – Legal Services	Derek Antoine
---------------------	--	---------------

Reports	Executive Director’s Report – 07-2023	Derek Antoine
	KCHA Legal Counsel Report – 08-2023	Jack Ball

Other Business	Commissioner/Resident Commissioner	Derek Antoine
	Executive Director Performance Appraisal	Derek Antoine
	Warming Shelter - UPDATE	Derek Antoine

Executive Session	Personnel	Chairperson Hawkinson
--------------------------	-----------	-----------------------

Adjournment		
--------------------	--	--

**MINUTES OF THE MONTHLY MEETING
OF THE BOARD OF COMMISSIONERS
OF THE KNOX COUNTY HOUSING AUTHORITY
July 25, 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: Jared Hawkinson
 Joey Range
 Joseph Riley
 Sara Robison
 Dena May Turner

EXCUSED: LaToya Carson

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 4:01 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 Robison made a motion to approve the previous meeting minutes as presented; 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.

Chairperson Hawkinson then requested the Board review and ratify the June 2023 financial reports. After brief discussion, Commissioner Robison made a motion to ratify the financial reports for June 2023 as presented; 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.

May 2023 claims against the HA Administration in the sum of \$876,479.99; Central Office Cost Center in the sum of \$198,775.40; Moon Towers in the sum of \$88,978.97; Family in the sum of \$170,279.06; Bluebell in the sum of \$22,058.98; Housing Choice Voucher Program in the sum of \$112,294.34; Brentwood (A.H.P.) in the sum of \$65,467.60; Prairieland (A.H.P.) in the sum of \$35,526.97; Capital Fund '20 in the sum of \$100,192.67; Capital Fund '21 in the sum of \$47,550.00; and Capital Fund '22 in the sum of \$35,356.00 were presented for approval. Commissioner Riley made a motion

to ratify the claims and bills for May 2023; 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.

PUBLIC COMMENT

None.

OLD BUSINESS

None.

NEW BUSINESS

Chairperson Hawkinson asked Mr. Ball to oversee the nominations and election for the KCHA Board of Commissioners Officers. Commissioner Robison nominated Jared Hawkinson to serve as Chairperson for the Board of Commissioners. No other nominations were made. After brief discussion, Commissioner Riley made a motion to close nominations and cast a unanimous ballot for Commissioner Hawkinson to serve as Chairperson for the Board of Commissioners; 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.

Then, Chairperson Hawkinson nominated Sara Robison to serve as Vice-Chairperson for the Board of Commissioners. No other nominations were made. After brief discussion, Commissioner Turner made a motion to close nominations and cast a unanimous ballot for Commissioner Robison to serve as Vice-Chairperson for the Board of Commissioners; 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 adopt Resolution 2023-06 Q1 Uncollectible Debt Charge-Offs for Period Ending 03/31/2024. After brief discussion, Commissioner Riley made a motion to adopt Resolution 2023-06 Q1 Uncollectible Debt Charge-Offs for the Period Ending 03/31/2024 in the amount of \$31,596.46; 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.

REPORTS

In his Executive Director's Report, Mr. Antoine highlighted that Phase 4 construction has started including work at the playgrounds and highlighted the report from Alliance Architecture regarding necessary brick work that is upcoming at Moon Towers.

The Legal Counsel Report was emailed prior to the meeting. Mr. Ball reviewed the report at the meeting.

OTHER BUSINESS

Mr. Antoine reported that he had spoken to Lomac Payton regarding a reception to honor his long service to the board of commissioners. Mr. Payton told Mr. Antoine that he will call him in September to set something up. Memorial plaques will be prepared for former commissioners Wayne Allen and Paul Stewart.

Mr. Antoine stated that the Board will need to fill the opening for Resident He then introduced Deloris Buford as the potential resident commissioner appointee. After introductions and a brief discussion, Commissioner Riley made a motion that Deloris Buford be recommended for commissioner appointment to the Knox County Board; 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.

The Executive Director performance appraisal will be scheduled for August 29. Chairperson Hawkinson will send out all the documents related to the appraisal process.

ADJOURNMENT

Commissioner Riley made a motion to adjourn the meeting at 4:48 p.m.; 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.

Respectfully submitted,

Secretary

LOW RENT

<u>COCC</u>	<u>Jul-23</u>	<u>Current YTD</u>		
Operating Income	\$126,418.75	\$475,245.60		
Operating Expenses	\$128,539.10	\$534,692.69		
Net Revenue Income/(Loss)	(\$2,120.35)	(\$59,447.09)	COCC - Cash, Investments, A/R, & A/P	\$896,696
<hr/>				
<u>MOON TOWERS</u>	<u>Jul-23</u>	<u>Current YTD</u>		
Operating Income	\$85,879.31	\$364,908.74	Moon - Cash, Investments, A/R, & A/P	\$ 679,968
Operating Expenses	\$83,687.28	\$309,270.70	Minimum Reserve Position	\$ 309,271
Net Revenue Income/(Loss)	\$2,192.03	\$55,638.04	Over/(Under) Minimum Reserve Position	\$370,698
<hr/>				
<u>FAMILY SITES</u>	<u>Jul-23</u>	<u>Current YTD</u>		
Operating Income	\$98,344.13	\$412,233.28	Family - Cash, Investments, A/R, & A/P	\$ 1,002,955
Operating Expenses	\$106,080.49	\$467,962.01	Minimum Reserve Position	\$ 467,962
Net Revenue Income/(Loss)	(\$7,736.36)	(\$55,728.73)	Over/(Under) Minimum Reserve Position	\$534,993
<hr/>				
<u>BLUEBELL</u>	<u>Jul-23</u>	<u>Current YTD</u>		
Operating Income	\$25,185.43	\$109,799.17	Bluebell - Cash, Investments, A/R, & A/P	\$ 216,111
Operating Expenses	\$24,660.30	\$79,170.60	Minimum Reserve Position	\$ 79,171
Net Revenue Income/(Loss)	\$525.13	\$30,628.57	Over/(Under) Minimum Reserve Position	\$136,941

Monthly Notes:

- For income: COCC billed out \$51,131.09 for maintenance labor charges and received \$74,216.77 from fees: \$41,716.77 for management fees, \$4,240 for asset management fees; \$5,820 for bookkeeping fees; \$10,600 for maintenance fees, \$5,890 for safety/security fees, and \$5,890 for Mental Health Fees.
- The properties received \$128,843 in subsidy from HUD with Moon receiving \$45,291; Family \$74,863; and Bluebell \$8,689.
- Expenses/adjustments worth noting are the reclassification of the Safety/Security Manager's salaries and benefits that were accrued April-June. We created Safety/Security payroll accounts for the manager's payroll to be coded to and they are located in protective services. So \$13,896.75 was moved out of COCC admin salaries, \$943.69 from admin benefits, and \$6,236.54 from maintenance benefits and applied to Safety/Security salary and benefits. Purchased flooring along with water leak and furnace repairs at family sites.
- Moon and Bluebell were in the black for the month with Family and in the red. Moon and Bluebell remain in the black year-to-date.

AHP

<u>BRENTWOOD</u>	<u>Jul-23</u>	<u>Current YTD</u>	<u>PRAIRIELAND</u>	<u>Jul-23</u>	<u>Current YTD</u>
Operating Income	\$35,205.23	\$142,212.51	Operating Income	\$31,456.00	\$127,494.66
Operating Expenses	\$27,943.96	\$165,575.62	Operating Expenses	\$22,887.15	\$107,232.14
Net Revenue Income/(Loss)	\$7,261.27	(\$23,363.11)	Net Revenue Income/(Loss)	\$8,568.85	\$20,262.52
Brentwood's Cash, Investments, A/R, & A/P	\$ 255,761.41		PrairieLand's Cash, Investments, A/R, & A/P	\$ (123,561.14)	
Restricted Cash (Sec. Dep. & Current Liabilities)	\$ 128,433.45		Restricted Cash (Sec. Dep., Reserve, Receipts, liabs)	\$ 268,889.68	
BW's Available Cash	\$ 127,327.96		PL's Available Cash	\$145,328.54	

Monthly Notes:

- For Income: Brentwood received \$34,952.75 in tenant income while Prairieland's received \$25,866 in tenant income.
- Expenses: Nothing really out the norm for both Brentwood and Prairieland this month.
- Both properties show in the black for the month and Prairieland remains in the black year-to-date.

HOUSING CHOICE VOUCHERS (HCV)

<u>ADMINISTRATIVE</u>	<u>Jul-23</u>	<u>Current YTD</u>
Operating Income	\$12,428.34	\$50,177.68
Operating Expenses	\$20,075.37	\$67,536.00
Net Revenue Income/(Loss)	(\$7,647.03)	(\$17,358.32)

<u>Unrestricted Net Position (UNP)</u>	
Prior Month Balance	\$10,389.07
Investment in Fixed Assets	
Monthly HCV Admin Revenue - Gain/(Loss)	\$ (7,647.03)
Transfer to NRP or Adjustment	\$ -
UNP Ending Balance Per VMS	\$2,742.04

Monthly Notes:

- HCV received \$12,425 in admin fee subsidy from HUD and shows an decrease in revenue of \$7,647.038 for the month with unrestricted net position showing a balance of \$2,742.04 for the month.

<u>HAP</u>	<u>Jul-23</u>	<u>Current YTD</u>
Operating Income	\$82,649.00	\$320,185.00
Operating Expenses	\$90,132.20	\$355,237.00
Net Revenue Income/(Loss)	(\$7,483.20)	(\$35,052.00)

<u>Restricted Net Position (RNP)</u>	
Prior Month Balance	\$ 1.00
Investment in Fixed Assets	\$ -
Monthly HCV HAP Revenue - Gain/(Loss)	\$ (5,781.00)
Transfer from UNP or Adjustment	\$ 5,781.00
RNP Ending Balance per VMS	\$ 1.00

Monthly Notes:

- HCV received \$82,649 in HAP subsidy and had a decrease in revenue of \$7,483.2. Restricted Net Position shows a balance of \$1. 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>Jul-23</u>	<u>Current YTD</u>
Operating Income	\$ 1,321.00	\$ 4,469.00
Operating Expenses	\$ 533.82	\$ 2,473.66
Net Revenue Income/(Loss)	\$787.18	\$1,995.34

<u>EHV (UNP)</u>	
Prior Month Balance	\$18,235.98
Monthly EHV Admin Revenue - Gain/(Loss)	\$ 787.18
EHV UNP Ending Balance	\$19,023.16

Monthly Notes:

- EHV received \$1,321 in admin fee subsidy from HUD and an increase in revenue of \$787.18 for the month.

<u>HAP</u>	<u>Jul-23</u>	<u>Current YTD</u>
Operating Income	\$ 4,046.00	\$ 28,535.00
Operating Expenses	\$ 7,734.00	\$ 29,434.00
Net Revenue Income/(Loss)	(\$3,688.00)	(\$899.00)

<u>EHV (RNP)</u>	
Prior Month Balance	\$ 6,250.00
Monthly EHV HAP Revenue - Gain/(Loss)	\$ (3,688.00)
RNP Ending Balance per VMS	\$2,562.00

Monthly Notes:

- EHV received \$4,046 in HAP subsidy and had an decrease in revenue of \$3,688.

MISCELLANEOUS

IDROP Bad Debt Submitted

<u>Property Sites</u>	<u>Jul-23</u>	<u>Historical</u>
Moon Towers	\$ 14,138.20	\$ 98,649.11
Family Sites	\$ 14,445.35	\$ 291,601.35
Bluebell	\$ 472.52	\$ 7,607.28
Brentwood	\$ 2,540.39	\$ 37,116.74
Prairieland	\$ -	\$ 43,845.68
Housing Choice Voucher	\$ -	\$ 44,989.48
Total	\$ 31,596.46	\$ 523,809.64

IDROP Bad Debt Collected

<u>Property Sites</u>	<u>Jul-23</u>	<u>Historical</u>
Moon Towers	\$ 87.52	\$ 9,031.21
Family Sites	\$ 475.31	\$ 82,590.04
Bluebell	\$ -	\$ 100.00
Brentwood	\$ -	\$ 10,494.81
Prairieland	\$ 79.00	\$ 9,820.89
Housing Choice Voucher	\$ -	\$ 13,294.10
Total	\$ 641.83	\$ 125,331.05

Tenant Online Payments

<u>Property Sites</u>	<u>Jul-23</u>	<u>FYE 2024</u>
Moon Towers	\$ 2,815.50	\$ 13,244.00
Family Sites	\$ 5,020.00	\$ 20,319.15
Bluebell	\$ 945.00	\$ 3,612.00
Brentwood	\$ -	\$ 18,440.00
Prairieland	\$ 2,650.00	\$ 12,514.00
Housing Choice Voucher	\$ 7,061.00	\$ 7,061.00
Fiscal Year 2022 Total	\$ 18,491.50	\$ 75,190.15

Monthly Bad Debt Reported	\$31,596.46	
Historical Bad Debt	\$1,156,840.22	
	By IDROP	By Debtor
Historical Bad Debt Collected	\$125,331.05	\$ 28,223.75
13.27%	10.83%	2.44%

Date:
Time:
ll

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	15.00	15.00	0.00	60.00	60.00	180.00	0.00
REVENUE							
FEE REVENUE							
70710 Management Fees							
10-1-000-000-3810.000 Management Fee Inc	-41,716.77	-45,700.00	3,983.23	-182,800.00	-166,260.76	-548,400.00	-69.68
10-1-000-000-3810.010 Mgmt Fees CFP	0.00	-12,624.75	12,624.75	-50,499.00	0.00	-151,497.00	-100.00
Total Line 70710	-41,716.77	-58,324.75	16,607.98	-233,299.00	-166,260.76	-699,897.00	-76.24
70720 Asset Management Fees							
10-1-000-000-3820.000 Asset Mgmt Fee Inc	-4,240.00	-4,240.00	0.00	-16,960.00	-16,960.00	-50,880.00	-66.67
Total Line 70720	-4,240.00	-4,240.00	0.00	-16,960.00	-16,960.00	-50,880.00	-66.67
70730 Book Keeping Fees							
10-1-000-000-3830.000 Bookkeeping Fee Inc	-5,820.00	-5,822.00	2.00	-23,288.00	-23,227.50	-69,864.00	-66.75
Total Line 70730	-5,820.00	-5,822.00	2.00	-23,288.00	-23,227.50	-69,864.00	-66.75
70750 Other Fees							
10-1-000-000-3840.000 Other Fee Inc	-60.00	0.00	-60.00	0.00	-360.00	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	-42,400.00	-42,400.00	-127,200.00	-66.67
10-1-000-000-3850.006 Safety/Security Fee Inc	-5,890.00	-5,895.00	5.00	-23,580.00	-23,560.00	-70,740.00	-66.69
10-1-000-000-3850.007 Mental Health Fee Inc	-5,890.00	-4,525.00	-1,365.00	-18,100.00	-5,890.00	-54,300.00	-89.15
Total Line 70750	-22,440.00	-21,020.00	-1,420.00	-84,080.00	-72,210.00	-252,240.00	-71.37
70700 TOTAL FEE REVENUE	-74,216.77	-89,406.75	15,189.98	-357,627.00	-278,658.26	-1,072,881.00	-74.03
OTHER REVENUE							
71100 Investment Income - Unrestricted							
10-1-000-000-3610.000 Interest Income	-1,070.74	-20.83	-1,049.91	-83.32	-1,281.28	-250.00	412.51
10-1-000-000-3610.023 Interest Income - HRA	-0.15	0.00	-0.15	0.00	-0.15	0.00	
Total Line 71100	-1,070.89	-20.83	-1,050.06	-83.32	-1,281.43	-250.00	412.57
71500 Other Revenue							
10-1-000-000-3690.000 Other Income	0.00	-200.00	200.00	-800.00	0.00	-2,400.00	-100.00
10-1-000-000-3690.010 Other Income-Training	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3850.000 Inspection Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3850.010 Garb & Trash Inc	-14.77	-1,833.33	1,818.56	-7,333.32	-487.27	-22,000.00	-97.79
10-1-000-000-3850.020 Htg & Cooling Inc	-1,815.65	-2,125.00	309.35	-8,500.00	-6,611.88	-25,500.00	-74.07
10-1-000-000-3850.030 Snow Removal Inc	0.00	-9.17	9.17	-36.68	0.00	-110.00	-100.00
10-1-000-000-3850.050 Landscape & Grds Inc	-10,111.04	-4,845.83	-5,265.21	-19,383.32	-31,659.09	-58,150.00	-45.56
10-1-000-000-3850.060 Unit Turnaround Inc	-2,250.70	-1,220.83	-1,029.87	-4,883.32	-3,888.92	-14,650.00	-73.45
10-1-000-000-3850.070 Electrical Inc	-3,803.63	-1,637.50	-2,166.13	-6,550.00	-6,193.96	-19,650.00	-68.48
10-1-000-000-3850.080 Plumbing Inc	-2,624.01	-3,600.00	975.99	-14,400.00	-8,818.60	-43,200.00	-79.59
10-1-000-000-3850.090 Exterminator Inc	-341.00	-250.00	-91.00	-1,000.00	-452.72	-3,000.00	-84.91
10-1-000-000-3850.100 Janitorial Inc	-6,733.38	-4,854.17	-1,879.21	-19,416.68	-20,991.72	-58,250.00	-63.96
10-1-000-000-3850.110 Routine Mailing Inc	-23,436.91	-27,912.50	4,475.59	-111,650.00	-88,052.29	-334,950.00	-73.71
10-1-000-000-3850.120 Other Misc Inc	0.00	-30.00	30.00	-120.00	-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	-51,131.09	-48,518.33	-2,612.76	-194,073.32	-195,305.91	-582,220.00	-66.45
TOTAL OTHER REVENUE	-52,201.98	-48,539.16	-3,662.82	-194,156.64	-196,587.34	-582,470.00	-66.25
70000 TOTAL REVENUE	-126,418.75	-137,945.91	11,527.16	-551,783.64	-475,245.60	-1,655,351.00	-71.29

Date:
Time:
ll

Knox County Housing Authority
FDS Income Statement - COCC
July, 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	20,954.25	37,000.00	-16,045.75	148,000.00	138,789.80	444,000.00	-68.74
10-1-001-000-4110.000 Warm Shelter Salaries	0.00	3,583.33	-3,583.33	14,333.32	2,000.00	43,000.00	-95.35
Total Line 91100	20,954.25	40,583.33	-19,629.08	162,333.32	140,789.80	487,000.00	-71.09
91200 Auditing Fees							
10-1-000-000-4171.000 Audit Fee	0.00	250.00	-250.00	1,000.00	0.00	3,000.00	-100.00
Total Line 91200	0.00	250.00	-250.00	1,000.00	0.00	3,000.00	-100.00
91400 Advertising & Marketing							
10-1-000-000-4190.650 Advertising	0.00	83.33	-83.33	333.32	50.00	1,000.00	-95.00
Total Line 91400	0.00	83.33	-83.33	333.32	50.00	1,000.00	-95.00
91500 Benefit Contributions - Admin							
10-1-000-000-4110.500 Emp Benefit - Admin	10,017.64	12,058.33	-2,040.69	48,233.32	53,329.37	144,700.00	-63.14
10-1-000-000-4110.550 Benefit - Life Ins.	580.03	550.00	30.03	2,200.00	2,318.94	6,600.00	-64.86
10-1-001-000-4110.500 Warm Shelter Benefits	0.00	541.67	-541.67	2,166.68	0.00	6,500.00	-100.00
Total Line 91500	10,597.67	13,150.00	-2,552.33	52,600.00	55,648.31	157,800.00	-64.73
91600 Office Expense							
10-1-000-000-4140.000 Training - Staff	0.00	833.33	-833.33	3,333.32	239.00	10,000.00	-97.61
10-1-000-000-4180.000 Telephone	541.76	625.00	-83.24	2,500.00	2,208.00	7,500.00	-70.56
10-1-000-000-4190.000 Other Sundry	445.29	1,000.00	-554.71	4,000.00	1,739.07	12,000.00	-85.51
10-1-000-000-4190.050 Office Rent Exp	600.00	600.00	0.00	2,400.00	1,950.00	7,200.00	-72.92
10-1-000-000-4190.100 Postage	-165.18	250.00	-415.18	1,000.00	769.19	3,000.00	-74.36
10-1-000-000-4190.200 Office Supplies	59.46	166.67	-107.21	666.68	146.82	2,000.00	-92.66
10-1-000-000-4190.250 Office Furniture	260.05	166.67	93.38	666.68	510.05	2,000.00	-74.50
10-1-000-000-4190.300 Paper Supplies	562.81	62.50	500.31	250.00	651.79	750.00	-13.09
10-1-000-000-4190.400 Printing/printers	0.00	100.00	-100.00	400.00	0.00	1,200.00	-100.00
10-1-000-000-4190.401 Printing Supplies	0.00	150.00	-150.00	600.00	0.00	1,800.00	-100.00
10-1-000-000-4190.500 Printer/Copier Sup Cont	185.98	200.00	-14.02	800.00	557.94	2,400.00	-76.75
10-1-000-000-4190.550 Computers	1,546.00	166.67	1,379.33	666.68	3,552.90	2,000.00	77.65
10-1-000-000-4190.600 Publications	0.00	20.83	-20.83	83.32	0.00	250.00	-100.00
10-1-000-000-4190.700 Member Dues/Fees	337.00	250.00	87.00	1,000.00	2,012.00	3,000.00	-32.93
10-1-000-000-4190.800 Internet Services	210.76	250.00	-39.24	1,000.00	843.91	3,000.00	-71.87
10-1-000-000-4190.850 IT Support	2,637.75	1,500.00	1,137.75	6,000.00	2,894.25	18,000.00	-83.92
Total Line 91600	7,221.68	6,341.67	880.01	25,366.68	18,074.92	76,100.00	-76.25
91700 Legal Expense							
10-1-000-000-4130.000 Legal Expense	800.00	800.00	0.00	3,200.00	3,200.00	9,600.00	-66.67
10-1-000-000-4190.900 Court Costs	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91700	800.00	800.00	0.00	3,200.00	3,200.00	9,600.00	-66.67
91800 Travel Expense							
10-1-000-000-4150.000 Travel - Staff	0.00	1,000.00	-1,000.00	4,000.00	7,361.57	12,000.00	-38.65
10-1-000-000-4150.010 Travel - Commissioners	0.00	750.00	-750.00	3,000.00	1,115.40	9,000.00	-87.61
10-1-000-000-4150.100 Mileage - Admin	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91800	0.00	1,750.00	-1,750.00	7,000.00	8,476.97	21,000.00	-59.63
91900 Other Expense							
10-1-000-000-4120.400 Fee for Service Exp	0.00	200.00	-200.00	800.00	818.89	2,400.00	-65.88
10-1-000-000-4120.500 Other Fee Exp	0.00	0.00	0.00	0.00	-73.03	0.00	
10-1-000-000-4140.010 Training - Commiss	0.00	250.00	-250.00	1,000.00	0.00	3,000.00	-100.00
10-1-000-000-4160.000 Consulting Services	1,648.17	0.00	1,648.17	0.00	4,837.68	0.00	
10-1-000-000-4190.950 Background Verif	0.00	0.00	0.00	0.00	24.62	0.00	
10-1-001-000-4120.400 Fee for Serv Exp - WS	0.00	25.00	-25.00	100.00	0.00	300.00	-100.00

Date:
Time:
ll

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
10-1-001-000-4190.000 Admin Supplies - WS	0.00	266.67	-266.67	1,066.68	15,384.20	3,200.00	380.76
Total Line 91900	1,648.17	741.67	906.50	2,966.68	20,992.36	8,900.00	135.87
91000 TOTAL OPERATING EXPENSE - Admin	41,221.77	63,700.00	-22,478.23	254,800.00	247,232.36	764,400.00	-67.66
UTILITIES							
93100 Water-200 Elect-300 Gas-600 Sewer							
10-1-000-000-4310.000 Water	19.72	25.00	-5.28	100.00	61.84	300.00	-79.39
10-1-000-000-4315.000 Sewer	14.49	15.00	-0.51	60.00	47.96	180.00	-73.36
10-1-000-000-4320.000 Electric	341.24	375.00	-33.76	1,500.00	846.68	4,500.00	-81.18
10-1-000-000-4330.000 Gas	0.00	200.00	-200.00	800.00	295.15	2,400.00	-87.70
Total Line 93100, 93200, 93300, 93600	375.45	615.00	-239.55	2,460.00	1,251.63	7,380.00	-83.04
93000 TOTAL UTILITIES EXPENSES	375.45	615.00	-239.55	2,460.00	1,251.63	7,380.00	-83.04
MAINTENANCE & OPERATIONS EXPENSE							
94100 Maintenance - Labor							
10-1-000-000-4410.000 Maint Labor	37,447.80	38,166.67	-718.87	152,666.68	149,418.51	458,000.00	-67.38
10-1-000-000-4410.010 Maint Admin Salary	5,384.60	5,258.33	126.27	21,033.32	22,230.70	63,100.00	-64.77
10-1-000-000-4410.100 Maint Labor - OT	2,429.70	1,575.00	854.70	6,300.00	6,238.20	18,900.00	-66.99
Total Line 94100	45,262.10	45,000.00	262.10	180,000.00	177,887.41	540,000.00	-67.06
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	40.00	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	79.22	0.00	79.22	0.00	527.67	0.00	
10-1-000-000-4420.110 Routine Maint. Supplies	442.09	20.83	421.26	83.32	442.09	250.00	76.84
10-1-000-000-4420.120 Other Misc Supply	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4420.125 Mileage	0.00	20.83	-20.83	83.32	0.00	250.00	-100.00
10-1-000-000-4420.126 Vehicle Supplies	0.00	33.33	-33.33	133.32	175.92	400.00	-56.02
Total Line 94200	521.31	84.99	436.32	339.96	1,213.46	1,020.00	18.97
94300 Maintenance - Contracts							
10-1-000-000-4430.010 Garbage & Trash Cont	92.40	37.50	54.90	150.00	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	0.00	0.00	
10-1-000-000-4430.126 Vehicle Maint Cont	0.00	41.67	-41.67	166.68	0.00	500.00	-100.00
Total Line 94300 - (sub acct)	92.40	79.17	13.23	316.68	184.80	950.00	-80.55
94500 Maintenance - Ordinary/Benefits							
10-1-000-000-4410.500 Maint Emp Benefit	7,810.76	13,375.00	-5,564.24	53,500.00	55,642.03	160,500.00	-65.33
10-1-000-000-4410.510 Maint Admin Benefits	2,592.62	2,625.00	-32.38	10,500.00	10,409.46	31,500.00	-66.95
Total Line 94500	10,403.38	16,000.00	-5,596.62	64,000.00	66,051.49	192,000.00	-65.60
94000 TOTAL MAINTENANCE EXPENSE	56,279.19	61,164.16	-4,884.97	244,656.64	245,337.16	733,970.00	-66.57
TOTAL PROTECTIVE SERVICES EXPENSE							

Date:
Time:
ll

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
95100 Protective Services - Labor							
10-1-000-000-4481.000 Safety/Security Salary	17,867.25	4,166.67	13,700.58	16,666.68	17,867.25	50,000.00	-64.27
10-1-000-000-4481.500 Safety/Security Benefits	9,440.16	2,375.00	7,065.16	9,500.00	9,440.16	28,500.00	-66.88
Total Line 95100	27,307.41	6,541.67	20,765.74	26,166.68	27,307.41	78,500.00	-65.21
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	122.63	75.00	47.63	300.00	633.53	900.00	-29.61
10-1-000-000-4480.500 Other Security Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 95200	122.63	75.00	47.63	300.00	633.53	900.00	-29.61
95000 TOTAL PROTECTIVE SERVICES EXP	27,430.04	6,616.67	20,813.37	26,466.68	27,940.94	79,400.00	-64.81
INSURANCE PREMIUMS EXPENSE							
96110 120 130 - Property Liab Work Comp							
10-1-000-000-4510.010 Property Insurance	94.75	98.00	-3.25	392.00	379.00	1,176.00	-67.77
10-1-000-000-4510.020 Liability Insurance	36.42	37.50	-1.08	150.00	145.68	450.00	-67.63
10-1-000-000-4510.030 Work Comp Insurance	2,310.36	2,355.00	-44.64	9,420.00	9,241.44	28,260.00	-67.30
Total Line 96110, 96120, 96130	2,441.53	2,490.50	-48.97	9,962.00	9,766.12	29,886.00	-67.32
96140 All Other Insurance							
10-1-000-000-4510.015 Equipment Insurance	14.85	16.00	-1.15	64.00	59.40	192.00	-69.06
10-1-000-000-4510.025 PE & PO Insurance	726.27	750.00	-23.73	3,000.00	2,905.08	9,000.00	-67.72
10-1-000-000-4510.035 Auto Insurance	50.00	51.00	-1.00	204.00	200.00	612.00	-67.32
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	3,268.00	3,164.48	9,804.00	-67.72
96100 TOTAL INSURANCE PREMIUM EXP	3,232.65	3,307.50	-74.85	13,230.00	12,930.60	39,690.00	-67.42
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	1,666.68	0.00	5,000.00	-100.00
Total Line 96210	0.00	416.67	-416.67	1,666.68	0.00	5,000.00	-100.00
96000 TOTAL GENERAL EXPENSE	0.00	416.67	-416.67	1,666.68	0.00	5,000.00	-100.00
96900 TOTAL OPERATING EXPENSE	128,539.10	135,820.00	-7,280.90	543,280.00	534,692.69	1,629,840.00	-67.19
97000 NET REVENUE/EXPENSE - (GAIN)/LOSS	2,120.35	-2,125.91	4,246.26	-8,503.64	59,447.09	-25,511.00	-333.03

MISCELLANEOUS EXPENSE
97100 Extraordinary Maintenance

Date:
Time:
ll

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
10-1-000-000-4610.010 Extraordinary Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4610.020 Extraordinary Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4610.030 Extraordinary Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 97100	0.00	0.00	0.00	0.00	0.00	0.00	
97200 Casualty Losses - Non-capitalized							
10-1-000-000-4620.010 Casualty Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4620.020 Casualty Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4620.030 Casualty Contract Costs	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 97200	0.00	0.00	0.00	0.00	0.00	0.00	
97400 Depreciation Expense							
10-1-000-000-4800.000 Depreciation Exp COCC	760.50	765.00	-4.50	3,060.00	3,042.00	9,180.00	-66.86
Total Line 97400	760.50	765.00	-4.50	3,060.00	3,042.00	9,180.00	-66.86
TOTAL MISCELLANEOUS EXPENSE	760.50	765.00	-4.50	3,060.00	3,042.00	9,180.00	-66.86
90000 TOTAL EXPENSES	129,299.60	136,585.00	-7,285.40	546,340.00	537,734.69	1,639,020.00	-67.19
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	2,880.85	-5,777.58	8,658.43	-23,110.32	73,246.85	-69,331.00	-205.65

Date:
Time:
ll

Knox County Housing Authority
FDS Income Statement - AMP 1 Moon Towers
July, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	177.00	177.00	0.00	708.00	708.00	2,124.00	0.00
REVENUE							
70300 Net Tenant Rent Revenue							
10-1-000-001-3110.000 Dwelling Rent	-36,823.00	-33,583.33	-3,239.67	-134,333.32	-148,155.00	-403,000.00	-63.24
10-1-000-001-3111.000 Utility Allowance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70300	-36,823.00	-33,583.33	-3,239.67	-134,333.32	-148,155.00	-403,000.00	-63.24
70400 Tenant Revenue - Other							
10-1-000-001-3120.000 Excess Utilities	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3130.000 Cable TV Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3190.000 Nondwell Rent	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3690.000 Other Income	0.00	-291.67	291.67	-1,166.68	115.02	-3,500.00	-103.29
10-1-000-001-3690.100 Late Fees	-825.00	-375.00	-450.00	-1,500.00	-2,475.00	-4,500.00	-45.00
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	-16.68	0.00	-50.00	-100.00
10-1-000-001-3690.150 Laundry Income	-532.25	-1,041.67	509.42	-4,166.68	-3,319.75	-12,500.00	-73.44
10-1-000-001-3690.160 Vending Machine Inc	0.00	-125.00	125.00	-500.00	-265.99	-1,500.00	-82.27
10-1-000-001-3690.180 Labor	-791.25	-1,000.00	208.75	-4,000.00	-2,406.25	-12,000.00	-79.95
10-1-000-001-3690.200 Materials	-74.60	-300.00	225.40	-1,200.00	-1,137.52	-3,600.00	-68.40
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	-2,223.10	-3,137.51	914.41	-12,550.04	-9,489.49	-37,650.00	-74.80
70500 TOTAL TENANT REVENUE	-39,046.10	-36,720.84	-2,325.26	-146,883.36	-157,644.49	-440,650.00	-64.22
70600 HUD PHA Operating Grants							
10-1-000-001-8020.000 Oper Sub - Curr Yr	-45,291.00	-47,495.83	2,204.83	-189,983.32	-204,877.00	-569,950.00	-64.05
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	-45,291.00	-47,495.83	2,204.83	-189,983.32	-204,877.00	-569,950.00	-64.05
10010 Operating Tranfers In - CFP							
10-1-000-001-3404.010 Other Inc - Operations	0.00	-8,333.33	8,333.33	-33,333.32	0.00	-100,000.00	-100.00
Total Line 10010	0.00	-8,333.33	8,333.33	-33,333.32	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	-1,242.21	-20.83	-1,221.38	-83.32	-1,637.25	-250.00	554.90
Total Line 71100	-1,242.21	-20.83	-1,221.38	-83.32	-1,637.25	-250.00	554.90
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	-1,200.00	-750.00	-3,600.00	-79.17
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	-1,200.00	-750.00	-3,600.00	-79.17
70000 TOTAL REVENUE	-85,879.31	-92,870.83	6,991.52	-371,483.32	-364,908.74	-1,114,450.00	-67.26

Date:
Time:
ll

Knox County Housing Authority
FDS Income Statement - AMP 1 Moon Towers
July, 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	24,666.68	28,325.97	74,000.00	-61.72
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	24,666.68	28,325.97	74,000.00	-61.72
91200 Auditing Fees							
10-1-000-001-4171.000 Audit Fee	0.00	254.17	-254.17	1,016.68	0.00	3,050.00	-100.00
Total Line 91200	0.00	254.17	-254.17	1,016.68	0.00	3,050.00	-100.00
91300 Management Fee							
10-1-000-001-4120.100 Management Fee Exp	13,371.17	13,681.00	-309.83	54,724.00	54,103.00	164,172.00	-67.04
Total Line 91300	13,371.17	13,681.00	-309.83	54,724.00	54,103.00	164,172.00	-67.04
91310 Book-keeping Fee							
10-1-000-001-4120.300 Bookkeeping Fee Exp	1,297.50	1,328.00	-30.50	5,312.00	5,250.00	15,936.00	-67.06
Total Line 91310	1,297.50	1,328.00	-30.50	5,312.00	5,250.00	15,936.00	-67.06
91500 Benefit Contributions - Admin							
10-1-000-001-4110.500 Admin Emp Benefit	2,808.42	2,083.33	725.09	8,333.32	11,781.07	25,000.00	-52.88
Total Line 91500	2,808.42	2,083.33	725.09	8,333.32	11,781.07	25,000.00	-52.88
91600 Office Expense							
10-1-000-001-4140.000 Training - Staff	0.00	166.67	-166.67	666.68	0.00	2,000.00	-100.00
10-1-000-001-4180.000 Telephone	279.37	270.83	8.54	1,083.32	1,088.59	3,250.00	-66.50
10-1-000-001-4190.100 Postage	79.92	66.67	13.25	266.68	223.68	800.00	-72.04
10-1-000-001-4190.200 Office Supplies	0.00	58.33	-58.33	233.32	290.24	700.00	-58.54
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	400.00	313.31	1,200.00	-73.89
10-1-000-001-4190.400 Printing/printers	0.00	83.33	-83.33	333.32	0.00	1,000.00	-100.00
10-1-000-001-4190.401 Printing Supplies	0.00	90.67	-90.67	362.68	116.22	1,088.00	-89.32
10-1-000-001-4190.500 Printer/Copier Sup Cont	148.00	250.00	-102.00	1,000.00	720.79	3,000.00	-75.97
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	33.32	0.00	100.00	-100.00
10-1-000-001-4190.800 Internet Services	87.11	104.17	-17.06	416.68	347.57	1,250.00	-72.19
10-1-000-001-4190.850 IT Support	318.00	41.67	276.33	166.68	318.00	500.00	-36.40
Total Line 91600	912.40	1,240.67	-328.27	4,962.68	3,418.40	14,888.00	-77.04
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	300.00	0.00	900.00	-100.00
Total Line 91800	0.00	75.00	-75.00	300.00	1,662.97	900.00	84.77
91900 Other Expense							
10-1-000-001-4120.400 Fee for Service Exp	7.49	29.17	-21.68	116.68	48.07	350.00	-86.27
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	7,080.00	1,770.00	21,240.00	-91.67
10-1-000-001-4160.000 Consulting Services	1,500.00	0.00	1,500.00	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	66.68	45.74	200.00	-77.13
10-1-000-001-4190.950 Background Verification	1,061.47	350.00	711.47	1,400.00	2,833.92	4,200.00	-32.53
Total Line 91900	4,338.96	2,165.84	2,173.12	8,663.36	6,198.05	25,990.00	-76.15
91000 TOTAL OPERATING EXPENSE - Admin	29,583.75	26,994.68	2,589.07	107,978.72	110,739.46	323,936.00	-65.81

Date:
Time:
ll

Knox County Housing Authority
FDS Income Statement - AMP 1 Moon Towers
July, 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	7,080.00	7,080.00	21,240.00	-66.67
Total Line 92000	<u>1,770.00</u>	<u>1,770.00</u>	<u>0.00</u>	<u>7,080.00</u>	<u>7,080.00</u>	<u>21,240.00</u>	<u>-66.67</u>
92000 TOTAL ASSET MANAGEMENT FEE	<u>1,770.00</u>	<u>1,770.00</u>	<u>0.00</u>	<u>7,080.00</u>	<u>7,080.00</u>	<u>21,240.00</u>	<u>-66.67</u>
TENANT SERVICES							
92400 Tenant Services - Other							
10-1-000-001-4220.050 Ten Ser-Cable/TV Exp	66.00	87.50	-21.50	350.00	264.00	1,050.00	-74.86
10-1-000-001-4220.100 Ten Ser-Supplies	0.00	20.83	-20.83	83.32	0.00	250.00	-100.00
10-1-000-001-4220.110 Ten Ser-Recreation	0.00	41.67	-41.67	166.68	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	1,000.00	0.00	3,000.00	-100.00
10-1-000-001-4220.175 Garden Program Exp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4230.000 Ten Ser Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 92400	<u>66.00</u>	<u>400.00</u>	<u>-334.00</u>	<u>1,600.00</u>	<u>264.00</u>	<u>4,800.00</u>	<u>-94.50</u>
92500 TOTAL TENANT SERVICES EXPENSE	<u>66.00</u>	<u>400.00</u>	<u>-334.00</u>	<u>1,600.00</u>	<u>264.00</u>	<u>4,800.00</u>	<u>-94.50</u>
UTILITIES							
93100 Water-200 Elect-300 Gas-600 Sewer							
10-1-000-001-4310.000 Water	1,534.88	1,458.33	76.55	5,833.32	4,551.04	17,500.00	-73.99
10-1-000-001-4315.000 Sewer	4,203.52	3,291.67	911.85	13,166.68	12,520.42	39,500.00	-68.30
10-1-000-001-4320.000 Electric	7,243.49	2,666.67	4,576.82	10,666.68	10,291.55	32,000.00	-67.84
10-1-000-001-4330.000 Gas	0.00	4,333.33	-4,333.33	17,333.32	3,759.80	52,000.00	-92.77
Total Line 93100, 93200, 93300, 93600	<u>12,981.89</u>	<u>11,750.00</u>	<u>1,231.89</u>	<u>47,000.00</u>	<u>31,122.81</u>	<u>141,000.00</u>	<u>-77.93</u>
93000 TOTAL UTILITIES EXPENSES	<u>12,981.89</u>	<u>11,750.00</u>	<u>1,231.89</u>	<u>47,000.00</u>	<u>31,122.81</u>	<u>141,000.00</u>	<u>-77.93</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	17,700.00	17,700.00	53,100.00	-66.67
Total Line 94100	<u>4,425.00</u>	<u>4,425.00</u>	<u>0.00</u>	<u>17,700.00</u>	<u>17,700.00</u>	<u>53,100.00</u>	<u>-66.67</u>
94200 Maintenance - Materials/Supplies							
10-1-000-001-4420.010 Garbage&Trash Supp	0.00	33.33	-33.33	133.32	128.75	400.00	-67.81
10-1-000-001-4420.020 Heating&Cooling Supp	0.00	500.00	-500.00	2,000.00	16.32	6,000.00	-99.73
10-1-000-001-4420.030 Snow Removal Supplies	0.00	25.00	-25.00	100.00	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	182.99	208.33	-25.34	833.32	10,960.82	2,500.00	338.43
10-1-000-001-4420.070 Electrical Supplies	59.54	100.00	-40.46	400.00	196.27	1,200.00	-83.64
10-1-000-001-4420.080 Plumbing Supplies	94.87	125.00	-30.13	500.00	426.60	1,500.00	-71.56
10-1-000-001-4420.090 Extermination Supplies	0.00	166.67	-166.67	666.68	455.80	2,000.00	-77.21
10-1-000-001-4420.100 Janitorial Supplies	529.77	541.67	-11.90	2,166.68	1,947.77	6,500.00	-70.03
10-1-000-001-4420.110 Routine Maint. Supplies	3,196.66	1,666.67	1,529.99	6,666.68	5,537.94	20,000.00	-72.31
10-1-000-001-4420.120 Other Misc Supplies	0.00	83.33	-83.33	333.32	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	187.03	166.67	20.36	666.68	482.65	2,000.00	-75.87
10-1-000-001-4420.130 Securty Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94200	<u>4,250.86</u>	<u>3,616.67</u>	<u>634.19</u>	<u>14,466.68</u>	<u>21,457.92</u>	<u>43,400.00</u>	<u>-50.56</u>

Date:
Time:
ll

Knox County Housing Authority
FDS Income Statement - AMP 1 Moon Towers
July, 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	12,659.39	15,881.17	-3,221.78	63,524.68	46,983.36	190,574.00	-75.35
10-1-000-001-4430.010 Garbage & Trash Con	1,061.10	416.67	644.43	1,666.68	3,395.60	5,000.00	-32.09
10-1-000-001-4430.020 Heating & Cooling Cont	0.00	666.67	-666.67	2,666.68	-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	440.00	1,791.67	-1,351.67	7,166.68	4,685.84	21,500.00	-78.21
10-1-000-001-4430.050 Landscape & Grds Cont	0.00	1,625.00	-1,625.00	6,500.00	-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	10,666.68	0.00	32,000.00	-100.00
10-1-000-001-4430.080 Plumbing Contracts	0.00	375.00	-375.00	1,500.00	118.20	4,500.00	-97.37
10-1-000-001-4430.090 Extermination Contracts	4,797.50	2,375.00	2,422.50	9,500.00	14,364.50	28,500.00	-49.60
10-1-000-001-4430.100 Janitorial Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4430.110 Routine Maint Cont	933.05	1,041.67	-108.62	4,166.68	4,170.05	12,500.00	-66.64
10-1-000-001-4430.111 Flooring Contract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4430.120 Other Misc Cont Cost	0.00	125.00	-125.00	500.00	6,664.80	1,500.00	344.32
10-1-000-001-4430.121 Laundry Equip Contract	80.00	41.67	38.33	166.68	375.00	500.00	-25.00
10-1-000-001-4430.126 Vehicle Maint Cont	0.00	41.67	-41.67	166.68	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	19,971.04	27,047.86	-7,076.82	108,191.44	80,471.60	324,574.00	-75.21
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	28,646.90	35,089.53	-6,442.63	140,358.12	119,629.52	421,074.00	-71.59
TOTAL PROTECTIVE SERVICES EXPENSE							
95200 Protective Services - Contract							
10-1-000-001-4480.000 Police Contract	1,037.34	254.17	783.17	1,016.68	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	7,080.00	7,080.00	21,240.00	-66.67
10-1-000-001-4480.100 ADT Contract	141.97	200.00	-58.03	800.00	1,070.73	2,400.00	-55.39
10-1-000-001-4480.500 Other Security Contract	1,795.00	1,291.67	503.33	5,166.68	2,120.00	15,500.00	-86.32
Total Line 95200	4,744.31	3,515.84	1,228.47	14,063.36	11,308.07	42,190.00	-73.20
95300 Protective Services - Other							
Total Line 95300	0.00	0.00	0.00	0.00	0.00	0.00	
95000 TOTAL PROTECTIVE SERVICES EXP	4,744.31	3,515.84	1,228.47	14,063.36	11,308.07	42,190.00	-73.20
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	15,866.68	15,576.68	47,600.00	-67.28
10-1-000-001-4510.020 Liability Insurance	430.06	439.58	-9.52	1,758.32	1,720.24	5,275.00	-67.39
10-1-000-001-4510.030 Work Comp Insurance	204.43	208.33	-3.90	833.32	817.72	2,500.00	-67.29
Total Line 96110, 96120, 96130	4,528.66	4,614.58	-85.92	18,458.32	18,114.64	55,375.00	-67.29
96140 All Other Insurance							
10-1-000-001-4510.015 Equipment Insurance	175.35	179.17	-3.82	716.68	701.40	2,150.00	-67.38
10-1-000-001-4510.025 PE & PO Insurance	63.81	66.67	-2.86	266.68	255.24	800.00	-68.10
10-1-000-001-4510.035 Auto Insurance	50.00	52.08	-2.08	208.32	200.00	625.00	-68.00
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	1,191.68	1,156.64	3,575.00	-67.65
96100 TOTAL INSURANCE PREMIUMS EXP	4,817.82	4,912.50	-94.68	19,650.00	19,271.28	58,950.00	-67.31

Date:
Time:
ll

Knox County Housing Authority
FDS Income Statement - AMP 1 Moon Towers
July, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
GENERAL EXPENSES							
96200 Other General Expenses							
10-1-000-001-4590.000 Other General	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96200	0.00	0.00	0.00	0.00	0.00	0.00	
96210 Compensated Absences							
10-1-000-001-4110.001 Salaries Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4595.000 Compensated Absences	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96210	0.00	0.00	0.00	0.00	0.00	0.00	
96300 Payment In Lieu Of Taxes - PILOT							
10-1-000-001-4520.000 Pay in lieu of Tax	2,384.11	2,438.33	-54.22	9,753.32	11,703.22	29,260.00	-60.00
Total Line 96300	2,384.11	2,438.33	-54.22	9,753.32	11,703.22	29,260.00	-60.00
96400 Bad Debt - Tenant Rents							
10-1-000-001-4570.000 Collection Losses	-1,307.50	833.33	-2,140.83	3,333.32	-1,847.66	10,000.00	-118.48
Total Line 96400	-1,307.50	833.33	-2,140.83	3,333.32	-1,847.66	10,000.00	-118.48
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	1,076.61	3,271.66	-2,195.05	13,086.64	9,855.56	39,260.00	-74.90
96900 TOTAL OPERATING EXPENSE	83,687.28	87,704.21	-4,016.93	350,816.84	309,270.70	1,052,450.00	-70.61
97000 NET REVENUE/EXPENSE (-Gain/Loss)	-2,192.03	-5,166.62	2,974.59	-20,666.48	-55,638.04	-62,000.00	-10.26
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	55,000.00	43,396.00	165,000.00	-73.70
Total Line 97400	10,849.00	13,750.00	-2,901.00	55,000.00	43,396.00	165,000.00	-73.70
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	55,000.00	43,396.00	165,000.00	-73.70

Date:
Time:
ll

Knox County Housing Authority
FDS Income Statement - AMP 1 Moon Towers
July, 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)	8,656.97	8,843.38	-186.41	35,373.52	-12,242.04	106,120.00	-111.54

Date:
Time:
ll

Knox County Housing Authority
FDS Income Statement - AMP 2 Family Site
July, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	196.00	196.00	0.00	784.00	784.00	2,352.00	0.00
REVENUE							
70300 Net Tenant Rent Revenue							
10-1-000-002-3110.000 Dwelling Rent	-19,884.00	-17,500.00	-2,384.00	-70,000.00	-77,772.00	-210,000.00	-62.97
10-1-000-002-3111.000 Utility Allowance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70300	-19,884.00	-17,500.00	-2,384.00	-70,000.00	-77,772.00	-210,000.00	-62.97
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	-1,333.32	-303.03	-4,000.00	-92.42
10-1-000-002-3690.100 Late Fees	-775.00	-625.00	-150.00	-2,500.00	-3,175.00	-7,500.00	-57.67
10-1-000-002-3690.120 Violation Fees	40.00	-345.00	385.00	-1,380.00	-2,965.00	-4,140.00	-28.38
10-1-000-002-3690.130 Court Cost Fees	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3690.140 Returned Check Charge	0.00	-4.17	4.17	-16.68	-25.00	-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	-559.75	-1,666.67	1,106.92	-6,666.68	-4,684.75	-20,000.00	-76.58
10-1-000-002-3690.200 Materials	-351.26	-750.00	398.74	-3,000.00	-1,649.15	-9,000.00	-81.68
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	-1,646.01	-3,724.17	2,078.16	-14,896.68	-12,801.93	-44,690.00	-71.35
70500 TOTAL TENANT REVENUE	-21,530.01	-21,224.17	-305.84	-84,896.68	-90,573.93	-254,690.00	-64.44
70600 HUD PHA Operating Grants							
10-1-000-002-8020.000 Oper Sub - Curr Yr	-74,863.00	-77,521.58	2,658.58	-310,086.32	-318,174.00	-930,259.00	-65.80
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	-74,863.00	-77,521.58	2,658.58	-310,086.32	-318,174.00	-930,259.00	-65.80
10010 Operating Tranfers In - CFP							
10-1-000-002-3404.010 Other Inc - Operations	0.00	-10,000.00	10,000.00	-40,000.00	0.00	-120,000.00	-100.00
Total Line 70610	0.00	-10,000.00	10,000.00	-40,000.00	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	-1,526.12	-22.92	-1,503.20	-91.68	-2,054.94	-275.00	647.25
Total Line 71100	-1,526.12	-22.92	-1,503.20	-91.68	-2,054.94	-275.00	647.25
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	-1,200.00	-1,200.00	-3,600.00	-66.67
10-1-000-002-3190.100 Beauty Shop Rent	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3195.000 Day Care Income	-125.00	-125.00	0.00	-500.00	-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	-425.00	-425.00	0.00	-1,700.00	-1,430.41	-5,100.00	-71.95
70000 TOTAL REVENUE	-98,344.13	-109,193.67	10,849.54	-436,774.68	-412,233.28	-1,310,324.00	-68.54

Date:
Time:
ll

Knox County Housing Authority
FDS Income Statement - AMP 2 Family Site
July, 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	38,100.00	28,503.15	114,300.00	-75.06
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	38,100.00	28,503.15	114,300.00	-75.06
91200 Auditing Fees							
10-1-000-002-4171.000 Audit Fee	0.00	229.17	-229.17	916.68	0.00	2,750.00	-100.00
Total Line 91200	0.00	229.17	-229.17	916.68	0.00	2,750.00	-100.00
91300 Management Fee							
10-1-000-002-4120.100 Management Fee Exp	14,685.10	15,149.00	-463.90	60,596.00	57,271.89	181,788.00	-68.50
Total Line 91300	14,685.10	15,149.00	-463.90	60,596.00	57,271.89	181,788.00	-68.50
91310 Book-keeping Fee							
10-1-000-002-4120.300 Bookkeeping Fee Exp	1,425.00	1,470.00	-45.00	5,880.00	5,557.50	17,640.00	-68.49
Total Line 91310	1,425.00	1,470.00	-45.00	5,880.00	5,557.50	17,640.00	-68.49
91500 Benefit Contributions - Admin							
10-1-000-002-4110.500 Emp Benefit - Admin	2,346.57	3,100.00	-753.43	12,400.00	9,702.76	37,200.00	-73.92
Total Line 91500	2,346.57	3,100.00	-753.43	12,400.00	9,702.76	37,200.00	-73.92
91600 Office Expense							
10-1-000-002-4140.000 Training - Staff	0.00	250.00	-250.00	1,000.00	149.00	3,000.00	-95.03
10-1-000-002-4180.000 Telephone	230.26	279.17	-48.91	1,116.68	916.04	3,350.00	-72.66
10-1-000-002-4190.100 Postage	182.07	150.00	32.07	600.00	758.07	1,800.00	-57.89
10-1-000-002-4190.200 Office Supplies	241.49	33.33	208.16	133.32	334.13	400.00	-16.47
10-1-000-002-4190.250 Office Furniture	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4190.300 Paper Supplies	88.98	41.67	47.31	166.68	730.79	500.00	46.16
10-1-000-002-4190.400 Printing/printers	0.00	41.67	-41.67	166.68	0.00	500.00	-100.00
10-1-000-002-4190.401 Printing Supplies	0.00	25.00	-25.00	100.00	0.00	300.00	-100.00
10-1-000-002-4190.500 Printer/Copier Sup Cont	162.05	147.92	14.13	591.68	466.08	1,775.00	-73.74
10-1-000-002-4190.550 Computers	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4190.700 Member Dues/Fees	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4190.800 Internet Services	764.48	600.00	164.48	2,400.00	2,366.44	7,200.00	-67.13
10-1-000-002-4190.850 IT Support	535.50	194.17	341.33	776.68	678.00	2,330.00	-70.90
Total Line 91600	2,204.83	1,762.93	441.90	7,051.72	6,398.55	21,155.00	-69.75
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	166.68	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	600.00	128.31	1,800.00	-92.87
Total Line 91800	0.00	191.67	-191.67	766.68	214.57	2,300.00	-90.67
91900 Other Expense							
10-1-000-002-4120.400 Fee for Service Exp	9.63	233.33	-223.70	933.32	47.16	2,800.00	-98.32
10-1-000-002-4120.500 Other Fee Exp	0.00	0.00	0.00	0.00	0.03	0.00	
10-1-000-002-4120.700 Mental Health Fee	1,960.00	1,960.00	0.00	7,840.00	1,960.00	23,520.00	-91.67
10-1-000-002-4160.000 Consulting Services	0.00	75.00	-75.00	300.00	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	1,706.66	404.17	1,302.49	1,616.68	2,789.50	4,850.00	-42.48
Total Line 91900	3,676.29	2,672.50	1,003.79	10,690.00	4,852.57	32,070.00	-84.87
91000 TOTAL OPERATING EXPENSE - Admin	31,233.29	34,100.27	-2,866.98	136,401.08	112,500.99	409,203.00	-72.51

Date:
Time:
ll

Knox County Housing Authority
FDS Income Statement - AMP 2 Family Site
July, 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	7,840.00	7,840.00	23,520.00	-66.67
Total Line 92000	<u>1,960.00</u>	<u>1,960.00</u>	<u>0.00</u>	<u>7,840.00</u>	<u>7,840.00</u>	<u>23,520.00</u>	<u>-66.67</u>
92000 TOTAL ASSET MANAGEMENT FEE	<u>1,960.00</u>	<u>1,960.00</u>	<u>0.00</u>	<u>7,840.00</u>	<u>7,840.00</u>	<u>23,520.00</u>	<u>-66.67</u>
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	66.68	32.63	200.00	-83.69
10-1-000-002-4220.110 Ten Ser-Recreation	510.00	41.67	468.33	166.68	510.00	500.00	2.00
10-1-000-002-4220.120 Ten Ser-Education	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4220.125 Ten Ser-Other	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4220.175 Garden Program Exp	0.00	33.33	-33.33	133.32	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	<u>510.00</u>	<u>91.67</u>	<u>418.33</u>	<u>366.68</u>	<u>542.63</u>	<u>1,100.00</u>	<u>-50.67</u>
92500 TOTAL TENANT SERVICES EXPENSE	<u>510.00</u>	<u>91.67</u>	<u>418.33</u>	<u>366.68</u>	<u>542.63</u>	<u>1,100.00</u>	<u>-50.67</u>
UTILITIES							
93100 Water-200 Elect-300 Gas-600 Sewer							
10-1-000-002-4310.000 Water	169.81	100.00	69.81	400.00	529.23	1,200.00	-55.90
10-1-000-002-4315.000 Sewer	90.81	45.83	44.98	183.32	263.51	550.00	-52.09
10-1-000-002-4320.000 Electric	449.70	1,583.33	-1,133.63	6,333.32	2,253.78	19,000.00	-88.14
10-1-000-002-4330.000 Gas	336.17	1,208.33	-872.16	4,833.32	2,011.11	14,500.00	-86.13
Total Line 93100 93200 93300 93600	<u>1,046.49</u>	<u>2,937.49</u>	<u>-1,891.00</u>	<u>11,749.96</u>	<u>5,057.63</u>	<u>35,250.00</u>	<u>-85.65</u>
93000 TOTAL UTILITIES EXPENSES	<u>1,046.49</u>	<u>2,937.49</u>	<u>-1,891.00</u>	<u>11,749.96</u>	<u>5,057.63</u>	<u>35,250.00</u>	<u>-85.65</u>
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	19,600.00	19,600.00	58,800.00	-66.67
Total Line 94100	<u>4,900.00</u>	<u>4,900.00</u>	<u>0.00</u>	<u>19,600.00</u>	<u>19,600.00</u>	<u>58,800.00</u>	<u>-66.67</u>
94200 Maintenance - Materials/Supplies							
10-1-000-002-4420.010 Garbage&Trash Supp	16.99	0.00	16.99	0.00	16.99	0.00	
10-1-000-002-4420.020 Heating&Cooling Supp	283.89	333.33	-49.44	1,333.32	11,953.88	4,000.00	198.85
10-1-000-002-4420.030 Snow Removal Supplies	0.00	83.33	-83.33	333.32	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	769.14	250.00	519.14	1,000.00	2,254.29	3,000.00	-24.86
10-1-000-002-4420.070 Electrical Supplies	102.86	500.00	-397.14	2,000.00	1,043.68	6,000.00	-82.61
10-1-000-002-4420.080 Plumbing Supplies	2,026.30	1,050.00	976.30	4,200.00	3,687.65	12,600.00	-70.73
10-1-000-002-4420.090 Extermination Supplies	0.00	16.67	-16.67	66.68	918.50	200.00	359.25
10-1-000-002-4420.100 Janitorial Supplies	1,433.00	283.33	1,149.67	1,133.32	2,857.68	3,400.00	-15.95
10-1-000-002-4420.110 Routine Maint. Supplies	10,655.95	3,750.00	6,905.95	15,000.00	29,557.43	45,000.00	-34.32
10-1-000-002-4420.120 Other Misc. Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4420.121 Flooring Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4420.125 Mileage	20.44	0.00	20.44	0.00	20.44	0.00	
10-1-000-002-4420.126 Vehicle Supplies	662.30	458.33	203.97	1,833.32	2,335.46	5,500.00	-57.54
10-1-000-002-4420.130 Security Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94200	<u>15,970.87</u>	<u>6,724.99</u>	<u>9,245.88</u>	<u>26,899.96</u>	<u>54,646.00</u>	<u>80,700.00</u>	<u>-32.29</u>

Date:
Time:
ll

Knox County Housing Authority
FDS Income Statement - AMP 2 Family Site
July, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
94300 Maintenance - Contracts							
10-1-000-002-4330.010 Refuse	90.69	8.33	82.36	33.32	261.32	100.00	161.32
10-1-000-002-4430.000 Maint Labor Contract	31,135.28	26,800.92	4,334.36	107,203.68	104,502.41	321,611.00	-67.51
10-1-000-002-4430.010 Garbage&Trash Cont	364.80	250.00	114.80	1,000.00	1,055.00	3,000.00	-64.83
10-1-000-002-4430.020 Heating&Cooling Cont	1,530.00	600.00	930.00	2,400.00	38,213.89	7,200.00	430.75
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	31.80	333.33	-301.53	1,333.32	5,319.36	4,000.00	32.98
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	100.00	70.00	300.00	-76.67
10-1-000-002-4430.080 Plumbing Contracts	3,803.00	1,000.00	2,803.00	4,000.00	4,713.82	12,000.00	-60.72
10-1-000-002-4430.090 Extermination Contracts	1,100.00	1,291.67	-191.67	5,166.68	2,929.00	15,500.00	-81.10
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	39,666.68	120.00	119,000.00	-99.90
10-1-000-002-4430.111 Flooring Contract	0.00	0.00	0.00	0.00	76,030.00	0.00	
10-1-000-002-4430.120 Other Misc Cont Cost	0.00	0.00	0.00	0.00	-6,039.80	0.00	
10-1-000-002-4430.121 Laundry Equip Contract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4430.126 Vehicle Maint Cont	63.70	508.33	-444.63	2,033.32	339.70	6,100.00	-94.43
10-1-000-002-4431.000 Trash Removal	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94300	38,119.27	40,734.25	-2,614.98	162,937.00	227,514.70	488,811.00	-53.46
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	58,990.14	52,359.24	6,630.90	209,436.96	301,760.70	628,311.00	-51.97
TOTAL PROTECTIVE SERVICES EXPENSE							
95200 Protective Services - Contract							
10-1-000-002-4480.000 Police Contract	1,148.71	308.33	840.38	1,233.32	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	7,840.00	7,840.00	23,520.00	-66.67
10-1-000-002-4480.100 ADT Contract	269.82	277.50	-7.68	1,110.00	766.56	3,330.00	-76.98
10-1-000-002-4480.500 Other Security Contract	930.00	375.00	555.00	1,500.00	1,894.80	4,500.00	-57.89
Total Line 95200	4,308.53	2,920.83	1,387.70	11,683.32	11,650.07	35,050.00	-66.76
95300 Protective Services - Other							
Total Line 95300	0.00	0.00	0.00	0.00	0.00	0.00	
95000 TOTAL PROTECTIVE SERVICES EXP	4,308.53	2,920.83	1,387.70	11,683.32	11,650.07	35,050.00	-66.76
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	16,741.68	16,434.16	50,225.00	-67.28
10-1-000-002-4510.020 Liability Ins	476.29	485.42	-9.13	1,941.68	1,905.16	5,825.00	-67.29
10-1-000-002-4510.030 Work Comp Insurance	210.77	214.58	-3.81	858.32	843.08	2,575.00	-67.26
Total Line 96110 96120 96130	4,795.60	4,885.42	-89.82	19,541.68	19,182.40	58,625.00	-67.28
96140 All Other Insurance							
10-1-000-002-4510.015 Equipment Insurance	194.20	197.92	-3.72	791.68	776.80	2,375.00	-67.29
10-1-000-002-4510.025 PE & PO Insurance	70.84	72.92	-2.08	291.68	283.36	875.00	-67.62
10-1-000-002-4510.035 Auto Insurance	200.00	204.17	-4.17	816.68	800.00	2,450.00	-67.35
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	1,900.04	1,860.16	5,700.00	-67.37
96100 TOTAL INSURANCE PREMIUMS EXP	5,260.64	5,360.43	-99.79	21,441.72	21,042.56	64,325.00	-67.29

Date:
Time:
ll

Knox County Housing Authority
FDS Income Statement - AMP 2 Family Site
July, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
GENERAL EXPENSES							
96200 Other General Expenses							
10-1-000-002-4590.000 Other General	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96200	0.00	0.00	0.00	0.00	0.00	0.00	
96210 Compensated Absences							
10-1-000-002-4110.001 Salaries Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4595.000 Compensated Absences	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96210	0.00	0.00	0.00	0.00	0.00	0.00	
96300 Payment In Lieu Of Taxes - PILOT							
10-1-000-002-4520.000 Pay in lieu of Tax	1,874.69	1,768.67	106.02	7,074.68	7,245.31	21,224.00	-65.86
Total Line 96300	1,874.69	1,768.67	106.02	7,074.68	7,245.31	21,224.00	-65.86
96400 Bad Debt - Tenant Rents							
10-1-000-002-4570.000 Collection Losses	896.71	1,250.00	-353.29	5,000.00	322.12	15,000.00	-97.85
Total Line 96400	896.71	1,250.00	-353.29	5,000.00	322.12	15,000.00	-97.85
96800 Severance Expense							
10-1-000-002-4530.000 Term Leave Pay	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96800	0.00	0.00	0.00	0.00	0.00	0.00	
96000 TOTAL OTHER GENERAL EXPENSES	2,771.40	3,018.67	-247.27	12,074.68	7,567.43	36,224.00	-79.11
96900 TOTAL OPERATING EXPENSE	106,080.49	102,748.60	3,331.89	410,994.40	467,962.01	1,232,983.00	-62.05
97000 NET REVENUE/EXPENSE (-Gain/Loss)	7,736.36	-6,445.07	14,181.43	-25,780.28	55,728.73	-77,341.00	-172.06
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	124,000.00	114,040.00	372,000.00	-69.34
Total Line 97400	28,510.00	31,000.00	-2,490.00	124,000.00	114,040.00	372,000.00	-69.34
97500 Fraud Losses							
Total Line 97500	0.00	0.00	0.00	0.00	0.00	0.00	
97800 Dwelling Units Rent Expense							
Total Line 97800	0.00	0.00	0.00	0.00	0.00	0.00	
90000 TOTAL MISCELLANEOUS EXPENSE	28,510.00	31,000.00	-2,490.00	124,000.00	114,040.00	372,000.00	-69.34

Date:
Time:
ll

Knox County Housing Authority
FDS Income Statement - AMP 2 Family Site
July, 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)	36,246.36	24,554.93	11,691.43	98,219.72	169,768.73	294,659.00	-42.38

Date:
Time:
ll

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	51.00	51.00	0.00	204.00	204.00	612.00	0.00
REVENUE							
70300 Net Tenant Rent Revenue							
10-1-000-006-3110.000 Dwelling Rent	-15,198.00	-14,000.00	-1,198.00	-56,000.00	-60,303.00	-168,000.00	-64.11
10-1-000-006-3111.000 Utility Allowance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70300	-15,198.00	-14,000.00	-1,198.00	-56,000.00	-60,303.00	-168,000.00	-64.11
70400 Tenant Revenue - Other							
10-1-000-006-3120.000 Excess Utilities	-25.00	-6.25	-18.75	-25.00	-50.00	-75.00	-33.33
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	-16.68	0.00	-50.00	-100.00
10-1-000-006-3690.100 Late Fees	-100.00	-125.00	25.00	-500.00	-300.00	-1,500.00	-80.00
10-1-000-006-3690.120 Violation Fees	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3690.130 Court Cost Fees	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3690.140 Returned Check Charge	0.00	-4.17	4.17	-16.68	0.00	-50.00	-100.00
10-1-000-006-3690.150 Laundry Income	-695.05	-458.33	-236.72	-1,833.32	-2,985.05	-5,500.00	-45.73
10-1-000-006-3690.160 Vending Machine Inc	-18.12	-37.50	19.38	-150.00	-59.73	-450.00	-86.73
10-1-000-006-3690.180 Labor	-25.00	-166.67	141.67	-666.68	-210.00	-2,000.00	-89.50
10-1-000-006-3690.200 Materials	0.00	-41.67	41.67	-166.68	-30.72	-500.00	-93.86
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	-863.17	-843.76	-19.41	-3,375.04	-3,635.50	-10,125.00	-64.09
70500 TOTAL TENANT REVENUE	-16,061.17	-14,843.76	-1,217.41	-59,375.04	-63,938.50	-178,125.00	-64.10
70600 HUD PHA Operating Grants							
10-1-000-006-8020.000 Oper Sub - Curr Yr	-8,689.00	-8,997.58	308.58	-35,990.32	-45,292.00	-107,971.00	-58.05
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	-8,689.00	-8,997.58	308.58	-35,990.32	-45,292.00	-107,971.00	-58.05
10010 Operating Tranfers In - CFP							
10-1-000-006-3404.010 Other Inc - Operations	0.00	-2,500.00	2,500.00	-10,000.00	0.00	-30,000.00	-100.00
Total Line 70610	0.00	-2,500.00	2,500.00	-10,000.00	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	-435.26	-6.25	-429.01	-25.00	-568.67	-75.00	658.23
Total Line 71100	-435.26	-6.25	-429.01	-25.00	-568.67	-75.00	658.23
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	-25,185.43	-26,347.59	1,162.16	-105,390.36	-109,799.17	-316,171.00	-65.27

Date:
Time:
ll

Knox County Housing Authority
FDS Income Statement - AMP 3 Bluebell
July, 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	6,916.68	3,147.33	20,750.00	-84.83
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	6,916.68	3,147.33	20,750.00	-84.83
91200 Auditing Fees							
10-1-000-006-4171.000 Audit Fee	0.00	83.33	-83.33	333.32	0.00	1,000.00	-100.00
Total Line 91200	0.00	83.33	-83.33	333.32	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	15,768.00	15,689.87	47,304.00	-66.83
Total Line 91300	3,864.50	3,942.00	-77.50	15,768.00	15,689.87	47,304.00	-66.83
91310 Book-keeping Fee							
10-1-000-006-4120.300 Bookkeeping Exp	375.00	383.00	-8.00	1,532.00	1,522.50	4,596.00	-66.87
Total Line 91310	375.00	383.00	-8.00	1,532.00	1,522.50	4,596.00	-66.87
91500 Benefit Contributions - Admin							
10-1-000-006-4110.500 Emp Benefit - Admin	312.04	595.83	-283.79	2,383.32	1,309.04	7,150.00	-81.69
Total Line 91500	312.04	595.83	-283.79	2,383.32	1,309.04	7,150.00	-81.69
91600 Office Expense							
10-1-000-006-4140.000 Training - Staff	0.00	47.08	-47.08	188.32	0.00	565.00	-100.00
10-1-000-006-4180.000 Telephone	379.61	353.00	26.61	1,412.00	1,514.21	4,236.00	-64.25
10-1-000-006-4190.100 Postage	3.75	6.25	-2.50	25.00	24.15	75.00	-67.80
10-1-000-006-4190.200 Office Supplies	0.00	4.17	-4.17	16.68	0.00	50.00	-100.00
10-1-000-006-4190.250 Office Furniture	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4190.300 Paper Supplies	0.00	16.67	-16.67	66.68	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	33.32	0.00	100.00	-100.00
10-1-000-006-4190.500 Printer/Copier Sup Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4190.550 Computers	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4190.700 Member Dues/Fees	0.00	104.17	-104.17	416.68	0.00	1,250.00	-100.00
10-1-000-006-4190.800 Internet Services	236.90	229.17	7.73	916.68	947.60	2,750.00	-65.54
10-1-000-006-4190.850 IT Support	159.00	41.67	117.33	166.68	159.00	500.00	-68.20
Total Line 91600	779.26	810.51	-31.25	3,242.04	2,644.96	9,726.00	-72.81
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	293.32	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	25.00	0.00	75.00	-100.00
Total Line 91800	0.00	79.58	-79.58	318.32	0.00	955.00	-100.00
91900 Other Expense							
10-1-000-006-4120.400 Fee for Service Exp	2.14	4.17	-2.03	16.68	9.86	50.00	-80.28
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	2,040.00	510.00	6,120.00	-91.67
10-1-000-006-4160.000 Consulting Services	0.00	25.00	-25.00	100.00	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	50.00	12.31	150.00	-91.79
Total Line 91900	512.14	551.67	-39.53	2,206.68	587.66	6,620.00	-91.12
91000 TOTAL OPERATING EXPENSE - Admin	6,604.64	8,175.09	-1,570.45	32,700.36	24,901.36	98,101.00	-74.62

Date:
Time:
ll

Knox County Housing Authority
FDS Income Statement - AMP 3 Bluebell
July, 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	2,040.00	2,040.00	6,120.00	-66.67
Total Line 92000	510.00	510.00	0.00	2,040.00	2,040.00	6,120.00	-66.67
92000 TOTAL ASSET MANAGEMENT FEE	510.00	510.00	0.00	2,040.00	2,040.00	6,120.00	-66.67
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	1,333.32	0.00	4,000.00	-100.00
10-1-000-006-4220.110 Ten Ser-Recreation	0.00	8.33	-8.33	33.32	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	1,000.00	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	2,366.64	0.00	7,100.00	-100.00
92500 TOTAL TENANT SERVICES EXPENSE	0.00	591.66	-591.66	2,366.64	0.00	7,100.00	-100.00
UTILITIES							
93100 Water-200 Elect-300 Gas-600 Sewer							
10-1-000-006-4310.000 Water	316.54	304.17	12.37	1,216.68	1,226.74	3,650.00	-66.39
10-1-000-006-4315.000 Sewer	253.78	254.17	-0.39	1,016.68	1,019.83	3,050.00	-66.56
10-1-000-006-4320.000 Electric	0.00	1,333.33	-1,333.33	5,333.32	1,810.37	16,000.00	-88.69
10-1-000-006-4330.000 Gas	124.90	958.33	-833.43	3,833.32	1,000.11	11,500.00	-91.30
Total Line 93100 93200 93300 93600	695.22	2,850.00	-2,154.78	11,400.00	5,057.05	34,200.00	-85.21
93000 TOTAL UTILITIES EXPENSES	695.22	2,850.00	-2,154.78	11,400.00	5,057.05	34,200.00	-85.21
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	5,100.00	5,100.00	15,300.00	-66.67
Total Line 94100	1,275.00	1,275.00	0.00	5,100.00	5,100.00	15,300.00	-66.67
94200 Maintenance - Materials/Supplies							
10-1-000-006-4420.010 Garbage&Trash Supp	0.00	41.67	-41.67	166.68	0.00	500.00	-100.00
10-1-000-006-4420.020 Heating&Cooling Supp	104.73	300.00	-195.27	1,200.00	104.73	3,600.00	-97.09
10-1-000-006-4420.030 Snow Removal Supplies	0.00	8.33	-8.33	33.32	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	833.32	120.00	2,500.00	-95.20
10-1-000-006-4420.070 Electrical Supplies	4.14	125.00	-120.86	500.00	124.58	1,500.00	-91.69
10-1-000-006-4420.080 Plumbing Supplies	114.75	208.33	-93.58	833.32	117.35	2,500.00	-95.31
10-1-000-006-4420.090 Extermination Supplies	0.00	12.50	-12.50	50.00	0.00	150.00	-100.00
10-1-000-006-4420.100 Janitorial Supplies	68.50	141.67	-73.17	566.68	725.05	1,700.00	-57.35
10-1-000-006-4420.110 Routine Maint.Supplies	84.25	833.33	-749.08	3,333.32	892.04	10,000.00	-91.08
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	238.09	0.00	238.09	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	94.13	8.33	85.80	33.32	197.38	100.00	97.38
10-1-000-006-4420.130 Security Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94200	708.59	1,887.49	-1,178.90	7,549.96	2,519.22	22,650.00	-88.88

Date:
Time:
ll

Knox County Housing Authority
FDS Income Statement - AMP 3 Bluebell
July, 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	7,336.42	5,606.17	1,730.25	22,424.68	15,678.18	67,274.00	-76.70
10-1-000-006-4430.010 Garbage & Trash Cont	373.50	275.00	98.50	1,100.00	1,240.50	3,300.00	-62.41
10-1-000-006-4430.020 Heating & Cooling Cont	360.00	1,250.00	-890.00	5,000.00	360.00	15,000.00	-97.60
10-1-000-006-4430.030 Snow Removal Contract	0.00	50.00	-50.00	200.00	0.00	600.00	-100.00
10-1-000-006-4430.040 Elevator Maint Cont	75.00	416.67	-341.67	1,666.68	75.00	5,000.00	-98.50
10-1-000-006-4430.050 Landscape & Grds Cont	0.00	83.33	-83.33	333.32	2,346.00	1,000.00	134.60
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	416.68	-261.72	1,250.00	-120.94
10-1-000-006-4430.080 Plumbing Contracts	450.00	666.67	-216.67	2,666.68	630.00	8,000.00	-92.13
10-1-000-006-4430.090 Extermination Contracts	450.00	208.33	241.67	833.32	450.00	2,500.00	-82.00
10-1-000-006-4430.100 Janitorial Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4430.110 Routing Maint Cont	0.00	666.67	-666.67	2,666.68	1,786.20	8,000.00	-77.67
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	1,166.68	0.00	3,500.00	-100.00
10-1-000-006-4430.121 Laundry Equip Contract	1,440.00	83.33	1,356.67	333.32	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	10,484.92	9,702.01	782.91	38,808.04	23,974.16	116,424.00	-79.41
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	12,468.51	12,864.50	-395.99	51,458.00	31,593.38	154,374.00	-79.53
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	2,040.00	2,040.00	6,120.00	-66.67
10-1-000-006-4480.100 ADT Contract	870.65	145.83	724.82	583.32	2,172.66	1,750.00	24.15
10-1-000-006-4480.500 Other Security Contract	0.00	541.67	-541.67	2,166.68	0.00	6,500.00	-100.00
Total Line 95200	1,380.65	1,197.50	183.15	4,790.00	4,212.66	14,370.00	-70.68
95300 Protective Services - Other							
Total Line 95300	0.00	0.00	0.00	0.00	0.00	0.00	
95000 TOTAL PROTECTIVE SERVICES EXP	1,380.65	1,197.50	183.15	4,790.00	4,212.66	14,370.00	-70.68
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	5,116.68	5,016.96	15,350.00	-67.32
10-1-000-006-4510.020 Liability Insurance	124.68	127.08	-2.40	508.32	498.72	1,525.00	-67.30
10-1-000-006-4510.030 Work Comp	27.09	29.17	-2.08	116.68	108.36	350.00	-69.04
Total Line 96110 96120 96130	1,406.01	1,435.42	-29.41	5,741.68	5,624.04	17,225.00	-67.35
96140 All Other Insurance							
10-1-000-006-4510.015 Equipment Insurance	50.83	52.08	-1.25	208.32	203.32	625.00	-67.47
10-1-000-006-4510.025 PE & PO Insurance	7.14	8.33	-1.19	33.32	28.56	100.00	-71.44
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	241.64	231.88	725.00	-68.02
96100 TOTAL INSURANCE PREMIUMS EXP	1,463.98	1,495.83	-31.85	5,983.32	5,855.92	17,950.00	-67.38

Date:
Time:
ll

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
GENERAL EXPENSES							
96200 Other General Expenses							
10-1-000-006-4590.000 Other General	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96200	0.00	0.00	0.00	0.00	0.00	0.00	
96210 Compensated Absences							
10-1-000-006-4110.001 Salaries Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4595.000 Compensated Absences	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96210	0.00	0.00	0.00	0.00	0.00	0.00	
96300 Payment In Lieu Of Taxes - PILOT							
10-1-000-006-4520.000 Pay in lieu of Tax	1,450.28	1,144.42	305.86	4,577.68	5,524.60	13,733.00	-59.77
Total Line 96300	1,450.28	1,144.42	305.86	4,577.68	5,524.60	13,733.00	-59.77
96400 Bad Debt - Tenant Rents							
10-1-000-006-4570.000 Collection Losses	87.02	0.00	87.02	0.00	-14.37	0.00	
Total Line 96400	87.02	0.00	87.02	0.00	-14.37	0.00	
96800 Severance Expense							
10-1-000-006-4530.000 Term Leave Pay	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96800	0.00	0.00	0.00	0.00	0.00	0.00	
96000 TOTAL OTHER GENERAL EXPENSES	1,537.30	1,144.42	392.88	4,577.68	5,510.23	13,733.00	-59.88
96900 TOTAL OPERATING EXPENSE	24,660.30	28,829.00	-4,168.70	115,316.00	79,170.60	345,948.00	-77.11
97000 NET REVENUE/EXPENSE (-Gain/Loss)	-525.13	2,481.41	-3,006.54	9,925.64	-30,628.57	29,777.00	-202.86
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	35,000.00	17,740.00	105,000.00	-83.10
Total Line 97400	4,435.00	8,750.00	-4,315.00	35,000.00	17,740.00	105,000.00	-83.10
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	35,000.00	17,740.00	105,000.00	-83.10

Date:
Time:
ll

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
OTHER FINANCING SOURCES (USES)							
10010 Operating Transfer In							
Total Line 10010	0.00	0.00	0.00	0.00	0.00	0.00	
10020 Operating Transfer Out							
Total Line 10020	0.00	0.00	0.00	0.00	0.00	0.00	
10030 Operating Xfers from/to Government							
Total Line 10030	0.00	0.00	0.00	0.00	0.00	0.00	
10040 Oper Xfers from/to Component Unit							
Total Line 10040	0.00	0.00	0.00	0.00	0.00	0.00	
10060 Proceeds Sale Property -gain/loss							
Total Line 10060	0.00	0.00	0.00	0.00	0.00	0.00	
10070 Extraordinary Items Net -Gain/Loss							
Total Line 10050	0.00	0.00	0.00	0.00	0.00	0.00	
10080 Special Items (Net -Gain/Loss)							
Total Line 10060	0.00	0.00	0.00	0.00	0.00	0.00	
10093 Xfers - In between Amps							
10-1-000-006-9111.000 Xfers In from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10093 Xfers - In from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
10094 Xfer - Out between Amps							
10-1-000-006-9111.100 Xfers Out from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10094 Xfers - Out from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
10100 TOTAL OTHER FINANCING SOURCES-USES	0.00	0.00	0.00	0.00	0.00	0.00	
10000 EXCESS REVENUE/EXPENS (-Gain/Loss)	3,909.87	11,231.41	-7,321.54	44,925.64	-12,888.57	134,777.00	-109.56

Date:
Time:
ll

Knox County Housing Authority
FDS Income Statement - Brentwood
July, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	72.00	72.00	0.00	288.00	288.00	864.00	0.00
REVENUE							
70300 Net Tenant Rent Revenue							
60-1-000-000-5120.000 Rent - Brentwood	-24,706.00	-28,220.00	3,514.00	-112,880.00	-99,227.00	-338,640.00	-70.70
60-1-000-000-5125.000 PHA Rent	-9,814.00	-7,500.00	-2,314.00	-30,000.00	-39,005.00	-90,000.00	-56.66
60-1-000-000-5220.000 Vacancies - BW	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5320.000 Rent Adjustments	0.00	0.00	0.00	0.00	402.00	0.00	
60-1-000-000-5970.000 Excess Rent	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5971.000 Excess Rent to HUD	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70300	-34,520.00	-35,720.00	1,200.00	-142,880.00	-137,830.00	-428,640.00	-67.84
70400 Tenant Revenue - Other							
60-1-000-000-5910.000 Laundry Income	-332.75	-660.00	327.25	-2,640.00	-2,195.25	-7,920.00	-72.28
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	-40.00	-600.00	560.00	-2,400.00	-1,439.00	-7,200.00	-80.01
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	-60.00	-80.00	20.00	-320.00	-316.00	-960.00	-67.08
60-1-000-000-5926.000 Violation Charges	0.00	-40.42	40.42	-161.68	-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	-432.75	-1,380.42	947.67	-5,521.68	-4,010.25	-16,565.00	-75.79
70500 TOTAL TENANT REVENUE	-34,952.75	-37,100.42	2,147.67	-148,401.68	-141,840.25	-445,205.00	-68.14
70600 HUD PHA Operating Grants							
60-1-000-000-5126.000 HAP - Brentwood S8	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5500.000 HUD Interest Payment	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70600	0.00	0.00	0.00	0.00	0.00	0.00	
70800 Other Government Grants							
60-1-000-000-5990.000 Income from Grants	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70800	0.00	0.00	0.00	0.00	0.00	0.00	
71100 Investment Income - Unrestricted							
60-1-000-000-5410.000 Interest Income	-182.23	-120.00	-62.23	-480.00	-213.82	-1,440.00	-85.15
60-1-000-000-5410.025 Interest Inc - Sec Dep	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 71100	-182.23	-120.00	-62.23	-480.00	-213.82	-1,440.00	-85.15
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	-70.25	-8.33	-61.92	-33.32	-158.44	-100.00	58.44
60-1-000-000-5901.000 Income - LR Amps	0.00	-83.33	83.33	-333.32	0.00	-1,000.00	-100.00
Total Line 71500	-70.25	-91.66	21.41	-366.64	-158.44	-1,100.00	-85.60
72000 Investment Income - Restricted							
60-1-000-000-5440.000 Rep Res Interest	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5450.000 Residual Res Int Inc	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 72000	0.00	0.00	0.00	0.00	0.00	0.00	
70000 TOTAL REVENUE	-35,205.23	-37,312.08	2,106.85	-149,248.32	-142,212.51	-447,745.00	-68.24

Date:
Time:
ll

**Knox County Housing Authority
FDS Income Statement - Brentwood
July, 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	5,383.32	5,595.00	16,150.00	-65.36
60-1-000-000-6330.000 Manager Salaries	2,499.76	2,804.17	-304.41	11,216.68	10,249.02	33,650.00	-69.54
Total Line 91100	3,849.76	4,150.00	-300.24	16,600.00	15,844.02	49,800.00	-68.18
91200 Auditing Fees							
60-1-000-000-6350.000 Audit	0.00	100.00	-100.00	400.00	0.00	1,200.00	-100.00
Total Line 91200	0.00	100.00	-100.00	400.00	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	14,976.00	14,924.00	44,928.00	-66.78
Total Line 91300	3,744.00	3,744.00	0.00	14,976.00	14,924.00	44,928.00	-66.78
91310 Book-keeping Fee							
60-1-000-000-6351.000 Bookkeeping Fees	540.00	540.00	0.00	2,160.00	2,152.50	6,480.00	-66.78
Total Line 91310	540.00	540.00	0.00	2,160.00	2,152.50	6,480.00	-66.78
91400 Advertising & Marketing							
60-1-000-000-6210.000 Advertising	9.63	33.33	-23.70	133.32	28.89	400.00	-92.78
Total Line 91400	9.63	33.33	-23.70	133.32	28.89	400.00	-92.78
91500 Benefit Contributions - Admin							
60-1-000-000-6310.500 Admin Benefits	326.13	333.33	-7.20	1,333.32	1,412.73	4,000.00	-64.68
60-1-000-000-6330.500 Manager's Benefits	918.13	845.83	72.30	3,383.32	3,766.49	10,150.00	-62.89
Total Line 91500	1,244.26	1,179.16	65.10	4,716.64	5,179.22	14,150.00	-63.40
91600 Office Expense							
60-1-000-000-6250.000 Misc Rent Expense	60.00	176.00	-116.00	704.00	273.75	2,112.00	-87.04
60-1-000-000-6311.000 Office Exp - BW	7.76	165.00	-157.24	660.00	240.49	1,980.00	-87.85
60-1-000-000-6311.050 Office Rental Exp	243.00	250.50	-7.50	1,002.00	972.00	3,006.00	-67.66
60-1-000-000-6311.100 Phone/Internet Exp	90.52	125.00	-34.48	500.00	419.57	1,500.00	-72.03
60-1-000-000-6311.150 IT Support	264.75	136.00	128.75	544.00	317.85	1,632.00	-80.52
60-1-000-000-6311.200 Office Furniture	0.00	16.67	-16.67	66.68	148.77	200.00	-25.62
Total Line 91600	666.03	869.17	-203.14	3,476.68	2,372.43	10,430.00	-77.25
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	400.00	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	93.45	110.00	-16.55	440.00	279.46	1,320.00	-78.83
Total Line 91800	93.45	210.00	-116.55	840.00	497.68	2,520.00	-80.25
91900 Other Expense							
60-1-000-000-6350.700 Mental Health Fee	720.00	0.00	720.00	0.00	720.00	0.00	
60-1-000-000-6352.500 Other Fee Exp	5.00	0.00	5.00	0.00	5.00	0.00	
60-1-000-000-6360.000 Training - Staff	0.00	166.67	-166.67	666.68	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	5,333.32	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	14.98	18.00	-3.02	72.00	84.57	216.00	-60.85
60-1-000-000-6399.000 Other Administrative	37.50	100.00	-62.50	400.00	78.21	1,200.00	-93.48
Total Line 91900	777.48	1,618.00	-840.52	6,472.00	887.78	19,416.00	-95.43
91000 TOTAL OPERATING EXPENSE - Admin	10,924.61	12,443.66	-1,519.05	49,774.64	41,886.52	149,324.00	-71.95
UTILITIES							

Date:
Time:
ll

Knox County Housing Authority
FDS Income Statement - Brentwood
July, 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	568.41	425.00	143.41	1,700.00	1,407.87	5,100.00	-72.39
60-1-000-000-6451.000 Utilities - Water	0.00	1,000.00	-1,000.00	4,000.00	2,986.94	12,000.00	-75.11
60-1-000-000-6452.000 Utilities - Gas	71.11	180.00	-108.89	720.00	209.44	2,160.00	-90.30
60-1-000-000-6453.000 Utilities - Sewer	0.00	1,800.00	-1,800.00	7,200.00	6,450.51	21,600.00	-70.14
Total Line 93100, 93200, 93300, 93600	639.52	3,405.00	-2,765.48	13,620.00	11,054.76	40,860.00	-72.94
93000 TOTAL UTILITIES EXPENSES	639.52	3,405.00	-2,765.48	13,620.00	11,054.76	40,860.00	-72.94
MAINTENANCE & OPERATIONS EXPENSE							
94100 Maintenance - Labor							
60-1-000-000-6510.000 Maint Salaries	3,776.80	5,070.83	-1,294.03	20,283.32	15,714.08	60,850.00	-74.18
60-1-000-000-6510.100 OT Maintenance	117.94	85.00	32.94	340.00	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	3,894.74	5,155.83	-1,261.09	20,623.32	16,025.45	61,870.00	-74.10
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	380.97	150.00	230.97	600.00	408.93	1,800.00	-77.28
60-1-000-000-6515.030 Snow Removal Supplies	0.00	58.33	-58.33	233.32	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	33.40	250.00	-216.60	1,000.00	162.65	3,000.00	-94.58
60-1-000-000-6515.070 Electrical Supplies	147.78	135.00	12.78	540.00	219.28	1,620.00	-86.46
60-1-000-000-6515.080 Plumbing Supplies	360.42	400.00	-39.58	1,600.00	602.26	4,800.00	-87.45
60-1-000-000-6515.090 Extermination Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6515.100 Janitorial Supplies	55.98	175.00	-119.02	700.00	296.90	2,100.00	-85.86
60-1-000-000-6515.110 Routine Maint. Supplies	721.13	670.00	51.13	2,680.00	1,510.35	8,040.00	-81.21
60-1-000-000-6515.114 Painting Supplies - BW	-74.76	140.00	-214.76	560.00	50.19	1,680.00	-97.01
60-1-000-000-6515.115 Refrigerators	0.00	183.33	-183.33	733.32	1,060.00	2,200.00	-51.82
60-1-000-000-6515.116 Stoves	0.00	100.00	-100.00	400.00	730.00	1,200.00	-39.17
60-1-000-000-6515.120 Misc. Other Supplies	75.38	62.50	12.88	250.00	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	1,700.30	2,324.16	-623.86	9,296.64	5,198.83	27,890.00	-81.36
94300 Maintenance - Contracts							
60-1-000-000-6520.010 Garbage/Trash Contract	23.70	1,150.00	-1,126.30	4,600.00	3,338.40	13,800.00	-75.81
60-1-000-000-6520.020 Heat/Cool Contract	0.00	250.00	-250.00	1,000.00	0.00	3,000.00	-100.00
60-1-000-000-6520.030 Snow Removal Contract	0.00	150.00	-150.00	600.00	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	1,000.00	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	260.00	0.00	780.00	-100.00
60-1-000-000-6520.080 Plumbing Contract	562.00	416.67	145.33	1,666.68	562.00	5,000.00	-88.76
60-1-000-000-6520.090 Extermination Contract	1,338.00	383.33	954.67	1,533.32	2,088.00	4,600.00	-54.61
60-1-000-000-6520.100 Janitorial Contract	225.00	93.75	131.25	375.00	450.00	1,125.00	-60.00
60-1-000-000-6520.110 Routine Maint. Contract	1,392.39	216.67	1,175.72	866.68	1,540.39	2,600.00	-40.75
60-1-000-000-6520.111 Carpet Repr/Repl Cont.	0.00	875.00	-875.00	3,500.00	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	26,866.68	51,564.58	80,600.00	-36.02
Total Line 94300 - (sub acct)	3,541.09	10,567.09	-7,026.00	42,268.36	61,668.37	126,805.00	-51.37
94500 Maintenance - Ordinary/Benefits							
60-1-000-000-6510.500 Maint. Employee Ben.	1,582.78	1,783.33	-200.55	7,133.32	6,449.78	21,400.00	-69.86
Total Line 94500	1,582.78	1,783.33	-200.55	7,133.32	6,449.78	21,400.00	-69.86
94000 TOTAL MAINTENANCE EXPENSES	10,718.91	19,830.41	-9,111.50	79,321.64	89,342.43	237,965.00	-62.46
TOTAL PROTECTIVE SERVICES EXPENSE							
95100 Protective Services - Labor							

Date:
Time:
ll

Knox County Housing Authority
FDS Income Statement - Brentwood
July, 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	2,880.00	2,916.00	8,640.00	-66.25
60-1-000-000-6580.100 ADT Contract	79.49	99.00	-19.51	396.00	372.04	1,188.00	-68.68
60-1-000-000-6580.500 Other Safety Contracts	0.00	41.67	-41.67	166.68	540.55	500.00	8.11
Total Line 95200	817.49	860.67	-43.18	3,442.68	3,828.59	10,328.00	-62.93
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	3,442.68	3,828.59	10,328.00	-62.93
INSURANCE PREMIUMS EXPENSE							
96110 Property Insurance							
60-1-000-000-6720.000 Property Insurance	1,241.21	1,264.50	-23.29	5,058.00	4,964.84	15,174.00	-67.28
Total Line 96110	1,241.21	1,264.50	-23.29	5,058.00	4,964.84	15,174.00	-67.28
96120 Liability Insurance							
60-1-000-000-6721.000 Liability Insurance	175.11	178.50	-3.39	714.00	700.44	2,142.00	-67.30
Total Line 96120	175.11	178.50	-3.39	714.00	700.44	2,142.00	-67.30
96130 Workmen's Compensation							
60-1-000-000-6722.000 Work Comp Insurance	285.36	290.75	-5.39	1,163.00	1,141.44	3,489.00	-67.28
Total Line 96130	285.36	290.75	-5.39	1,163.00	1,141.44	3,489.00	-67.28
96140 All Other Insurance							
60-1-000-000-6720.500 Equipment Insurance	71.40	72.75	-1.35	291.00	285.60	873.00	-67.29
60-1-000-000-6721.500 PE & PO Insuranace	88.52	90.17	-1.65	360.68	354.08	1,082.00	-67.28
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	651.68	639.68	1,955.00	-67.28
96100 TOTAL INSURANCE PREMIUMS EXP	1,861.60	1,896.67	-35.07	7,586.68	7,446.40	22,760.00	-67.28
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	166.68	0.00	500.00	-100.00
Total Line 96210	0.00	41.67	-41.67	166.68	0.00	500.00	-100.00
96300 Payment In Lieu Of Taxes - PILOT							
60-1-000-000-6710.000 PILOT - Real Estate Tax	1,694.02	2,036.08	-342.06	8,144.32	6,338.76	24,433.00	-74.06
Total Line 96300	1,694.02	2,036.08	-342.06	8,144.32	6,338.76	24,433.00	-74.06
96400 Bad Debt - Tenant Rents							
60-1-000-000-6370.000 Bad Debt	-165.28	100.42	-265.70	401.68	-310.13	1,205.00	-125.74
Total Line 96400	-165.28	100.42	-265.70	401.68	-310.13	1,205.00	-125.74
96000 TOTAL OTHER GENERAL EXPENSES	1,528.74	2,178.17	-649.43	8,712.68	6,028.63	26,138.00	-76.94
INTEREST & AMORTIZATION EXPENSE							
96710 Interest of Mortgage/Bond Payable							
60-1-000-000-6810.000 Interest Exp Payable	1,453.09	1,500.00	-46.91	6,000.00	5,988.29	18,000.00	-66.73
60-1-000-000-6860.000 Security Deposit Interest	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96710	1,453.09	1,500.00	-46.91	6,000.00	5,988.29	18,000.00	-66.73
96700 TOTAL INTEREST EXP & AMORT	1,453.09	1,500.00	-46.91	6,000.00	5,988.29	18,000.00	-66.73
96900 TOTAL OPERATING EXPENSE	27,943.96	42,114.58	-14,170.62	168,458.32	165,575.62	505,375.00	-67.24
97000 NET REVENUE/EXPENSE (GAIN/-LOSS)	-7,261.27	4,802.50	-12,063.77	19,210.00	23,363.11	57,630.00	-59.46
MISCELLANEOUS EXPENSE							

Date:
Time:
ll

Knox County Housing Authority
FDS Income Statement - Prairieland
July, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	65.00	72.00	0.00	288.00	260.00	864.00	0.00
REVENUE							
70300 Net Tenant Rent Revenue							
60-1-000-001-5120.000 Rent - Prairieland	-21,109.00	-23,635.00	2,526.00	-94,540.00	-86,744.00	-283,620.00	-69.42
60-1-000-001-5125.000 PHA Rent	-3,447.00	-2,500.00	-947.00	-10,000.00	-13,601.00	-30,000.00	-54.66
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	312.00	0.00	312.00	0.00	-1,469.00	0.00	
60-1-000-001-5970.000 Excess Rent	-1,437.00	-1,083.33	-353.67	-4,333.32	-5,686.00	-13,000.00	-56.26
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	-25,681.00	-27,218.33	1,537.33	-108,873.32	-107,500.00	-326,620.00	-67.09
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	-77.00	-583.33	506.33	-2,333.32	-2,392.00	-7,000.00	-65.83
60-1-000-001-5923.000 Misc Charges	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5925.000 Late Charges	-108.00	-167.00	59.00	-668.00	-342.00	-2,004.00	-82.93
60-1-000-001-5926.000 Violation Charges	0.00	-40.42	40.42	-161.68	-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	-185.00	-790.75	605.75	-3,163.00	-3,244.00	-9,489.00	-65.81
70500 TOTAL TENANT REVENUE	-25,866.00	-28,009.08	2,143.08	-112,036.32	-110,744.00	-336,109.00	-67.05
70600 HUD PHA Operating Grants							
60-1-000-001-5126.000 HAP - Prairie S8	-5,347.00	-4,000.00	-1,347.00	-16,000.00	-15,772.00	-48,000.00	-67.14
60-1-000-001-5500.000 HUD Interest Payment	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70600	-5,347.00	-4,000.00	-1,347.00	-16,000.00	-15,772.00	-48,000.00	-67.14
70800 Other Government Grants							
60-1-000-001-5990.000 Income from Grants	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70800	0.00	0.00	0.00	0.00	0.00	0.00	
71100 Investment Income - Unrestricted							
60-1-000-001-5410.000 Interest Income	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5410.025 Interest Inc - Sec Dep	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 71100	0.00	0.00	0.00	0.00	0.00	0.00	
71400 Fraud Recovery							
Total Line 71400	0.00	0.00	0.00	0.00	0.00	0.00	
71500 Other Revenue							
60-1-000-001-5127.000 Office Rent Receipt	-243.00	-251.50	8.50	-1,006.00	-972.00	-3,018.00	-67.79
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	-1,006.00	-972.00	-3,018.00	-67.79
72000 Investment Income - Restricted							
60-1-000-001-5440.000 Rep Res Interest	0.00	-19.58	19.58	-78.32	-5.30	-235.00	-97.74
60-1-000-001-5450.000 Residual Res Int Inc	0.00	-4.50	4.50	-18.00	-1.36	-54.00	-97.48
Total Line 72000	0.00	-24.08	24.08	-96.32	-6.66	-289.00	-97.70
70000 TOTAL REVENUE	-31,456.00	-32,284.66	828.66	-129,138.64	-127,494.66	-387,416.00	-67.09

Date:
Time:
ll

Knox County Housing Authority
FDS Income Statement - Prairieland
July, 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	5,383.32	5,595.00	16,150.00	-65.36
60-1-000-001-6330.000 Manager's Salaries	2,499.74	2,804.17	-304.43	11,216.68	10,248.93	33,650.00	-69.54
Total Line 91100	3,849.74	4,150.00	-300.26	16,600.00	15,843.93	49,800.00	-68.18
91200 Auditing Fees							
60-1-000-001-6350.000 Audit	0.00	100.00	-100.00	400.00	0.00	1,200.00	-100.00
Total Line 91200	0.00	100.00	-100.00	400.00	0.00	1,200.00	-100.00
91300 Management Fee							
60-1-000-001-6320.000 Management Fees	3,328.00	3,380.00	-52.00	13,520.00	13,364.00	40,560.00	-67.05
Total Line 91300	3,328.00	3,380.00	-52.00	13,520.00	13,364.00	40,560.00	-67.05
91310 Book-keeping Fee							
60-1-000-001-6351.000 Bookkeeping Fees	480.00	488.00	-8.00	1,952.00	1,927.50	5,856.00	-67.09
Total Line 91310	480.00	488.00	-8.00	1,952.00	1,927.50	5,856.00	-67.09
91400 Advertising & Marketing							
60-1-000-001-6210.000 Advertising	9.62	33.33	-23.71	133.32	28.86	400.00	-92.79
Total Line 91400	9.62	33.33	-23.71	133.32	28.86	400.00	-92.79
91500 Benefit Contributions - Admin							
60-1-000-001-6310.500 Admin Benefits	326.15	333.33	-7.18	1,333.32	1,412.79	4,000.00	-64.68
60-1-000-001-6330.500 Manager's Benefits	918.13	845.83	72.30	3,383.32	3,766.48	10,150.00	-62.89
Total Line 91500	1,244.28	1,179.16	65.12	4,716.64	5,179.27	14,150.00	-63.40
91600 Office Expense							
60-1-000-001-6250.000 Misc. Rent Expense	120.00	100.00	20.00	400.00	216.87	1,200.00	-81.93
60-1-000-001-6311.000 Office Exp - PL	7.75	160.00	-152.25	640.00	227.32	1,920.00	-88.16
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	500.00	419.51	1,500.00	-72.03
60-1-000-001-6311.150 IT Support	264.75	136.00	128.75	544.00	317.85	1,632.00	-80.52
60-1-000-001-6311.200 Office Furniture	0.00	0.00	0.00	0.00	148.77	0.00	
Total Line 91600	483.00	521.00	-38.00	2,084.00	1,330.32	6,252.00	-78.72
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	400.00	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	93.43	110.00	-16.57	440.00	303.42	1,320.00	-77.01
Total Line 91800	93.43	210.00	-116.57	840.00	521.63	2,520.00	-79.30
91900 Other Expense							
60-1-000-001-6350.700 Mental Health Fee	650.00	0.00	650.00	0.00	650.00	0.00	
60-1-000-001-6352.500 Other Fee Exp	5.00	0.00	5.00	0.00	5.00	0.00	
60-1-000-001-6360.000 Training - Staff	0.00	166.67	-166.67	666.68	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	400.00	0.00	1,200.00	-100.00
60-1-000-001-6380.100 Inspection Expense	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6380.500 Translating Services	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6390.000 Fee for Service Exp	5.35	10.00	-4.65	40.00	59.96	120.00	-50.03
60-1-000-001-6399.000 Other Administrative	0.00	100.00	-100.00	400.00	19.79	1,200.00	-98.35
Total Line 91900	660.35	376.67	283.68	1,506.68	734.75	4,520.00	-83.74
91000 TOTAL OPERATING EXPENSE - Admin	10,148.42	10,438.16	-289.74	41,752.64	38,930.26	125,258.00	-68.92
UTILITIES							

Date:
Time:
ll

Knox County Housing Authority
FDS Income Statement - Prairieland
July, 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	527.72	380.00	147.72	1,520.00	1,187.12	4,560.00	-73.97
60-1-000-001-6451.000 Utilities Water	0.00	900.00	-900.00	3,600.00	3,597.27	10,800.00	-66.69
60-1-000-001-6452.000 Utilities Gas	113.14	160.00	-46.86	640.00	342.39	1,920.00	-82.17
60-1-000-001-6453.000 Utilities Sewer	0.00	1,790.00	-1,790.00	7,160.00	7,648.34	21,480.00	-64.39
Total Line 93100, 93200, 93300, 93600	640.86	3,230.00	-2,589.14	12,920.00	12,775.12	38,760.00	-67.04
93000 TOTAL UTILITIES EXPENSES	640.86	3,230.00	-2,589.14	12,920.00	12,775.12	38,760.00	-67.04
MAINTENANCE & OPERATIONS EXPENSE							
94100 Maintenance - Labor							
60-1-000-001-6510.000 Maintenance Salaries	3,776.80	5,070.83	-1,294.03	20,283.32	15,714.08	60,850.00	-74.18
60-1-000-001-6510.100 OT Maintenance	117.95	85.00	32.95	340.00	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	3,894.75	5,155.83	-1,261.08	20,623.32	16,025.46	61,870.00	-74.10
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	345.75	185.00	160.75	740.00	345.75	2,220.00	-84.43
60-1-000-001-6515.030 Snow Removal Supplies	0.00	58.33	-58.33	233.32	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	57.52	266.67	-209.15	1,066.68	677.39	3,200.00	-78.83
60-1-000-001-6515.070 Electrical Supplies	0.00	100.00	-100.00	400.00	167.49	1,200.00	-86.04
60-1-000-001-6515.080 Plumbing Supplies	519.00	340.00	179.00	1,360.00	2,895.55	4,080.00	-29.03
60-1-000-001-6515.090 Extermination Supplies	0.00	25.00	-25.00	100.00	0.00	300.00	-100.00
60-1-000-001-6515.100 Janitorial Supplies	0.00	80.00	-80.00	320.00	93.76	960.00	-90.23
60-1-000-001-6515.110 Routine Maint. Supplies	0.00	666.67	-666.67	2,666.68	1,878.35	8,000.00	-76.52
60-1-000-001-6515.114 Painting Supplies - PL	0.00	185.00	-185.00	740.00	0.00	2,220.00	-100.00
60-1-000-001-6515.115 Refrigerators	0.00	183.33	-183.33	733.32	541.00	2,200.00	-75.41
60-1-000-001-6515.116 Stoves	0.00	133.33	-133.33	533.32	1,451.60	1,600.00	-9.28
60-1-000-001-6515.120 Other Misc. Supplies	47.56	83.33	-35.77	333.32	220.30	1,000.00	-77.97
60-1-000-001-6515.500 Small Tools/Equipment	0.00	0.00	0.00	0.00	-36.19	0.00	
Total Line 94200	969.83	2,306.66	-1,336.83	9,226.64	8,235.00	27,680.00	-70.25
94300 Maintenance - Contracts							
60-1-000-001-6520.010 Garbage/Trash Contract	23.70	710.00	-686.30	2,840.00	2,062.40	8,520.00	-75.79
60-1-000-001-6520.020 Heat/Cool Contract	0.00	50.00	-50.00	200.00	0.00	600.00	-100.00
60-1-000-001-6520.030 Snow Removal Contract	0.00	125.00	-125.00	500.00	0.00	1,500.00	-100.00
60-1-000-001-6520.040 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	5,366.68	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	66.68	0.00	200.00	-100.00
60-1-000-001-6520.080 Plumbing Contract	0.00	550.00	-550.00	2,200.00	540.00	6,600.00	-91.82
60-1-000-001-6520.090 Extermin Contract	535.50	283.33	252.17	1,133.32	535.50	3,400.00	-84.25
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	220.00	0.00	660.00	-100.00
60-1-000-001-6520.111 Carpet Repr/Repl Cont.	0.00	1,033.33	-1,033.33	4,133.32	0.00	12,400.00	-100.00
60-1-000-001-6520.120 Other Misc. Contracts	0.00	1,333.33	-1,333.33	5,333.32	0.00	16,000.00	-100.00
Total Line 94300 - (sub acct)	559.20	5,498.33	-4,939.13	21,993.32	3,137.90	65,980.00	-95.24
94500 Maintenance - Ordinary/Benefits							
60-1-000-001-6510.500 Maint.Benefits	1,582.79	1,783.33	-200.54	7,133.32	6,449.87	21,400.00	-69.86
Total Line 94500	1,582.79	1,783.33	-200.54	7,133.32	6,449.87	21,400.00	-69.86
94000 TOTAL MAINTENANCE EXPENSES	7,006.57	14,744.15	-7,737.58	58,976.60	33,848.23	176,930.00	-80.87
TOTAL PROTECTIVE SERVICES EXPENSE							
95100 Protective Services - Labor							

Date:
Time:
ll

**Knox County Housing Authority
FDS Income Statement - Prairieland
July, 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	2,600.00	2,635.98	7,800.00	-66.21
60-1-000-001-6580.100 ADT Contract	79.48	99.00	-19.52	396.00	446.84	1,188.00	-62.39
60-1-000-001-6580.500 Other Safety Contracts	0.00	10.00	-10.00	40.00	91.60	120.00	-23.67
Total Line 95200	747.47	759.00	-11.53	3,036.00	3,174.42	9,108.00	-65.15
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	3,036.00	3,174.42	9,108.00	-65.15
INSURANCE PREMIUMS EXPENSE							
96110 Property Insurance							
60-1-000-001-6720.000 Prpoerty Insurance	1,250.68	1,274.17	-23.49	5,096.68	5,002.72	15,290.00	-67.28
Total LIne 96110	1,250.68	1,274.17	-23.49	5,096.68	5,002.72	15,290.00	-67.28
96120 Liability Insurance							
60-1-000-001-6721.000 Liability Insurance	158.30	161.25	-2.95	645.00	633.20	1,935.00	-67.28
Total Line 96120	158.30	161.25	-2.95	645.00	633.20	1,935.00	-67.28
96130 Workmen's Compensation							
60-1-000-001-6722.000 Work Comp Insurance	285.36	290.75	-5.39	1,163.00	1,141.44	3,489.00	-67.28
Total Line 96130	285.36	290.75	-5.39	1,163.00	1,141.44	3,489.00	-67.28
96140 All Other Insurance							
60-1-000-001-6720.500 Equipment Insurance	64.54	65.75	-1.21	263.00	258.16	789.00	-67.28
60-1-000-001-6721.500 PE & PO Insuranace	88.52	90.17	-1.65	360.68	354.08	1,082.00	-67.28
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	623.68	612.24	1,871.00	-67.28
96100 TOTAL INSURANCE PREMIUMS EXP	1,847.40	1,882.09	-34.69	7,528.36	7,389.60	22,585.00	-67.28
GENERAL EXPENSES							
96200 Other General Expenses							
60-1-000-001-6790.000 Other General Expense	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96200	0.00	0.00	0.00	0.00	0.00	0.00	
96210 Compensated Absenses							
60-1-000-001-6795.000 Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96210	0.00	0.00	0.00	0.00	0.00	0.00	
96300 Payment In Lieu Of Taxes - PILOT							
60-1-000-001-6710.000 PILOT - Real Estate Tax	1,459.65	1,238.92	220.73	4,955.68	5,289.14	14,867.00	-64.42
Total Line 96300	1,459.65	1,238.92	220.73	4,955.68	5,289.14	14,867.00	-64.42
96400 Bad Debt - Tenant Rents							
60-1-000-001-6370.000 Bad Debt	-416.30	266.67	-682.97	1,066.68	-162.90	3,200.00	-105.09
Total Line 96400	-416.30	266.67	-682.97	1,066.68	-162.90	3,200.00	-105.09
96000 TOTAL OTHER GENERAL EXPENSES	1,043.35	1,505.59	-462.24	6,022.36	5,126.24	18,067.00	-71.63
INTEREST & AMORTIZATION EXPENSE							
96710 Interest of Mortgage/Bond Payable							
60-1-000-001-6810.000 Interest Exp Payable	1,453.08	1,500.00	-46.92	6,000.00	5,988.27	18,000.00	-66.73
60-1-000-001-6860.000 Sec Dep Int	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96710	1,453.08	1,500.00	-46.92	6,000.00	5,988.27	18,000.00	-66.73
96700 TOTAL INTEREST EXP & AMORT	1,453.08	1,500.00	-46.92	6,000.00	5,988.27	18,000.00	-66.73
96900 TOTAL OPERATING EXPENSE	22,887.15	34,058.99	-11,171.84	136,235.96	107,232.14	408,708.00	-73.76
97000 NET REVENUE/EXPENSE (GAIN/-LOSS)	-8,568.85	1,774.33	-10,343.18	7,097.32	-20,262.52	21,292.00	-195.16
MISCELLANEOUS EXPENSE							

Date:
Time:
ll

Knox County Housing Authority
FDS Income Statement - HCV (ADMIN & HAP)
July, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Total PUM (including Port Outs)	280.00	280.00	0.00	1,120.00	1,120.00	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	-51,064.00	-50,165.00	-153,192.00	-67.25
Total Admin Fee Subsidy	-12,425.00	-12,766.00	341.00	-51,064.00	-50,165.00	-153,192.00	-67.25
Interest Income							
30-1-000-000-3300.000 Int Reserve	-3.34	-5.25	1.91	-21.00	-12.68	-63.00	-79.87
Surplus-Admin							
30-1-000-000-3610.000 Interest Income	0.00	0.00	0.00	0.00	0.00	0.00	
Total Interest Income	-3.34	-5.25	1.91	-21.00	-12.68	-63.00	-79.87
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	-216.68	0.00	-650.00	-100.00
30-1-000-000-3300.170 Admin Fees Port	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-3690.000 Other Income	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-3690.100 Other Income - Admin	0.00	0.00	0.00	0.00	0.00	0.00	
Total Other Income	0.00	-54.17	54.17	-216.68	0.00	-650.00	-100.00
TOTAL ADMIN OPERATING INCOME	-12,428.34	-12,825.42	397.08	-51,301.68	-50,177.68	-153,905.00	-67.40
ADMIN EXPENSES							
ADMIN OPERATING EXPENSE							
Admin Salaries							
30-1-000-000-4110.000 Admin Salaries	8,973.09	8,666.67	306.42	34,666.68	30,034.00	104,000.00	-71.12
Total Admin Salaries	8,973.09	8,666.67	306.42	34,666.68	30,034.00	104,000.00	-71.12
Audit Fee Expense							
30-1-000-000-4171.000 Audit Fee	0.00	187.50	-187.50	750.00	0.00	2,250.00	-100.00
Total Audit Fee Expense	0.00	187.50	-187.50	750.00	0.00	2,250.00	-100.00
Fee Expense							
30-1-000-000-4120.100 Management Fees	2,580.00	2,460.00	120.00	9,840.00	10,296.00	29,520.00	-65.12
30-1-000-000-4120.300 Bookkeep. Fees	1,612.50	1,538.00	74.50	6,152.00	6,435.00	18,456.00	-65.13
Total Fees Expense	4,192.50	3,998.00	194.50	15,992.00	16,731.00	47,976.00	-65.13
Benefit Contribution Expense							
30-1-000-000-4110.500 Emp Benefit - Admin	3,946.28	4,183.33	-237.05	16,733.32	15,035.32	50,200.00	-70.05
Total Benefit Contribution Exp	3,946.28	4,183.33	-237.05	16,733.32	15,035.32	50,200.00	-70.05
Office Expense							
30-1-000-000-4180.000 Telephone	95.86	76.67	19.19	306.68	380.97	920.00	-58.59
30-1-000-000-4190.100 Postage	144.60	154.17	-9.57	616.68	626.76	1,850.00	-66.12
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	88.32	0.00	265.00	-100.00
30-1-000-000-4190.401 Printing Supplies	0.00	30.83	-30.83	123.32	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	318.00	25.00	293.00	100.00	370.50	300.00	23.50
Total Office Expense	558.46	308.75	249.71	1,235.00	1,378.23	3,705.00	-62.80
Legal Expense							

Date:
Time:
ll

Knox County Housing Authority
FDS Income Statement - HCV (ADMIN & HAP)
July, 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	500.00	820.22	1,500.00	-45.32
Total Travel Expense	0.00	125.00	-125.00	500.00	820.22	1,500.00	-45.32
Other Expense							
30-1-000-000-4120.400 Fee for Service Fee	0.00	0.00	0.00	0.00	83.54	0.00	
30-1-000-000-4120.700 Mental Health Fee	280.00	285.00	-5.00	1,140.00	280.00	3,420.00	-91.81
30-1-000-000-4140.000 Training - Staff	239.00	125.00	114.00	500.00	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	1,100.00	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	337.34	16.67	320.67	66.68	615.79	200.00	207.90
30-1-000-000-4190.200 Inspection Exp	0.00	291.67	-291.67	1,166.68	0.00	3,500.00	-100.00
30-1-000-000-4190.950 Background Verification	622.06	308.33	313.73	1,233.32	1,335.47	3,700.00	-63.91
30-1-000-000-4480.006 Safety/Security Labor Fee	280.00	323.00	-43.00	1,292.00	1,120.00	3,876.00	-71.10
30-1-000-000-4480.100 ADT Contract	35.99	0.00	35.99	0.00	143.96	0.00	
Total Other Expense	1,794.39	1,624.67	169.72	6,498.68	3,769.76	19,496.00	-80.66
Maintenance Expense							
30-1-000-000-4420.126 Vehicle Supplies	0.00	25.00	-25.00	100.00	0.00	300.00	-100.00
30-1-000-000-4430.126 Vehicle Maint Cont	0.00	12.50	-12.50	50.00	0.00	150.00	-100.00
Total Maintenance Expense	0.00	37.50	-37.50	150.00	0.00	450.00	-100.00
TOTAL ADMIN EXPENSE	19,464.72	19,131.42	333.30	76,525.68	67,768.53	229,577.00	-70.48
Insurance Premiums Expense							
30-1-000-000-4510.025 PE & PO Insurance	53.16	54.17	-1.01	216.68	212.64	650.00	-67.29
30-1-000-000-4510.030 Work Comp Insurance	195.29	199.08	-3.79	796.32	781.16	2,389.00	-67.30
30-1-000-000-4510.035 Auto Insurance	50.00	51.67	-1.67	206.68	200.00	620.00	-67.74
Total Insurance Premium Expenses	298.45	304.92	-6.47	1,219.68	1,193.80	3,659.00	-67.37
TOTAL INSURANCE EXPENSE	298.45	304.92	-6.47	1,219.68	1,193.80	3,659.00	-67.37
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	2.00	41.67	-39.67	166.68	-2,461.70	500.00	-592.34
30-1-000-000-4590.010 Admin Gen Exp-Port	310.20	283.33	26.87	1,133.32	1,035.37	3,400.00	-69.55
Total General Expense	312.20	325.00	-12.80	1,300.00	-1,426.33	3,900.00	-136.57
TOTAL GENERAL EXPENSE	312.20	325.00	-12.80	1,300.00	-1,426.33	3,900.00	-136.57
TOTAL EXPENSES - ADMIN	20,075.37	19,761.34	314.03	79,045.36	67,536.00	237,136.00	-71.52
ADMIN (Profit)/Loss	7,647.03	6,935.92	711.11	27,743.68	17,358.32	83,231.00	-79.14
MISCELLANEOUS EXPENSE							
Depreciation Expense							
30-1-000-000-4800.000 Dpreciation Expense	464.00	465.00	-1.00	1,860.00	1,856.00	5,580.00	-66.74
Total Depreciation Expense	464.00	465.00	-1.00	1,860.00	1,856.00	5,580.00	-66.74
TOTAL MISC EXPENSE	464.00	465.00	-1.00	1,860.00	1,856.00	5,580.00	-66.74
TOTAL ADMIN EXPENSES w/ DEPR EXP	20,539.37	20,226.34	313.03	80,905.36	69,392.00	242,716.00	-71.41
ADMIN (Profit)/Loss w/ Depreciation	8,111.03	7,400.92	710.11	29,603.68	19,214.32	88,811.00	-78.36

Date:
Time:
ll

Knox County Housing Authority
FDS Income Statement - HCV (ADMIN & HAP)
July, 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	-216.68	0.00	-650.00	-100.00
30-1-000-000-3300.500 Int Reserve Surplus-HAP	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-8026.000 HAP Subsidy - Cur Yr	-82,649.00	-82,237.50	-411.50	-328,950.00	-320,185.00	-986,850.00	-67.55
30-1-000-000-8027.000 Ann Contr - Pr Yr	0.00	0.00	0.00	0.00	0.00	0.00	
Total Income	-82,649.00	-82,291.67	-357.33	-329,166.68	-320,185.00	-987,500.00	-67.58
TOTAL HAP INCOME	-82,649.00	-82,291.67	-357.33	-329,166.68	-320,185.00	-987,500.00	-67.58
HAP EXPENSES							
HAP Expenses							
30-1-000-000-4715.010 HAP Tenant Pmts	78,172.00	71,916.67	6,255.33	287,666.68	313,431.00	863,000.00	-63.68
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	4,315.00	3,333.33	981.67	13,333.32	16,337.00	40,000.00	-59.16
30-1-000-000-4715.050 HAP Homeownership	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4715.070 HAP Port Out Pmts	7,643.00	7,000.00	643.00	28,000.00	25,806.00	84,000.00	-69.28
Total HAP Expenses	90,130.00	82,250.00	7,880.00	329,000.00	355,574.00	987,000.00	-63.97
TOTAL HAP EXPENSE	90,130.00	82,250.00	7,880.00	329,000.00	355,574.00	987,000.00	-63.97
General HAP Expenses							
30-1-000-000-4570.200 Collection Loss HUD	2.20	41.67	-39.47	166.68	-337.00	500.00	-167.40
Total General HAP Expenses	2.20	41.67	-39.47	166.68	-337.00	500.00	-167.40
TOTAL GENERAL HAP EXPENSES	2.20	41.67	-39.47	166.68	-337.00	500.00	-167.40
Prior Year Adj - HAP							
30-1-000-000-6010.010 Prior Year Adj HAP	0.00	0.00	0.00	0.00	0.00	0.00	
Total Prior Year Adj HAP	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL HAP EXPENSES	90,132.20	82,291.67	7,840.53	329,166.68	355,237.00	987,500.00	-64.03
Remaining HAP (to)/from Reserve	7,483.20	0.00	7,483.20	0.00	35,052.00	0.00	

Date:
Time:
ll

Knox County Housing Authority
INCOME STATEMENT - EHV (HAP & ADMIN)
July, 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	60.00	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	-4,046.00	-5,395.83	1,349.83	-21,583.32	-28,535.00	-64,750.00	-55.93
Total HAP Income	-4,046.00	-5,395.83	1,349.83	-21,583.32	-28,535.00	-64,750.00	-55.93
TOTAL HAP INCOME	-4,046.00	-5,395.83	1,349.83	-21,583.32	-28,535.00	-64,750.00	-55.93
<u>EHV - HAP EXPENSE</u>							
HAP Expenses							
30-1-000-001-4715.010 EHV HAP Tenant Pmts	7,325.00	5,320.83	2,004.17	21,283.32	27,638.00	63,850.00	-56.71
30-1-000-001-4715.040 EHV HAP Utility Pmts	409.00	75.00	334.00	300.00	1,796.00	900.00	99.56
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	7,734.00	5,395.83	2,338.17	21,583.32	29,434.00	64,750.00	-54.54
TOTAL HAP EXPENSE	7,734.00	5,395.83	2,338.17	21,583.32	29,434.00	64,750.00	-54.54
EHV HAP (to)/from Reserve	3,688.00	0.00	3,688.00	0.00	899.00	0.00	
EHV - ADMIN INCOME STATEMENT							
ADMIN INCOME - EHV							
<u>EHV - ADMIN INCOME</u>							
Admin Fee Subsidy							
30-1-000-001-8026.500 EHV Ongo Admin Sub	-1,321.00	-775.00	-546.00	-3,100.00	-4,469.00	-9,300.00	-51.95
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	-4,666.68	0.00	-14,000.00	-100.00
30-1-000-001-8026.503 EHV Placement Fee Inc	0.00	-41.67	41.67	-166.68	0.00	-500.00	-100.00
30-1-000-001-8026.504 EHV Issuance Fee Inc	0.00	-41.67	41.67	-166.68	0.00	-500.00	-100.00
Total Admin Fee Subsidy	-1,321.00	-2,025.01	704.01	-8,100.04	-4,469.00	-24,300.00	-81.61
Interest Income							
Total Interest Income	0.00	0.00	0.00	0.00	0.00	0.00	
Other Income							
Total Other Income	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL EHV ADMIN INCOME	-1,321.00	-2,025.01	704.01	-8,100.04	-4,469.00	-24,300.00	-81.61

Date:
Time:
ll

Knox County Housing Authority
INCOME STATEMENT - EHV (HAP & ADMIN)
July, 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	1,166.68	710.08	3,500.00	-79.71
30-1-000-001-4110.200 Admin Exp - Amps	0.00	208.33	-208.33	833.32	0.00	2,500.00	-100.00
30-1-000-001-4110.500 EHV Emp Benefit Exp	87.66	261.67	-174.01	1,046.68	409.08	3,140.00	-86.97
30-1-000-001-4120.100 EHV Management Fee	144.00	180.00	-36.00	720.00	612.00	2,160.00	-71.67
30-1-000-001-4120.300 EHV Bookkeeping Fee	90.00	112.50	-22.50	450.00	382.50	1,350.00	-71.67
30-1-000-001-4130.200 EHV Other Ongoing	60.00	100.00	-40.00	400.00	360.00	1,200.00	-70.00
Total Ongoing Admin Expenses	533.82	1,154.17	-620.35	4,616.68	2,473.66	13,850.00	-82.14
TOTAL ONGOING ADMIN EXPENSES	533.82	1,154.17	-620.35	4,616.68	2,473.66	13,850.00	-82.14
<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	833.32	0.00	2,500.00	-100.00
Total Security/Utility/Holding Deposits	0.00	208.33	-208.33	833.32	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	400.00	0.00	1,200.00	-100.00
Total Owner Incentive Expenses	0.00	100.00	-100.00	400.00	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	2,250.00	0.00	6,750.00	-100.00
Total Other Eligible Expenses	0.00	562.50	-562.50	2,250.00	0.00	6,750.00	-100.00
TOTAL SERVICE FEE EXPENSES	0.00	870.83	-870.83	3,483.32	0.00	10,450.00	-100.00
TOTAL EHV ADMIN EXPENSES	533.82	2,025.00	-1,491.18	8,100.00	2,473.66	24,300.00	-89.82
EHV ADMINI (Profit)/Loss	-787.18	-0.01	-787.17	-0.04	-1,995.34	0.00	

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

COCC - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	126,418.75	137,945.91	-11,527.16	475,245.60	1,655,351.00	-71.29
TOTAL OPERATING INCOME	126,418.75	137,945.91	-11,527.16	475,245.60	1,655,351.00	-71.29
OPERATING EXPENSE						
Total Administration Expenses	41,221.77	63,700.00	-22,478.23	247,232.36	764,400.00	-67.66
Total Tenant Service Expenses	0.00	0.00	0.00	0.00	0.00	
Total Utility Expenses	375.45	615.00	-239.55	1,251.63	7,380.00	-83.04
Total Maintenance Expenses	56,279.19	61,164.16	-4,884.97	245,337.16	733,970.00	-66.57
Total Protective Expenses	27,430.04	6,616.67	20,813.37	27,940.94	79,400.00	-64.81
General Expenses	3,232.65	3,724.17	-491.52	12,930.60	44,690.00	-71.07
TOTAL ROUTINE OPERATING EXPENSES	128,539.10	135,820.00	-7,280.90	534,692.69	1,629,840.00	-67.19
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	128,539.10	135,820.00	-7,280.90	534,692.69	1,629,840.00	-67.19
NET REVENUE/-EXPENSE PROFIT/-LOSS	-2,120.35	2,125.91	-4,246.26	-59,447.09	25,511.00	-333.03
Total Depreciation Expense						
Total Depreciation Expense	760.50	765.00	-4.50	3,042.00	9,180.00	-66.86
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	-2,880.85	1,360.91	-4,241.76	-62,489.09	16,331.00	-482.64

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

MOON TOWERS - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	85,879.31	92,870.83	-6,991.52	364,908.74	1,114,450.00	-67.26
TOTAL OPERATING INCOME	85,879.31	92,870.83	-6,991.52	364,908.74	1,114,450.00	-67.26
OPERATING EXPENSE						
Total Administration Expenses	31,353.75	29,024.68	2,329.07	117,819.46	348,296.00	-66.17
Total Tenant Service Expenses	66.00	400.00	-334.00	264.00	4,800.00	-94.50
Total Utility Expenses	12,981.89	11,750.00	1,231.89	31,122.81	141,000.00	-77.93
Total Maintenance Expenses	28,646.90	35,089.53	-6,442.63	119,629.52	421,074.00	-71.59
Total Protective Service Expenses	4,744.31	3,515.84	1,228.47	11,308.07	42,190.00	-73.20
General Expenses	5,894.43	8,184.16	-2,289.73	29,126.84	98,210.00	-70.34
TOTAL ROUTINE OPERATING EXPENSES	83,687.28	87,964.21	-4,276.93	309,270.70	1,055,570.00	-70.70
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	83,687.28	87,964.21	-4,276.93	309,270.70	1,055,570.00	-70.70
NET REVENUE/EXPENSE PROFIT/-LOSS						
	2,192.03	4,906.62	-2,714.59	55,638.04	58,880.00	-5.51
Total Depreciation Expense						
Total Depreciation Expense	10,849.00	13,750.00	-2,901.00	43,396.00	165,000.00	-73.70
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	-8,656.97	-8,843.38	186.41	12,242.04	-106,120.00	-111.54

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

FAMILY - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	98,344.13	109,193.67	-10,849.54	412,233.28	1,310,324.00	-68.54
TOTAL OPERATING INCOME	98,344.13	109,193.67	-10,849.54	412,233.28	1,310,324.00	-68.54
OPERATING EXPENSE						
Total Administration Expenses	33,193.29	36,060.27	-2,866.98	120,340.99	432,723.00	-72.19
Total Tenant Service Expenses	510.00	91.67	418.33	542.63	1,100.00	-50.67
Total Utility Expenses	1,137.18	2,945.82	-1,808.64	5,318.95	35,350.00	-84.95
Total Maintenance Expenses	58,899.45	52,350.91	6,548.54	301,499.38	628,211.00	-52.01
Total Protective Service Expenses	4,308.53	2,920.83	1,387.70	11,650.07	35,050.00	-66.76
General Expenses	8,032.04	8,379.10	-347.06	28,609.99	100,549.00	-71.55
TOTAL ROUTINE OPERATING EXPENSES	106,080.49	102,748.60	3,331.89	467,962.01	1,232,983.00	-62.05
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	106,080.49	102,748.60	3,331.89	467,962.01	1,232,983.00	-62.05
NET REVENUE/EXPENSE PROFIT/-LOSS						
	-7,736.36	6,445.07	-14,181.43	-55,728.73	77,341.00	-172.06
Total Depreciation Expense						
	28,510.00	31,000.00	-2,490.00	114,040.00	372,000.00	-69.34
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	-36,246.36	-24,554.93	-11,691.43	-169,768.73	-294,659.00	-42.38

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

BLUEBELL - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	25,185.43	26,347.59	-1,162.16	109,799.17	316,171.00	-65.27
TOTAL OPERATING INCOME	25,185.43	26,347.59	-1,162.16	109,799.17	316,171.00	-65.27
OPERATING EXPENSE						
Total Administration Expenses	7,114.64	8,685.09	-1,570.45	26,941.36	104,221.00	-74.15
Total Tenant Service Expenses	0.00	591.66	-591.66	0.00	7,100.00	-100.00
Total Utility Expenses	695.22	2,850.00	-2,154.78	5,057.05	34,200.00	-85.21
Total Maintenance Expenses	12,468.51	12,864.50	-395.99	31,593.38	154,374.00	-79.53
Total Protective Service Expenses	1,380.65	1,197.50	183.15	4,212.66	14,370.00	-70.68
General Expenses	3,001.28	2,640.25	361.03	11,366.15	31,683.00	-64.13
TOTAL ROUTINE OPERATING EXPENSES	24,660.30	28,829.00	-4,168.70	79,170.60	345,948.00	-77.11
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	24,660.30	28,829.00	-4,168.70	79,170.60	345,948.00	-77.11
NET REVENUE/EXPENSE PROFIT/-LOSS						
	525.13	-2,481.41	3,006.54	30,628.57	-29,777.00	-202.86
Total Depreciation Expense						
	4,435.00	8,750.00	-4,315.00	17,740.00	105,000.00	-83.10
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	-3,909.87	-11,231.41	7,321.54	12,888.57	-134,777.00	-109.56

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

	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
HCV - OPERATING STATEMENT						
ADMIN OPERATING INCOME						
Total Admin Operating Income	12,428.34	12,825.42	-397.08	50,177.68	153,905.00	-67.40
TOTAL ADMIN OPERATING INCOME	12,428.34	12,825.42	-397.08	50,177.68	153,905.00	-67.40
OPERATING EXPENSES						
Total Admin Expenses	14,676.23	14,300.42	375.81	49,410.03	171,605.00	-71.21
Total Fees Expenses	4,472.50	4,470.50	2.00	17,094.54	53,646.00	-68.13
Total General Expenses	926.64	990.42	-63.78	1,031.43	11,885.00	-91.32
TOTAL OPERATING EXPENSES	20,075.37	19,761.34	314.03	67,536.00	237,136.00	-71.52
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	20,075.37	19,761.34	314.03	67,536.00	237,136.00	-71.52
NET REVENUE PROFIT/-LOSS	-7,647.03	-6,935.92	-711.11	-17,358.32	-83,231.00	-79.14
Total Depreciation Expense	464.00	465.00	-1.00	1,856.00	5,580.00	-66.74
NET REVENUE w/Depreciation PROFIT/-LOSS	-8,111.03	-7,400.92	-710.11	-19,214.32	-88,811.00	-78.36

HAP - OPERATING STATEMENT

HAP INCOME						
Total Income	82,649.00	82,291.67	357.33	320,185.00	987,500.00	-67.58
TOTAL HAP INCOME	82,649.00	82,291.67	357.33	320,185.00	987,500.00	-67.58
HAP EXPENSES						
Total HAP Expenses	90,130.00	82,250.00	7,880.00	355,574.00	987,000.00	-63.97
Total General HAP Expenses	2.20	41.67	-39.47	-337.00	500.00	-167.40
TOTAL HAP EXPENSES	90,132.20	82,291.67	7,840.53	355,237.00	987,500.00	-64.03
Total Prior Year Adj HAP	0.00	0.00	0.00	0.00	0.00	
REMAINING HAP from RESERVE +/-LOSS	-7,483.20	0.00	-7,483.20	-35,052.00	0.00	

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

BRENTWOOD - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	35,205.23	37,317.08	-2,111.85	142,212.51	447,805.00	-68.24
TOTAL OPERATING INCOME	35,205.23	37,317.08	-2,111.85	142,212.51	447,805.00	-68.24
OPERATING EXPENSE						
Total Administration Expenses	6,470.33	8,260.08	-1,789.75	24,494.89	99,121.00	-75.29
Total Fee Expenses	4,289.00	4,284.00	5.00	17,081.50	51,408.00	-66.77
Total Utilities Expenses	639.52	3,405.00	-2,765.48	11,054.76	40,860.00	-72.94
Total Maintenance Expenses	11,536.40	20,691.08	-9,154.68	93,171.02	248,293.00	-62.48
Total Taxes & Insurance Expense	3,555.62	3,974.42	-418.80	13,785.16	47,693.00	-71.10
Total Financial Expenses	1,453.09	1,500.00	-46.91	5,988.29	18,000.00	-66.73
TOTAL ROUTINE OPERATING EXPENSE	27,943.96	42,114.58	-14,170.62	165,575.62	505,375.00	-67.24
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	27,943.96	42,114.58	-14,170.62	165,575.62	505,375.00	-67.24
NET REVENUE PROFIT/-LOSS						
	7,261.27	-4,797.50	12,058.77	-23,363.11	-57,570.00	-59.42
Total Depreciation Expense						
	8,306.00	0.00	8,306.00	33,224.00	0.00	
NET REVENUE w/Depreciation PROFIT/-LOSS	-1,044.73	-4,797.50	3,752.77	-56,587.11	-57,570.00	-1.71

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

PRAIRIELAND - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	31,456.00	32,287.41	-831.41	127,494.66	387,449.00	-67.09
TOTAL OPERATING INCOME	31,456.00	32,287.41	-831.41	127,494.66	387,449.00	-67.09
OPERATING EXPENSE						
Total Administration Expenses	5,919.12	6,836.83	-917.71	23,470.86	82,042.00	-71.39
Total Fee Expenses	3,813.00	3,868.00	-55.00	15,296.50	46,416.00	-67.04
Total Utilities Expenses	640.86	3,230.00	-2,589.14	12,775.12	38,760.00	-67.04
Total Maintenance Expenses	7,754.04	15,503.15	-7,749.11	37,022.65	186,038.00	-80.10
Total Taxes & Insurance Expense	3,307.05	3,121.01	186.04	12,678.74	37,452.00	-66.15
Total Financial Expenses	1,453.08	1,500.00	-46.92	5,988.27	18,000.00	-66.73
TOTAL ROUTINE OPERATING EXPENSE	22,887.15	34,058.99	-11,171.84	107,232.14	408,708.00	-73.76
Total Amortization Expense	0.00	0.00	0.00	0.00	0.00	
Total Provision for Reserve	0.00	0.00	0.00	0.00	0.00	
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Transfers In/Out	0.00	0.00	0.00	0.00	0.00	
TOTAL ALL EXPENSES BEFORE DEPRECIATION	22,887.15	34,058.99	-11,171.84	107,232.14	408,708.00	-73.76
NET REVENUE PROFIT/-LOSS						
	8,568.85	-1,771.58	10,340.43	20,262.52	-21,259.00	-195.31
Total Depreciation Expense						
	7,210.50	0.00	7,210.50	28,842.00	0.00	
NET REVENUE w/Depreciation PROFIT/-LOSS	1,358.35	-1,771.58	3,129.93	-8,579.48	-21,259.00	-59.64

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

COCC, MT, FAMILY, BB COMBINED OS	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	335,827.62	366,358.00	-30,530.38	1,334,044.83	4,396,296.00	-69.66
TOTAL OPERATING INCOME	335,827.62	366,358.00	-30,530.38	1,334,044.83	4,396,296.00	-69.66
OPERATING EXPENSE						
Total Administration Expenses	112,883.45	133,053.37	-20,169.92	494,949.97	1,596,640.00	-69.00
Total Tenant Service Expenses	576.00	1,083.33	-507.33	806.63	13,000.00	-93.80
Total Utility Expenses	15,189.74	18,160.82	-2,971.08	42,750.44	217,930.00	-80.38
Total Maintenance Expenses	156,294.05	161,469.10	-5,175.05	698,059.44	1,937,629.00	-63.97
Total Protective Service Expenses	37,863.53	14,250.84	23,612.69	55,111.74	171,010.00	-67.77
General Expenses	20,160.40	22,927.68	-2,767.28	82,033.58	275,132.00	-70.18
TOTAL ROUTINE OPERATING EXPENSES	342,967.17	350,945.14	-7,977.97	1,373,711.80	4,211,341.00	-67.38
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	342,967.17	350,945.14	-7,977.97	1,373,711.80	4,211,341.00	-67.38
NET REVENUE/EXPENSE PROFIT/-LOSS						
	-7,139.55	15,412.86	-22,552.41	-39,666.97	184,955.00	-121.45
Total Depreciation Expense						
Total Depreciation Expense	44,554.50	54,265.00	-9,710.50	178,218.00	651,180.00	-72.63
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	-51,694.05	-38,852.14	-12,841.91	-217,884.97	-466,225.00	-53.27

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

BRENTWOOD & PRAIRIELAND COMBINED	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	66,661.23	69,604.49	-2,943.26	269,707.17	835,254.00	-67.71
TOTAL OPERATING INCOME	66,661.23	69,604.49	-2,943.26	269,707.17	835,254.00	-67.71
OPERATING EXPENSE						
Total Administration Expenses	12,389.45	15,096.91	-2,707.46	47,965.75	181,163.00	-73.52
Total Fee Expenses	8,102.00	8,152.00	-50.00	32,378.00	97,824.00	-66.90
Total Utilities Expenses	1,280.38	6,635.00	-5,354.62	23,829.88	79,620.00	-70.07
Total Maintenance Expenses	19,290.44	36,194.23	-16,903.79	130,193.67	434,331.00	-70.02
Total Taxes & Insurance Expense	6,862.67	7,095.43	-232.76	26,463.90	85,145.00	-68.92
Total Financial Expenses	2,906.17	3,000.00	-93.83	11,976.56	36,000.00	-66.73
TOTAL ROUTINE OPERATING EXPENSE	50,831.11	76,173.57	-25,342.46	272,807.76	914,083.00	-70.16
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	50,831.11	76,173.57	-25,342.46	272,807.76	914,083.00	-70.16
NET REVENUE PROFIT/-LOSS						
	15,830.12	-6,569.08	22,399.20	-3,100.59	-78,829.00	-96.07
Total Depreciation Expense						
	15,516.50	0.00	15,516.50	62,066.00	0.00	
NET REVENUE w/Depreciation PROFIT/-LOSS	313.62	-6,569.08	6,882.70	-65,166.59	-78,829.00	-17.33

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

	Current Period	Last Year Same	Variance	Current Year
AMP001 - MOON TOWERS				
Salaries	9,663.72	27,528.79	-17,865.07	40,107.04
Employee W/H Payments	0.00	0.00	0.00	0.00
Fee Expenses	18,216.16	16,306.94	1,909.22	68,251.39
Administrative Expenses	3,473.87	4,531.86	-1,057.99	9,461.03
Tenant Services	66.00	164.90	-98.90	264.00
Utilities	12,981.89	10,855.98	2,125.91	31,122.81
Maint/Protective Serv - Supplies/Conts	33,391.21	23,689.77	9,701.44	130,937.59
Mileage	0.00	0.00	0.00	0.00
Insurance & General Expenses	5,894.43	8,314.70	-2,420.27	29,126.84
Non-Routine Expense	0.00	0.00	0.00	0.00
TOTAL MOON TOWERS CLAIMS	83,687.28	91,392.94	-7,705.66	309,270.70
AMP002 - FAMILY				
Salaries	9,242.07	12,345.20	-3,103.13	38,205.91
Employee W/H Payments	0.00	0.00	0.00	0.00
Fee Expenses	20,039.73	17,501.52	2,538.21	72,676.58
Administrative Expenses	3,911.49	6,593.75	-2,682.26	9,458.50
Tenant Services	510.00	0.00	510.00	542.63
Utilities	1,137.18	2,635.87	-1,498.69	5,318.95
Maint/Protective Serv - Supplies/Conts	63,187.54	43,629.35	19,558.19	313,129.01
Mileage	20.44	0.00	20.44	20.44
Insurance & General Expenses	8,032.04	12,546.32	-4,514.28	28,609.99
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL FAMILY CLAIMS	106,080.49	95,252.01	10,828.48	467,962.01
AMP003 - BLUEBELL				
Salaries	1,073.74	0.00	1,073.74	4,456.37
Employee W/H Payments	0.00	0.00	0.00	0.00
Fee Expenses	5,261.64	4,766.00	495.64	19,772.23
Administrative Expenses	779.26	1,628.46	-849.20	2,712.76
Tenant Services	0.00	0.00	0.00	0.00
Utilities	695.22	2,678.50	-1,983.28	5,057.05
Maint/Protective Serv - Supplies/Conts	13,611.07	11,286.65	2,324.42	35,567.95
Mileage	0.00	0.00	0.00	0.00
Insurance & General Expenses	3,001.28	2,512.36	488.92	11,366.15
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL BLUEBELL CLAIMS	24,422.21	22,871.97	1,550.24	78,932.51
COCC				
Salaries	87,217.40	145,486.44	-58,269.04	440,377.01
Employee W/H Payments	1,523.75	-9.89	1,533.64	-806.36
Fee Expenses	0.00	628.22	-628.22	818.89
Administrative Expenses	9,669.85	10,893.93	-1,224.08	49,975.36
Tenant Services	0.00	0.00	0.00	0.00
Utilities	375.45	548.80	-173.35	1,251.63
Maint/Protective Serv - Supplies/Conts	736.34	1,139.79	-403.45	2,031.79
Mileage	0.00	19.61	-19.61	0.00
Insurance & General Expenses	3,232.65	3,231.26	1.39	12,930.60
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL COCC CLAIMS	102,755.44	161,938.16	-59,182.72	506,578.92
COMBINED - AMP1, AMP2, AMP3, & COCC				
Salaries	107,196.93	185,360.43	-78,163.50	523,146.33
Employee W/H Payments	1,523.75	-9.89	1,533.64	-806.36
Fee Expenses	43,517.53	39,202.68	4,314.85	161,446.06
Administrative Expenses	61,352.00	62,850.68	-1,498.68	233,126.74
Tenant Services	576.00	164.90	411.10	806.63
Utilities	15,189.74	16,719.15	-1,529.41	42,750.44
Maint/Protective Serv - Supplies/Conts	110,926.16	79,745.56	31,180.60	481,666.34
Mileage	20.44	19.61	0.83	20.44
Insurance & General Expenses	20,160.40	26,604.64	-6,444.24	82,033.58
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL LOW RENT CLAIMS	360,462.95	410,657.76	-50,194.81	1,524,190.20

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

	Current Period	Last Year Same Period	Variance
BRENTWOOD			
Salaries	10,571.54	17,084.50	-6,512.96
Employee W/H Payments	0.00	0.00	0.00
Management Fees	4,284.00	5,252.50	-968.50
Administrative Expenses	656.31	2,025.00	-1,368.69
Utilities	639.52	3,796.64	-3,157.12
Maintenance Supplies/Contracts	5,241.39	2,959.67	2,281.72
Security, Tax, & Insurance Expenses	4,373.11	3,109.53	1,263.58
Finacial Expenses	1,453.09	1,604.54	-151.45
TOTAL BRENTWOOD CLAIMS	27,218.96	35,832.38	-8,613.42
PRAIRIELAND			
Salaries	10,571.56	17,084.42	-6,512.86
Employee W/H Payments	0.00	0.00	0.00
Management Fees	3,808.00	4,895.50	-1,087.50
Administrative Expenses	175.10	3,376.71	-3,201.61
Utilities	640.86	3,523.10	-2,882.24
Maintenance Supplies/Contracts	1,529.03	3,396.47	-1,867.44
Security, Taxes, & Insurance Expenses	4,054.52	2,939.40	1,115.12
Financial Expenses	1,453.08	1,604.53	-151.45
TOTAL PRAIRIELAND CLAIMS	22,232.15	36,820.13	-14,587.98
AHP - BRENTWOOD & PRAIRIELAND			
Salaries	21,143.10	34,168.92	-13,025.82
Employee W/H Payments	0.00	0.00	0.00
Management Fees	8,092.00	10,148.00	-2,056.00
Administrative Expenses	831.41	5,401.71	-4,570.30
Utilities	1,280.38	7,319.74	-6,039.36
Maintenance Supplies	6,770.42	6,356.14	414.28
Security, Tax, & Insurance Expenses	8,427.63	6,048.93	2,378.70
Financial Expenses	2,906.17	3,209.07	-302.90
TOTAL AHP CLAIMS	49,451.11	72,652.51	-23,201.40
HOUSING CHOICE VOUCHER - HCV			
Salaries	12,919.37	-9,102.50	22,021.87
Employee W/H Payments	0.00	0.00	0.00
Management Fees	4,752.50	5,958.00	-1,205.50
Administrative Expenses	1,756.86	1,446.91	309.95
General Expense-Admin	610.65	595.87	14.78
Total HCV Expenses	20,039.38	-1,101.72	21,141.10
HAP Expenses	90,130.00	73,069.00	17,061.00
General Expenses	2.20	0.00	2.20
Total HAP Expenses	90,132.20	73,069.00	17,063.20
TOTAL HCV CLAIMS	110,171.58	71,967.28	38,204.30

Knox County Housing Authority
CLAIMS REPORT - GRANT PROGRAMS
July, 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	69,579.42	136,133.63	515,397.10
TOTAL CFG 2020 CLAIMS	0.00	69,579.42	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	69,579.42	219,039.63	2,610,565.10

Knox County Housing Authority
CLAIMS REPORT TOTALS
July, 2023

	Current Period	Last Year Same	Variance	Current Year
TOTALS				
<hr/>				
<u>LOW RENT</u>				
AMP001 - MOON TOWERS	83,687.28	91,392.94	-7,705.66	309,270.70
AMP002 - FAMILY	106,080.49	95,252.01	10,828.48	467,962.01
AMP003 - BLUEBELL	24,660.30	22,871.97	1,788.33	79,170.60
COCC	130,062.85	161,938.17	-31,875.32	533,886.33
TOTAL LOW RENT	344,490.92	371,455.09	-26,964.17	1,390,289.64
<u>A.H.P.</u>				
BRENTWOOD	27,943.96	35,832.38	-7,888.42	165,575.62
PRAIRIELAND	22,887.15	36,820.13	-13,932.98	107,232.14
TOTAL A.H.P.	50,831.11	72,652.51	-21,821.40	272,807.76
<u>HOUSING CHOICE VOUCHER - HCV</u>				
HCV (Administrative Only)	20,039.38	-1,101.72	21,141.10	67,392.04
TOTAL HCV	20,039.38	-1,101.72	21,141.10	67,392.04
<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	69,579.42	-69,579.42	136,133.63
CAPITAL FUND GRANT 2019	0.00	0.00	0.00	0.00
TOTAL GRANTS	0.00	69,579.42	-69,579.42	219,039.63
<hr/>				
TOTAL CLAIMS FOR MONTH	415,361.41	512,585.30	-97,223.89	1,949,529.07

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: 08/25/2023

FROM: Derek Antoine 
Executive Director

BOARD MEETING: 08/29/2023

SUBJECT: Legal Services Contract Extension

Executive Summary

At the 09/30/2021 regular meeting of the Board of Commissioners, the Board selected Jack Ball to provide legal counsel services to the agency, at the expense of \$800.00 monthly, for a term of one year, with clause to extend the contract through four one-year renewal options. The initial contract period began on 10/01/2021 and expires 09/30/2022.

Due to the nature of agency procurement and the structure of the original contract, this contract qualifies to be extended on an annual basis, not to exceed four (4) one-year extensions. The initial contract was extended for one year at the 12/27/2022 regular meeting, backdated to August 2022 through August 2023. The upcoming contract period represents the second extension allowed. The terms of the current contract call for a fee of \$800.00 per month, \$9,600.00 annually.

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

Fiscal Impact

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

Recommendation

It is the recommendation of the Executive Director the Board of Commissioners approve an extension of the current contract between the Knox County

Housing Authority and Jack P. Ball, Esq. for a period of one (1) year, effective retroactively from 09/01/2023 through 08/31/2024 at the expense of \$800.00 monthly, \$9,600.00 annually.



216 W. Simmons St., Galesburg, IL 61401
Telephone (309) 342-8129 ext. 1223 Fax (309) 342-7206
Email: dantoine@knoxhousing.org

Jared Hawkinson, Chairperson
Sara Robison, Commissioner
Joseph Riley, Commissioner
LaToya Carson, Commissioner
Dena Turner, Commissioner
Joey Range, Commissioner
Derek Antoine, Exec. Director, Secretary
Jack P. Ball, Attorney

Friday, August 25, 2023
3:23 PM

Knox County Board
Knox County Court House
200 S. Cherry St.
Galesburg, IL 61401

RE: Commissioner Appointment

To Whom It May Concern:

Effective 10/01/1999, Section 505 of the Quality Housing and Work Responsibility Act of 1998 (QHWRA) amended Section 2 of the United States Housing Act of 1937 to require “the membership of the Board of Directors or similar governing body of each public housing agency shall contain not less than one member who is directly assisted by the public housing agency.” As defined by 24 CFR § 964.410, to be considered for appointment as Participant Commissioner, the participant must be directly assisted by the public housing agency, whose name appears on a lease or voucher, and is a minimum eighteen years of age. This amendment serves to provide for more resident involvement and to increase resident participation and awareness in creating and maintaining a positive living environment. The Knox County Housing Authority complies fully with this requirement. LaToya Carson most recently served on the Knox County Housing Authority’s Board of Commissioners as Participant Commissioner, having voluntarily vacated this position in May of 2023.

The KCHA is responsible for housing over 750 families in public housing units located throughout five (5) developments, via the Section 8 Housing Choice Voucher Program, and the Affordable Housing Program (AHP) which includes Brentwood Manor and Prairieland Townhouse Apartments. All eligible and qualifying participants receiving KCHA assistance with housing have an opportunity to serve in a position as Participant Commissioner on the KCHA Board of Commissioners for a term of five (5) years.

The KCHA Board is comprised of seven (7) Commissioners who are committed to improving the quality of life in and around the low-income community. All seven (7) Commissioners are appointed by the Knox County Board Chair and confirmed by a majority vote of the Knox County Board. All Commissioners must be residents of the Knox County at the time of their appointment and must continue to maintain such residence throughout the term of their office. KCHA Commissioners serve terms of five (5) years. In the event of a Participant Commissioner Vacancy, a special solicitation will be conducted within ninety (90) days of the date of the vacancy. In the event the Participant Commissioner is no longer directly assisted through

the agency, such Board member may be removed from the KCHA Board of Commissioners for that cause. Alternatively such Board member may be allowed to complete his/her term as a member of the governing board, but may not be reappointed unless eligible at the time of appointment.

An information guide was put together to familiarize prospective candidates with what will be expected of the Participant Commissioner position. Through a process of open and fair solicitation, one participant was selected to meet informally with the Board during the 07/25/2023 regular meeting to discuss interest and qualifications for service.

Action was taken at the 08/29/2023 regular meeting of the KCHA Board of Commissioners, and it was the unanimous decision of the Commissioners to recommend the appointment of Delores Buford to the position of Participant Commissioner on the Knox County Housing Authority Board of Commissioners, commencing on September 26, 2023 and expiring on September 30, 2028. Ms. Buford has been a resident in the Public Housing Program since 2015, and meets the conditions of eligibility for the position of Participant Commissioner. The agency looks forward to benefiting from the service she may provide.

Respectfully,

Jared Hawkinson
Chairperson, Board of Commissioners
Knox County Housing Authority

CC: Scott Erickson
Knox County Clerk