

board agenda



Knox County Housing Authority
Regular Meeting of the Board of Commissioners
Moon Towers Conference Room
9/26/2017
10:00 a.m.

Opening	Roll Call	Chairperson Payton
<input type="checkbox"/> Wayne Allen	Review/Approve 08-2017 Minutes	Chairperson Payton
<input type="checkbox"/> Ben Burgland	Review/Ratify 08-2017 Financial Report	Chairperson Payton
<input type="checkbox"/> Thomas Dunker	Review/Ratify 08-2017 Claims and Bills	Chairperson Payton
<input type="checkbox"/> Jared Hawkinson	COCC:	\$ 43,102.44
<input type="checkbox"/> Lomac Payton	Moon Towers:	\$ 72,015.07
<input type="checkbox"/> Paula Sanford	Family:	\$ 80,804.98
<input type="checkbox"/> Paul H. Stewart	Bluebell:	\$ 20,246.68
<u>Excused:</u>	HCV:	\$ 11,888.27
	Brentwood:	\$ 24,040.85
<u>Others Present:</u>	Prairieland:	\$ 27,270.02
	Capital Fund 2016:	\$ 0.00
	Capital Fund 2017:	\$ 0.00

Old Business	None	
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New Business	Review/Approve Resolution 2017-10 for the Intergovernmental Agreement to Initiate Energy Performance Contracting	Derek Antoine
	Review/Approve Resolution 2017-11 for Public Housing Flat Rent Schedule	Derek Antoine
	Review/Approve Resolution 2017-12 for Housing Choice Voucher Program Payment Standard Schedule	Derek Antoine

Reports	Executive Director's Report – No Report	Derek Antoine
	KCHA Legal Counsel Report – 09/2017	Jack Ball

board agenda

Other Business

HCV SEMAP Score Adjustment

Derek Antoine

Update on Agency Legislative Visits –
Washington D.C.

Derek Antoine

Personnel Updates

Derek Antoine

Adjournment

**MINUTES OF THE MONTHLY MEETING
OF THE BOARD OF COMMISSIONERS
OF THE KNOX COUNTY HOUSING AUTHORITY
August 29, 2017**

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

PRESENT: Wayne Allen
 Ben Burgland
 Tom Dunker
 Lomac Payton
 Paula Sanford
 Paul H. Stewart

ABSENT: Jared Hawkinson

Also present were Derek Antoine, Executive Director; Cheryl Lefler, Assistant Director; Lee Lofing, Finance Coordinator; Jack Ball, KCHA Legal Counsel; and Bruce Combs, Mary Fox, Glen Heitkamp and Joe Armeli from Johnson Controls.

Chairperson Payton called the meeting to order at 10:00 a.m.

Chairperson Payton then asked if there were any additions or corrections to the previous meeting's minutes. Chairperson Payton then declared the July meeting minutes approved as received.

Chairperson Payton then requested the Board review and ratify the July 2017 financial reports and committee notes. After brief discussion, Commissioner Allen made a motion to ratify the financial reports for July 2017 as presented; Commissioner Sanford seconded. Roll call was taken as follows:

Commissioner Allen - aye
Commissioner Burgland - aye
Commissioner Payton - aye
Commissioner Dunker - aye
Commissioner Sanford - aye
Commissioner Stewart - aye

Motion Carried, 6-0.

July 2017 claims against the HA Administration in the sum of \$326,725.66; Central Office Cost Center in the sum of \$39,047.02; Moon Towers in the sum of \$47,689.33; Family in the sum of \$70,474.08; Bluebell in the sum of \$15,472.65; Housing Choice Voucher Program in the sum of \$10,994.56; Brentwood (A.H.P.) in the sum of \$25,163.50; Prairieland (A.H.P.) in the sum of \$20,058.21; Capital Fund '15 in the sum of \$34,729.93; and Capital Fund '16 in the sum of \$63,096.38 were presented for approval. Commissioner Allen made a motion to ratify the claims and bills; Commissioner Sanford seconded. Roll call was taken as follows:

Commissioner Allen - aye
Commissioner Burgland - aye
Commissioner Payton - aye
Commissioner Dunker - aye
Commissioner Sanford - aye

Commissioner Stewart - aye
Motion Carried, 6-0.

OLD BUSINESS

None

NEW BUSINESS

Mr. Antoine asked the Board to review and approve Legal Services Contract Extension/Price Escalation. Mr. Antoine advised that Mr. Ball's current contract will expire on 08/31/2017 and that Mr. Ball's service to the agency has been exemplary. He further stated that Mr. Ball had requested and escalation to the monthly fee billed to the agency from \$600.00 per month to \$700.00 per month. This is the first such request from Mr. Ball since he began providing legal counsel to the agency 2013. Mr. Antoine recommended the contract extension with the price increase. After brief discussion, Commissioner Stewart made a motion to approve an extension of the legal services contract between the agency and Jack Ball for a period of one year, effective 09/01/2017 for \$700.00 monthly/\$8,400.00 annually; Commissioner Burgland seconded. Roll call was taken as follows:

Commissioner Allen - aye
Commissioner Burgland - aye
Commissioner Dunker - abstain
Commissioner Sanford - aye
Commissioner Payton - aye
Commissioner Stewart - aye

Motion Carried, 6-0.

Next, Mr. Antoine asked the Board to review and approve KCHA Statement of Substantial Deviation and Significant Amendment/Modification. Mr. Antoine said that this statement is required by HUD. Amendments, deviations or modifications to the agency plan which fundamentally alter the mission, goals, objectives or plans of the KCHA will require formal approval from the Board of Commissioners. Commissioner Stewart asked if the agency had ever had a deviation. Mr. Antoine replied that no such deviation had occurred, but if it was to happen in the future, it would require Board approval. After brief discussion, no action was taken as the Board received this as information only.

REPORTS

Mr. Antoine presented the Executive Director's Report. This report presented a comprehensive overview of the Knox County Housing Authority including the following information: Training and Development, Media Outreach/Public Relations, Policy/Operations, Public Housing Program with property and occupancy information, Housing Choice Voucher, Affordable Housing Program and the Resource Development Department. A copy of the report was included in the Board packet. Commissioner Dunker asked about voucher utilization and how many participants were currently out looking. Mr. Antoine reported that 16 vouchers were currently out looking for housing.

Mr. Ball referenced the Legal Counsel Report that was passed out at the meeting. The report shows the cases filed during the month and items reviewed for the agency.

OTHER BUSINESS

Mr. Antoine distributed the Statement of Economic Interest forms to Commissioners. These forms are completed annually and returned to the Knox County Clerk's office.

Mr. Antoine reported that the agency is considering developing an Energy Performance Contract (EPC) to facilitate energy efficient upgrades to KCHA public housing properties. Four representatives from Johnson Controls gave a presentation to the Board on EPCs at the meeting. Under an EPC, the agency would utilize realized energy savings to pay for both the debt service as well as fund site projects. Johnson Controls recently did an initial assessment that indicated the agency could save between \$150,000.00 and \$250,000.00 annually on utilities. This would be guaranteed by Johnson Controls for the duration of the loan. Commissioner Stewart asked how the savings would be measured. Ms. Fox stated that there are four areas of savings—reducing emissions, cutting waste, decreasing water use and lowering energy use. Commissioner Stewart also asked what the most pressing need is at this time. Mr. Heitkamp responded that upgrading HVAC systems and upgrading lighting would be the most pressing for the agency. Commissioner Dunker asked who finances the project. Ms. Fox stated that an RFP would be issued for a third-party lender. A resolution to enter into a piggyback agreement with Johnson Controls will be presented at the September meeting.

ADJOURNMENT

Commissioner Stewart made a motion to adjourn the meeting at 11:19 a.m.; Commissioner Dunker seconded. Roll call was taken as follows:

Commissioner Allen - aye
Commissioner Burgland - aye
Commissioner Dunker - abstain
Commissioner Sanford - aye
Commissioner Payton - aye
Commissioner Stewart - aye

Motion Carried, 7-0.

Respectfully submitted,

Secretary

**MINUTES OF THE MONTHLY MEETING
OF THE FINANCE COMMITTEE
OF THE KNOX COUNTY HOUSING AUTHORITY**

September 20, 2017

ROLL CALL - 10:30 am

There was no finance committee meeting this month for August 2017 financials.

ATTENDANCE - am

KCHA Commissioners:

Present:

Excused: Ben Burgland, Wayne Allen, and Tom Dunker

Housing Authority Members:

Present:

Excused: Derek Antoine & Lee Lofing

FINANCIAL REPORT - am

The only item on the agenda for this month's meeting was to review August 2017 Financial Reports. The committee members were emailed copies of August income statements for each Amp - COCC, Moon Towers, Family Sites, Bluebell Towers, Brentwood, Prairieland, and Housing Choice Voucher. It was noted that since both Mr. Antoine and Mr. Lofing were going to be out of office the remainder of the week for the IAHA training, that the financials be covered during the August 28th board meeting.

ADJOURN - 10:31 am

Respectfully submitted,



Finance Coordinator, KCHA

COCC

	<u>August-17</u>	<u>Current YTD</u>	<u>Notes:</u>
Operating Income	\$51,117.38	\$256,538.98	-
Operating Expenses	\$43,208.06	\$213,826.89	-
Net Revenue Income/(Loss)	\$7,909.32	\$42,712.09	-

Operated in the black for month & for the year.

COCC's Cash, Investments, A/R, & A/P \$925,181.44

MOON TOWERS

	<u>August-17</u>	<u>Current YTD</u>	<u>Notes:</u>
Operating Income	\$61,855.15	\$323,285.93	- Purchased 5 air conditioners & sleeves; \$2270.
Operating Expenses	\$72,015.07	\$307,446.93	- Paid for elevator quarterly maintenance & yearly inspections; \$4,455.64.
Net Revenue Income/(Loss)	(\$10,159.92)	\$15,839.00	-

Operated in red for month and black for year.

Moon Towers' Cash, Investments, A/R, & A/P \$538,478.97

\$245,957.54 *minimum reserve position*

FAMILY

	<u>August-17</u>	<u>Current YTD</u>	<u>Notes:</u>
Operating Income	\$82,716.90	\$411,918.11	- Installed new power supply for cameras at buildings 1549, 1566, & 1571; \$3,295.
Operating Expenses	\$80,804.98	\$359,073.85	-
Net Revenue Income/(Loss)	\$1,911.92	\$52,844.26	-

Operated in the black for month & for the year.

Family's Cash, Investments, A/R, & A/P \$476,647.77

\$287,259.08 *minimum reserve position*

BLUEBELL

	<u>August-17</u>	<u>Current YTD</u>	<u>Notes:</u>
Operating Income	\$19,796.01	\$99,568.10	- Paid for elevator quarterly maintenance & yearly inspections; \$1,308.38.
Operating Expenses	\$20,246.68	\$97,085.56	-
Net Revenue Income/(Loss)	(\$450.67)	\$2,482.54	-

Operated in red for month and black for year.

Bluebell's Cash, Investments, A/R, & A/P \$102,062.86

\$77,668.45 *minimum reserve position*

AHP - BRENTWOOD & PRAIRIELAND

<u>BRENTWOOD</u>	<u>August-17</u>	<u>Current YTD</u>	<u>Notes:</u>
Operating Income	\$31,400.02	\$157,372.66	-
Operating Expenses	\$24,040.85	\$118,728.05	-
Net Revenue Income/(Loss)	\$7,359.17	\$38,644.61	-

Operated in the black for month & for the year.

Brentwood's Cash, Investments, A/R, & A/P	\$196,469.54
Restricted - Security Deposits	\$1,537.00
Brentwood's Total Cash	\$198,006.54

Difference of Cash held for Security Deposits minus Security Deposits Total.

<u>PRAIRIELAND</u>	<u>August-17</u>	<u>Current YTD</u>	<u>Notes:</u>
Operating Income	\$28,454.50	\$137,249.72	-
Operating Expenses	\$27,270.02	\$112,436.74	-
Net Revenue Income/(Loss)	\$1,184.48	\$24,812.98	-

Operated in the black for month & for the year.

PrairieLand's Cash, Investments, A/R, & A/P	(\$55,922.73)
Restricted - Security Deposits	\$1,893.00
Restricted - Replacement Reserve	\$92,021.21
Restricted - Residual Receipts	\$54,491.05
PrairieLand's Total Cash	\$92,482.53

Difference of Cash held for Security Deposits minus Security Deposits Total.

These funds are held in the Replacement Reserve Savings Account.

These funds are held in the Residual Receipts Savings Account.

HOUSING CHOICE VOUCHERS

ADMINISTRATIVE

	<u>August-17</u>	<u>Current YTD</u>	<u>Notes:</u>
Operating Income	\$8,185.53	\$42,863.19	-
Operating Expenses	\$11,897.64	\$55,611.13	-
Net Revenue Income/(Loss)	(\$3,712.11)	(\$12,747.94)	-

(\$30,595.06) Projected Income Gain/(Loss) FYE'18

Unrestricted Net Position (UNP)	\$165,415.00	7/31/2017 Balance
Investment in Fixed Assets	\$0.00	
Monthly Net Revenue Income/(Loss)	(\$3,712.11)	
	\$0.00	Year End Adjustment
UNP Ending Balance	\$161,702.89	For Admin Expenses and HAP (if needed)
Pre 2004 Balance	\$121,830.26	
Post 2013 Balance	\$39,760.14	
Investment in Fixed Assets	\$112.49	
Total UNP as of	\$161,702.89	8/31/2017

HAP

	<u>Aug-17</u>	<u>Current YTD</u>	<u>Notes:</u>
Operating Income	\$63,401.00	\$321,560.90	HAP payments
Operating Expenses	\$67,809.00	\$338,713.75	
Net Revenue Income/(Loss)	(\$4,408.00)	(\$17,152.85)	

Voucher expenses less than amount funded for the month.

Net Restricted Position (NRP)	\$24,977.00	7/31/2017 Balance
	\$0.00	Year End Adjustment
Monthly VMS Net Revenue - Income/(Loss)	(\$6,100.00)	
NRP Ending Balance for HAP	\$18,877.00	For HAP Expenses (Only)

Date:
Time:
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Knox County Housing Authority
INCOME STATEMENT - COCC
August, 2017
Current Period

	Period PUM	Period Amt	Mo Budget	YTD PUM	Current YTD	YTD Budget	Variance
REVENUE							
pum	1.00	15.00	15.00	1.00	75.00	75.00	0.00
FEE REVENUE							
Management Fees							
10-1-000-000-3810.000 Management Fee Inc	2,746.23	-41,193.48	-41,892.58	2,757.59	-206,819.52	-209,462.90	2,643.38
10-1-000-000-3810.010 Mgmt Fees CFP	0.00	0.00	-5,331.75	0.00	0.00	-26,658.75	26,658.75
Total Management Fees	2,746.23	-41,193.48	-47,224.33	2,757.59	-206,819.52	-236,121.65	29,302.13
Asset Management Fees							
10-1-000-000-3820.000 Asset Mgmt Fee Inc	278.67	-4,180.00	-4,200.00	278.67	-20,900.00	-21,000.00	100.00
Total Asset Management Fees	278.67	-4,180.00	-4,200.00	278.67	-20,900.00	-21,000.00	100.00
Book Keeping Fees							
10-1-000-000-3830.000 Bookkeeping Fee Inc	382.40	-5,736.00	-5,640.00	383.74	-28,780.50	-28,200.00	-580.50
Total Book Keeping Fees	382.40	-5,736.00	-5,640.00	383.74	-28,780.50	-28,200.00	-580.50
Other Fees							
10-1-000-000-3840.000 Other Fees Inc	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Other Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL FEE REVENUE	3,407.30	-51,109.48	-57,064.33	3,420.00	-256,500.02	-285,321.65	28,821.63
OTHER REVENUE							
Other Grants & Investment Income							
10-1-000-000-3610.000 Interest Income	0.53	-7.90	-4.17	0.52	-38.96	-20.85	-18.11
10-1-000-000-3610.010 Interest - Restricted	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Other Grants & Investment Income	0.53	-7.90	-4.17	0.52	-38.96	-20.85	-18.11
Other Revenue							
10-1-000-000-3690.000 Other Income	0.00	0.00	-187.50	0.00	0.00	-937.50	937.50
10-1-000-000-3690.010 Other Income-Training	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-000-3690.180 Labor	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-000-3850.120 Other Misc Inc	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Other Revenue	0.00	0.00	-187.50	0.00	0.00	-937.50	937.50
TOTAL OTHER REVENUE	0.53	-7.90	-191.67	0.52	-38.96	-958.35	919.39
TOTAL REVENUE	3,407.83	-51,117.38	-57,256.00	3,420.52	-256,538.98	-286,280.00	29,741.02
EXPENSES							
ADMINISTRATIVE							
Administrative Salaries & Benefits							
10-1-000-000-4110.000 Admin Salaries	1,814.03	27,210.38	27,250.00	1,723.15	129,236.20	136,250.00	-7,013.80
10-1-000-000-4110.001 Salaries Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-000-4110.100 Medical Reimbursement	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Administrative Salaries & Benefits	1,814.03	27,210.38	27,250.00	1,723.15	129,236.20	136,250.00	-7,013.80
Benefit Contributions - Administrative							
10-1-000-000-4110.500 Emp Benefit - Admin	619.20	9,287.97	10,916.67	601.58	45,118.20	54,583.35	-9,465.15
10-1-000-000-4110.501 Wellness Benefit-Admin	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-000-4110.502 Benefit - Comp Absence	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-000-4110.550 Benefit - Life Ins.	28.43	426.42	375.00	28.43	2,132.10	1,875.00	257.10
Total Benefit Contributions - Admin	647.63	9,714.39	11,291.67	630.00	47,250.30	56,458.35	-9,208.05

Date:
Time:
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Knox County Housing Authority
INCOME STATEMENT - COCC
August, 2017
Current Period

	Period PUM	Period Amt	Mo Budget	YTD PUM	Current YTD	YTD Budget	Variance
Fee Expenses							
10-1-000-000-4171.000 Audit Fee	0.00	0.00	208.33	0.00	0.00	1,041.65	-1,041.65
Total Fee Expenses	0.00	0.00	208.33	0.00	0.00	1,041.65	-1,041.65
Advertising & Marketing							
10-1-000-000-4190.650 Advertising	0.55	8.32	125.00	2.11	158.32	625.00	-466.68
Total Advertising & Marketing	0.55	8.32	125.00	2.11	158.32	625.00	-466.68
Office Expense							
10-1-000-000-4140.000 Training - Staff	21.55	323.18	250.00	143.86	10,789.36	1,250.00	9,539.36
10-1-000-000-4180.000 Telephone	28.24	423.56	333.33	21.79	1,634.34	1,666.65	-32.31
10-1-000-000-4190.100 Postage	23.72	355.73	100.00	5.17	387.74	500.00	-112.26
10-1-000-000-4190.200 Office Supplies	8.91	133.68	100.00	5.65	423.77	500.00	-76.23
10-1-000-000-4190.300 Paper Supplies	4.83	72.40	83.33	2.41	181.00	416.65	-235.65
10-1-000-000-4190.400 Printing/printers	0.00	0.00	20.83	0.00	0.00	104.15	-104.15
10-1-000-000-4190.401 Printing Supplies	0.00	0.00	208.33	17.72	1,328.81	1,041.65	287.16
10-1-000-000-4190.500 Printer/Copier Supp-Cont	12.32	184.75	250.00	12.32	923.75	1,250.00	-326.25
10-1-000-000-4190.550 Computers	0.00	0.00	125.00	0.00	0.00	625.00	-625.00
10-1-000-000-4190.600 Publications	0.00	0.00	41.67	3.91	293.00	208.35	84.65
10-1-000-000-4190.700 Member Dues/Fees	84.64	1,269.55	500.00	69.93	5,244.86	2,500.00	2,744.86
10-1-000-000-4190.800 Internet Services	9.98	149.72	208.33	12.23	917.60	1,041.65	-124.05
10-1-000-000-4190.850 IT Support	0.00	0.00	208.33	2.02	151.22	1,041.65	-890.43
Total Office Expense	194.17	2,912.57	2,429.15	297.01	22,275.45	12,145.75	10,129.70
Legal Expense							
10-1-000-000-4130.000 Legal Expense	40.00	600.00	1,083.33	32.00	2,400.00	5,416.65	-3,016.65
10-1-000-000-4190.900 Court Costs	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Legal Expense	40.00	600.00	1,083.33	32.00	2,400.00	5,416.65	-3,016.65
Travel Expense							
10-1-000-000-4150.000 Travel - Staff	0.80	12.00	83.33	2.19	164.00	416.65	-252.65
10-1-000-000-4150.010 Travel - Commissioners	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-000-4150.100 Mileage - Admin	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Travel Expense	0.80	12.00	83.33	2.19	164.00	416.65	-252.65
Other Expense							
10-1-000-000-4140.010 Training-Commissioners	16.10	241.50	208.33	7.35	551.50	1,041.65	-490.15
10-1-000-000-4160.000 Consulting Services	49.49	742.42	416.67	93.35	7,001.10	2,083.35	4,917.75
10-1-000-000-4160.500 Translating/Interp Serv.	0.00	0.00	41.67	0.00	0.00	208.35	-208.35
10-1-000-000-4170.000 Accounting Fee	0.00	0.00	125.00	0.00	0.00	625.00	-625.00
10-1-000-000-4190.000 Other Sundry	1.70	25.54	250.00	6.83	512.59	1,250.00	-737.41
10-1-000-000-4190.950 Background Verification	0.00	0.00	0.00	0.21	15.54	0.00	15.54
Total Other Expense	67.30	1,009.46	1,041.67	107.74	8,080.73	5,208.35	2,872.38
TOTAL OPERATING EXPENSE - Admin	2,764.47	41,467.12	43,512.48	2,794.20	209,565.00	217,562.40	-7,997.40
TENANT SERVICES							
Tenant Services							
Total Tenant Services	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL TENANT SERVICES EXPENSE	0.00	0.00	0.00	0.00	0.00	0.00	0.00
MAINTENANCE & OPERATIONS EXPENSE							
Maintenance - Labor & OT							
Total Maintenance - Labor & OT	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Benefit Contributions - Maintenance							

Date:
Time:
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Knox County Housing Authority
INCOME STATEMENT - COCC
August, 2017
Current Period

	Period PUM	Period Amt	Mo Budget	YTD PUM	Current YTD	YTD Budget	Variance
<u>INSURANCE PREMIUMS EXPENSE</u>							
Insurance Expenses							
10-1-000-000-4510.000 Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-000-4510.010 Property Insurance	4.51	67.61	75.00	4.51	338.05	375.00	-36.95
10-1-000-000-4510.015 Equipment Insurance	0.63	9.38	10.42	0.63	46.90	52.10	-5.20
10-1-000-000-4510.020 Liability Insurance	2.41	36.12	41.67	2.41	180.60	208.35	-27.75
10-1-000-000-4510.025 PE & PO Insurance	15.90	238.56	250.00	15.90	1,192.80	1,250.00	-57.20
10-1-000-000-4510.030 Work Comp Insurance	58.77	881.60	958.33	58.77	4,408.00	4,791.65	-383.65
10-1-000-000-4510.035 Auto Insurance	3.48	52.25	56.25	3.48	261.25	281.25	-20.00
10-1-000-000-4510.040 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Insurance Expenses	85.70	1,285.52	1,391.67	85.70	6,427.60	6,958.35	-530.75
TOTAL INSURANCE PREMIUMS EXPENSE	85.70	1,285.52	1,391.67	85.70	6,427.60	6,958.35	-530.75
<u>GENERAL EXPENSES</u>							
General Expenses							
Total General Expenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Payment In Lieu Of Taxes - PILOT Tax							
10-1-000-000-4520.000 Pay in lieu of Tax	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Payment In Lieu Of Taxes - PILOT	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL OTHER GENERAL EXPENSES	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<u>INTEREST EXP & AMORTIZATION COST</u>							
Interest Expense							
Total Interest Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL INTEREST EXP & AMORT COST	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL OPERATING EXPENSE	2,880.54	43,208.06	46,045.82	2,851.03	213,826.89	230,229.10	-16,402.21
NET REVENUE/EXPENSE (GAIN/-LOSS)	527.29	-7,909.32	-11,210.18	569.49	-42,712.09	-56,050.90	13,338.81
<u>MISCELLANEOUS EXPENSE</u>							
Casualty & Extraordinary Expense							
Total Casualty & Extraordinary Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Depreciation Expense							
10-1-000-000-4800.000 Depreciation Exp COCC	3.32	49.83	152.08	3.32	249.15	760.40	-511.25
Total Depreciation Expense	3.32	49.83	152.08	3.32	249.15	760.40	-511.25
TOTAL MISCELLANEOUS EXPENSES	3.32	49.83	152.08	3.32	249.15	760.40	-511.25
TOTAL EXPENSES	523.97	-7,859.49	-11,058.10	566.17	-42,462.94	-55,290.50	12,827.56
<u>OTHER FINANCING SOURCES (USES)</u>							
Operating Transfers In/Out							
10-1-000-000-7010.000 Prov Oper Reserve	0.00	0.00	10,543.50	0.00	0.00	52,717.50	-52,717.50
10-1-000-000-9111.000 Transfers In/ Out	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Operating Transfers In/Out	0.00	0.00	10,543.50	0.00	0.00	52,717.50	-52,717.50
TOTAL OTHER FINANCING SOURCES	0.00	0.00	10,543.50	0.00	0.00	52,717.50	-52,717.50
EXCESS REVENUE/EXPENSE GAIN/-LOSS	523.97	-7,859.49	-514.60	566.17	-42,462.94	-2,573.00	-39,889.94

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Knox County Housing Authority
INCOME STATEMENT - AMP 1, Moon Towers
August, 2017
Current Period

	Period PUM	Period Amt	Mo Budget	YTD PUM	Current YTD	YTD Budget	Variance
REVENUE							
pum	1.00	177.00	177.00	1.00	885.00	885.00	0.00
TENANT REVENUE							
Tenant Rent Revenue							
10-1-000-001-3110.000 Dwelling Rent	179.36	-31,747.00	-31,250.00	177.50	-157,088.00	-156,250.00	-838.00
10-1-000-001-3111.000 Utility Allowance	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Tenant Rent Revenue	179.36	-31,747.00	-31,250.00	177.50	-157,088.00	-156,250.00	-838.00
Tenant Revenue - Other							
10-1-000-001-3120.000 Excess Utilities	0.00	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	0.00
10-1-000-001-3190.000 Nondwell Rent	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-001-3190.100 Beauty Shop Rent	0.00	0.00	-125.00	0.00	0.00	-625.00	625.00
10-1-000-001-3690.000 Other Income	0.00	0.00	0.00	0.08	-72.00	0.00	-72.00
10-1-000-001-3690.100 Late Fees	1.98	-350.00	-191.67	2.20	-1,950.00	-958.35	-991.65
10-1-000-001-3690.120 Violation Fees	0.00	0.00	-2.08	0.00	0.00	-10.40	10.40
10-1-000-001-3690.130 Court Cost Fees	0.00	0.00	-16.67	0.05	-46.00	-83.35	37.35
10-1-000-001-3690.140 Returned Check Charge	0.00	0.00	-16.67	0.06	-50.00	-83.35	33.35
10-1-000-001-3690.150 Laundry Income	1.30	-230.00	-416.67	5.37	-4,751.01	-2,083.35	-2,667.66
10-1-000-001-3690.160 Vending Machines Inc.	1.04	-184.05	-125.00	0.75	-667.33	-625.00	-42.33
10-1-000-001-3690.180 Labor	0.88	-156.00	-250.00	0.96	-850.25	-1,250.00	399.75
10-1-000-001-3690.200 Materials	0.32	-56.00	-41.67	0.26	-225.75	-208.35	-17.40
10-1-000-001-3690.300 T.S. Income - Grants	0.00	0.00	0.00	1.40	-1,239.99	0.00	-1,239.99
Total Tenant Revenue Other	5.51	-976.05	-1,185.43	11.13	-9,852.33	-5,927.15	-3,925.18
TOTAL TENANT REVENUE	184.88	-32,723.05	-32,435.43	188.63	-166,940.33	-162,177.15	-4,763.18
OTHER REVENUE							
HUD PH Operating Subsidy							
10-1-000-001-8020.000 Oper Sub - Curr Yr	155.72	-27,563.00	-24,812.50	168.84	-149,424.00	-124,062.50	-25,361.50
Total HUD PH Operating Subsidy	155.72	-27,563.00	-24,812.50	168.84	-149,424.00	-124,062.50	-25,361.50
Other Grants & Investment Income							
10-1-000-001-3404.000 Revenue-other gov grants	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-001-3610.000 Interest Income	3.62	-640.62	0.00	2.97	-2,627.43	0.00	-2,627.43
Total Other Grants & Investment Income	3.62	-640.62	0.00	2.97	-2,627.43	0.00	-2,627.43
Other Revenue							
10-1-000-001-3850.005 Income Other Amps	5.25	-928.48	0.00	3.33	-2,949.44	0.00	-2,949.44
10-1-000-001-3850.010 Garbage & Trash Inc	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-001-3850.020 Heat & Cooling Inc	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-001-3850.030 Snow Removal Inc	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-001-3850.050 Landscape & Grds Inc	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-001-3850.070 Electrical Inc	0.00	0.00	-4.17	0.00	0.00	-20.85	20.85
10-1-000-001-3850.080 Plumbing Maint Inc	0.00	0.00	-4.17	0.00	0.00	-20.85	20.85
10-1-000-001-3850.100 Janitorial Inc	0.00	0.00	-4.17	0.00	0.00	-20.85	20.85
10-1-000-001-3850.110 Routine Maint Inc	0.00	0.00	-4.17	0.00	0.00	-20.85	20.85
10-1-000-001-3850.120 Other Mis Cont Inc.	0.00	0.00	0.00	1.52	-1,344.73	0.00	-1,344.73
Total Other Revenue	5.25	-928.48	-16.68	4.85	-4,294.17	-83.40	-4,210.77
TOTAL OTHER REVENUE	164.59	-29,132.10	-24,829.18	176.66	-156,345.60	-124,145.90	-32,199.70

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Knox County Housing Authority
INCOME STATEMENT - AMP 1, Moon Towers
August, 2017
Current Period

	<u>Period PUM</u>	<u>Period Amt</u>	<u>Mo Budget</u>	<u>YTD PUM</u>	<u>Current YTD</u>	<u>YTD Budget</u>	<u>Variance</u>
TOTAL REVENUE	349.46	-61,855.15	-57,264.61	365.29	-323,285.93	-286,323.05	-36,962.88
EXPENSES							
ADMINISTRATIVE							
Administrative Salaries & Benefits							
10-1-000-001-4110.000 Admin Salaries	34.33	6,077.00	6,125.00	31.84	28,175.00	30,625.00	-2,450.00
10-1-000-001-4110.001 Salaries Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Administrative Salaries & Benefits	34.33	6,077.00	6,125.00	31.84	28,175.00	30,625.00	-2,450.00
Benefit Contributions - Administrative							
10-1-000-001-4110.500 Emp Benefit-Admin	10.19	1,804.32	2,000.00	9.78	8,655.27	10,000.00	-1,344.73
10-1-000-001-4110.501 Wellness Benefit-Admin	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-001-4110.502 Benefit - Comp Absence	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Benefit Contributions - Admin	10.19	1,804.32	2,000.00	9.78	8,655.27	10,000.00	-1,344.73
Fee Expenses							
10-1-000-001-4120.100 Management Fee Exp	70.61	12,497.76	12,710.75	70.61	62,488.80	63,553.75	-1,064.95
10-1-000-001-4120.200 Asset Mngt Fee Exp	10.00	1,770.00	1,790.00	10.00	8,850.00	8,950.00	-100.00
10-1-000-001-4120.300 Bookkeeping Fee Exp	7.46	1,320.00	1,342.50	7.46	6,600.00	6,712.50	-112.50
10-1-000-001-4171.000 Audit Fee	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Fee Expenses	88.07	15,587.76	15,843.25	88.07	77,938.80	79,216.25	-1,277.45
Advertising & Marketing							
10-1-000-001-4190.650 Advertising	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Advertising & Marketing	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Office Expense							
10-1-000-001-4140.000 Training - Staff	0.00	0.00	333.33	2.35	2,078.62	1,666.65	411.97
10-1-000-001-4180.000 Telephone	0.77	135.90	166.67	0.77	680.66	833.35	-152.69
10-1-000-001-4190.100 Postage	0.24	43.20	62.50	0.28	249.22	312.50	-63.28
10-1-000-001-4190.200 Office Supplies	1.05	186.15	41.67	0.30	268.55	208.35	60.20
10-1-000-001-4190.300 Paper Supplies	0.14	23.99	45.83	0.23	204.99	229.15	-24.16
10-1-000-001-4190.400 Printing/printers	0.00	0.00	41.67	0.00	0.00	208.35	-208.35
10-1-000-001-4190.401 Printing Supplies	0.00	0.00	58.33	0.00	0.00	291.65	-291.65
10-1-000-001-4190.500 Printer/Copier Supp-Cont	0.00	0.00	0.00	0.41	358.67	0.00	358.67
10-1-000-001-4190.550 Computers	0.00	0.00	20.83	0.00	0.00	104.15	-104.15
10-1-000-001-4190.600 Publications	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-001-4190.700 Member Dues/Fees	0.70	123.63	41.67	1.08	953.15	208.35	744.80
10-1-000-001-4190.800 Internet Services	0.47	83.13	91.67	0.47	415.65	458.35	-42.70
10-1-000-001-4190.850 IT Support	0.00	0.00	41.67	0.00	0.00	208.35	-208.35
Total Office Expense	3.37	596.00	945.84	5.89	5,209.51	4,729.20	480.31
Legal Expense							
10-1-000-001-4130.000 Legal Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-001-4190.900 Court Costs	0.00	0.00	20.83	0.00	0.00	104.15	-104.15
Total Legal Expense	0.00	0.00	20.83	0.00	0.00	104.15	-104.15
Travel Expense							
10-1-000-001-4120.125 Mileage - Don't Use	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-001-4150.000 Travel - Staff	0.00	0.00	20.83	0.00	0.00	104.15	-104.15
10-1-000-001-4150.010 Travel - Commissioners	0.00	0.00	29.17	0.00	0.00	145.85	-145.85
10-1-000-001-4150.100 Mileage - Admin	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Travel Expense	0.00	0.00	50.00	0.00	0.00	250.00	-250.00

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Knox County Housing Authority
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	Period PUM	Period Amt	Mo Budget	YTD PUM	Current YTD	YTD Budget	Variance
Other Expense							
10-1-000-001-4120.400 Fee for Service Exp	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-001-4120.500 Other Fees Exp	0.00	0.00	0.00	0.34	300.00	0.00	300.00
10-1-000-001-4140.010 Training-Commissioners	0.00	0.00	62.50	0.00	0.00	312.50	-312.50
10-1-000-001-4160.000 Consulting Services	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-001-4160.500 Translating/Interp Serv.	0.00	0.00	12.50	0.00	0.00	62.50	-62.50
10-1-000-001-4170.000 Accounting Fee	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-001-4190.000 Other Sundry	0.08	13.39	0.00	0.07	59.35	0.00	59.35
10-1-000-001-4190.950 Background Verification	0.26	46.02	0.00	0.17	154.26	0.00	154.26
Total Other Expense	0.34	59.41	75.00	0.58	513.61	375.00	138.61
TOTAL OPERATING EXPENSE - Admin	136.30	24,124.49	25,059.92	136.15	120,492.19	125,299.60	-4,807.41
TENANT SERVICES							
Tenant Services - Salaries & Benefits							
10-1-000-001-4210.000 Ten Services-Salary	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-001-4210.500 Emp Benefit-TenSer	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Ten. Ser. - Salaries & Benefits	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Tenant Services - Other							
10-1-000-001-4220.000 Ten Ser-Incentives	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-001-4220.100 Ten Ser-Supplies	0.00	0.00	31.25	0.00	0.00	156.25	-156.25
10-1-000-001-4220.110 Ten Ser-Recreation	0.00	0.00	33.33	0.02	16.66	166.65	-149.99
10-1-000-001-4220.120 Ten Ser-Education	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-001-4220.130 Ten Ser-Phone	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-001-4220.140 Ten Ser-Transportation	0.00	0.00	8.33	0.00	0.00	41.65	-41.65
10-1-000-001-4220.155 National Night Out	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-001-4220.160 TenSer-Printing&Postage	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-001-4220.161 Ten Serv-advertizing	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-001-4220.171 Summer Prog Functions	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-001-4220.172 Summer Prog Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-001-4220.175 Garden Program Expense	0.10	17.96	20.83	0.64	566.21	104.15	462.06
10-1-000-001-4220.181 Winter Prog Functions	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-001-4220.182 Winter Prog Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-001-4220.192 GED Prog Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-001-4220.200 Emergency Shelter	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-001-4230.000 ChildCareContract	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-001-4230.174 Summer Prog Contracts	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-001-4230.184 Winter Prog Contracts	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-001-4230.194 GED Contracts	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-001-4590.100 Cable TV Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Tenant Services - Other	0.10	17.96	93.74	0.66	582.87	468.70	114.17
TOTAL TENANT SERVICES EXPENSE	0.10	17.96	93.74	0.66	582.87	468.70	114.17
MAINTENANCE & OPERATIONS EXPENSE							
Maintenance - Labor & OT							
10-1-000-001-4410.000 Maintenance - Labor	62.53	11,067.94	10,916.67	58.35	51,641.48	54,583.35	-2,941.87
10-1-000-001-4410.001 Salaries Comp Absences	0.00	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	125.00	0.13	111.24	625.00	-513.76
10-1-000-001-4410.200 Maint - Other Amps	0.66	116.04	0.00	0.32	281.81	0.00	281.81
Total Maintenance - Labor & OT	63.19	11,183.98	11,041.67	58.80	52,034.53	55,208.35	-3,173.82

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Knox County Housing Authority
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	Period PUM	Period Amt	Mo Budget	YTD PUM	Current YTD	YTD Budget	Variance
Benefit Contributions - Maintenance							
10-1-000-001-4410.500 Emp Benefit-Maint	21.15	3,743.23	3,833.33	20.47	18,118.81	19,166.65	-1,047.84
10-1-000-001-4410.501 Wellness Benefit - Maint	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-001-4410.502 Benefits Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Benefit Contributions - Maint.	21.15	3,743.23	3,833.33	20.47	18,118.81	19,166.65	-1,047.84
Maintenance - Materials/Supplies							
10-1-000-001-4420.010 Garbage&Trash Supp	0.00	0.00	16.67	0.00	0.00	83.35	-83.35
10-1-000-001-4420.020 Heating&Cooling Supp	12.85	2,273.57	833.33	12.59	11,145.82	4,166.65	6,979.17
10-1-000-001-4420.030 Snow Removal Suuplies	0.00	0.00	33.33	0.00	0.00	166.65	-166.65
10-1-000-001-4420.031 Gas for Snow Removal	0.00	0.00	16.67	0.00	0.00	83.35	-83.35
10-1-000-001-4420.050 Landscape/Grounds Sup	1.25	222.00	62.50	0.55	482.39	312.50	169.89
10-1-000-001-4420.051 Gasoline for Mowing	0.11	19.21	25.00	0.15	136.57	125.00	11.57
10-1-000-001-4420.070 Electrical Supplies	1.98	349.76	250.00	0.68	603.11	1,250.00	-646.89
10-1-000-001-4420.080 Plumbing Supplies	1.18	209.74	291.67	0.75	662.40	1,458.35	-795.95
10-1-000-001-4420.090 Extermination Supplies	0.00	0.00	208.33	0.50	440.00	1,041.65	-601.65
10-1-000-001-4420.100 Janitorial Supplies	2.97	525.24	416.67	1.71	1,514.59	2,083.35	-568.76
10-1-000-001-4420.110 Routine Maint. Supplies	31.25	5,531.77	833.33	14.04	12,426.45	4,166.65	8,259.80
10-1-000-001-4420.120 Other Misc Supplies	0.00	0.00	62.50	0.00	0.00	312.50	-312.50
10-1-000-001-4420.125 Mileage	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-001-4420.126 Vehicle Supplies	0.27	48.46	41.67	0.24	210.51	208.35	2.16
10-1-000-001-4420.130 Securitiy Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Maintenance - Materials/Supplies	51.86	9,179.75	3,091.67	31.21	27,621.84	15,458.35	12,163.49
Maintenance - Contracts							
10-1-000-001-4430.010 Garbage & Trash Con	1.86	328.75	416.67	1.88	1,663.75	2,083.35	-419.60
10-1-000-001-4430.020 Heating & Cooling Cont	0.00	0.00	62.50	0.38	340.40	312.50	27.90
10-1-000-001-4430.030 Snow Removal Contracts	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-001-4430.040 Elevator Maintenance	25.17	4,455.64	1,166.67	8.99	7,952.56	5,833.35	2,119.21
10-1-000-001-4430.050 Landscape & Grds Cont	1.10	195.00	83.33	0.44	390.00	416.65	-26.65
10-1-000-001-4430.060 Unit Turnaround Con	0.00	0.00	20.83	0.00	0.00	104.15	-104.15
10-1-000-001-4430.070 Electrical Contracts	2.27	401.53	31.25	0.45	401.53	156.25	245.28
10-1-000-001-4430.080 Plumbing Contracts	1.07	189.00	583.33	4.43	3,923.97	2,916.65	1,007.32
10-1-000-001-4430.090 Extermination Contracts	7.91	1,400.00	833.33	10.14	8,972.68	4,166.65	4,806.03
10-1-000-001-4430.100 Janitorial Contracts	0.00	0.00	16.67	0.00	0.00	83.35	-83.35
10-1-000-001-4430.110 Routine Mainten Cont	0.00	0.00	416.67	0.85	755.10	2,083.35	-1,328.25
10-1-000-001-4430.120 Other Misc Cont Cost	1.15	203.04	83.33	2.67	2,363.72	416.65	1,947.07
10-1-000-001-4430.121 Laundry Equip Repairs	0.00	0.00	50.00	0.66	580.23	250.00	330.23
10-1-000-001-4430.126 Vehicle Maint Cont	0.00	0.00	25.00	0.00	0.00	125.00	-125.00
10-1-000-001-4431.000 Trash Removal	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Maintenance - Contracts	40.53	7,172.96	3,789.58	30.90	27,343.94	18,947.90	8,396.04
TOTAL MAINTENANCE EXPENSES	176.72	31,279.92	21,756.25	141.38	125,119.12	108,781.25	16,337.87
UTILITIES EXPENSE							
Utilities Expense							
10-1-000-001-4310.000 Water	16.33	2,891.04	1,000.00	4.36	3,859.07	5,000.00	-1,140.93
10-1-000-001-4315.000 Sewer	19.20	3,398.85	916.67	6.38	5,647.97	4,583.35	1,064.62
10-1-000-001-4320.000 Electric	13.20	2,336.97	2,083.33	7.50	6,640.43	10,416.65	-3,776.22
10-1-000-001-4330.000 Gas	5.94	1,050.54	3,916.67	11.22	9,929.23	19,583.35	-9,654.12
Total Utilities Expense	54.67	9,677.40	7,916.67	29.47	26,076.70	39,583.35	-13,506.65
TOTAL UTILITIES EXPENSE	54.67	9,677.40	7,916.67	29.47	26,076.70	39,583.35	-13,506.65

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Knox County Housing Authority
INCOME STATEMENT - AMP 1, Moon Towers
August, 2017
Current Period

	Period PUM	Period Amt	Mo Budget	YTD PUM	Current YTD	YTD Budget	Variance
<u>TOTAL PROTECTIVE SERVICES EXPENSE</u>							
Protective Services - Contract							
10-1-000-001-4480.000 Police Contract	4.00	708.66	166.67	1.48	1,307.45	833.35	474.10
10-1-000-001-4480.100 ADT Contract	0.00	0.00	75.00	0.16	142.67	375.00	-232.33
10-1-000-001-4480.500 Security Contract	0.00	0.00	62.50	1.53	1,358.40	312.50	1,045.90
Total Protective Services - Contract	4.00	708.66	304.17	3.17	2,808.52	1,520.85	1,287.67
TOTAL PROTECTIVE SERVICES EXPENSE	4.00	708.66	304.17	3.17	2,808.52	1,520.85	1,287.67
<u>INSURANCE PREMIUMS EXPENSE</u>							
Insurance Expenses							
10-1-000-001-4510.000 Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-001-4510.010 Property	14.90	2,636.69	2,666.67	14.90	13,183.45	13,333.35	-149.90
10-1-000-001-4510.015 Equipment Insurance	0.63	111.99	116.67	0.63	559.95	583.35	-23.40
10-1-000-001-4510.020 Liability Insurance	2.43	430.72	433.33	2.43	2,153.60	2,166.65	-13.05
10-1-000-001-4510.025 PE & PO Insurance	1.24	219.82	225.00	1.24	1,099.10	1,125.00	-25.90
10-1-000-001-4510.030 Work Comp Insurance	3.10	548.21	550.00	3.10	2,741.05	2,750.00	-8.95
10-1-000-001-4510.035 Auto Insurance	0.30	52.25	54.17	0.30	261.25	270.85	-9.60
10-1-000-001-4510.040 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Insurance Expenses	22.60	3,999.68	4,045.84	22.60	19,998.40	20,229.20	-230.80
TOTAL INSURANCE PREMIUMS EXPENSE	22.60	3,999.68	4,045.84	22.60	19,998.40	20,229.20	-230.80
<u>GENERAL EXPENSES</u>							
General Expenses							
10-1-000-001-4530.000 Term Leave Pay	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-001-4590.000 Other General	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-001-4595.000 Compensated Absences	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total General Expenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Payment In Lieu Of Taxes - PILOT Tax							
10-1-000-001-4520.000 Pay in lieu of Tax	12.47	2,206.96	3,916.67	14.80	13,101.13	19,583.35	-6,482.22
Total Payment In Lieu Of Taxes - PILOT	12.47	2,206.96	3,916.67	14.80	13,101.13	19,583.35	-6,482.22
Bad Debt Write-Offs - Tenant Rents							
10-1-000-001-4570.000 Collection Losses	0.00	0.00	291.67	0.83	-732.00	1,458.35	-2,190.35
Total Bad Debt Write-Offs - Tenant Rents	0.00	0.00	291.67	0.83	-732.00	1,458.35	-2,190.35
TOTAL OTHER GENERAL EXPENSES	12.47	2,206.96	4,208.34	13.98	12,369.13	21,041.70	-8,672.57
<u>INTEREST EXP & AMORTIZATION COST</u>							
Interest Expense							
10-1-000-001-5230.100 Int on DSF Invest	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Interest Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL INTEREST EXP & AMORT COST	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL OPERATING EXPENSE	406.86	72,015.07	63,384.93	347.40	307,446.93	316,924.65	-9,477.72
NET (REVENUE)/EXPENSE	57.40	10,159.92	6,120.32	17.90	-15,839.00	30,601.60	-46,440.60

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Knox County Housing Authority
INCOME STATEMENT - AMP 1, Moon Towers
August, 2017
Current Period

	Period PUM	Period Amt	Mo Budget	YTD PUM	Current YTD	YTD Budget	Variance
<u>MISCELLANEOUS EXPENSE</u>							
Extraordinary Expense							
10-1-000-001-4610.010 Extraordinary Labor	0.00	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	0.00
10-1-000-001-4610.030 Extraordinary Contract	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Extraordinary Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Casualty Losses - Non-capitalized							
10-1-000-001-4620.010 Casualty Labor	0.00	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	0.00
10-1-000-001-4620.030 Casualty Contract Costs	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-001-4620.040 Insur Proceeds	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Casualty Losses - Non-capitalized	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Depreciation Expense							
10-1-000-001-4800.000 Depreciation Exp MT	159.65	28,257.74	33,333.33	159.65	141,288.70	166,666.65	-25,377.95
Total Depreciation Expense	159.65	28,257.74	33,333.33	159.65	141,288.70	166,666.65	-25,377.95
TOTAL MISCELLANEOUS EXPENSES	159.65	28,257.74	33,333.33	159.65	141,288.70	166,666.65	-25,377.95
TOTAL EXPENSES	217.05	38,417.66	39,453.65	141.75	125,449.70	197,268.25	-71,818.55
<u>OTHER FINANCING SOURCES (USES)</u>							
Operating Transfers In/Out							
10-1-000-001-7010.000 Prov Oper Reserve	0.00	0.00	-6,120.33	0.00	0.00	-30,601.65	30,601.65
10-1-000-001-9111.000 Operating Xfers In/Out	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Operating Transfers In/Out	0.00	0.00	-6,120.33	0.00	0.00	-30,601.65	30,601.65
TOTAL OTHER FINANCING SOURCES (USES)	0.00	0.00	-6,120.33	0.00	0.00	-30,601.65	30,601.65
EXCESS (REVENUE)/EXPENSE	217.05	38,417.66	33,333.32	141.75	125,449.70	166,666.60	-41,216.90

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Knox County Housing Authority
INCOME STATEMENT - AMP 2, Family Sites
August, 2017
Current Period

	Period PUM	Period Amt	Mo Budget	YTD PUM	Current YTD	YTD Budget	Variance
REVENUE							
pum	1.00	190.00	190.00	1.00	950.00	950.00	0.00
TENANT REVENUE							
Tenant Rent Revenue							
10-1-000-002-3110.000 Dwelling Rent	83.84	-15,929.00	-17,500.00	85.27	-81,004.00	-87,500.00	6,496.00
10-1-000-002-3111.000 Utility Allowance	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Tenant Rent Revenue	83.84	-15,929.00	-17,500.00	85.27	-81,004.00	-87,500.00	6,496.00
Tenant Revenue - Other							
10-1-000-002-3190.000 Nondwell Rent	0.00	0.00	-25.00	0.00	0.00	-125.00	125.00
10-1-000-002-3690.000 Other Income	2.28	-432.31	-83.33	1.01	-955.02	-416.65	-538.37
10-1-000-002-3690.100 Late Fees	5.13	-975.00	-666.67	4.03	-3,825.00	-3,333.35	-491.65
10-1-000-002-3690.120 Violation Fees	0.00	0.00	-583.33	3.17	-3,010.00	-2,916.65	-93.35
10-1-000-002-3690.130 Court Cost Fees	0.00	0.00	-25.00	0.00	0.00	-125.00	125.00
10-1-000-002-3690.140 Returned Check Charge	0.00	0.00	-8.33	0.05	-50.00	-41.65	-8.35
10-1-000-002-3690.180 Labor	2.43	-461.00	-1,333.33	3.61	-3,427.42	-6,666.65	3,239.23
10-1-000-002-3690.200 Materials	1.60	-303.50	-750.00	2.19	-2,079.28	-3,750.00	1,670.72
10-1-000-002-3690.300 T.S. Income - Grants	4.48	-851.00	-333.33	0.90	-851.00	-1,666.65	815.65
Total Tenant Revenue Other	15.91	-3,022.81	-3,808.32	14.94	-14,197.72	-19,041.60	4,843.88
TOTAL TENANT REVENUE	99.75	-18,951.81	-21,308.32	100.21	-95,201.72	-106,541.60	11,339.88
OTHER REVENUE							
HUD PH Operating Subsidy							
10-1-000-002-8020.000 Oper Sub - Curr Yr	325.70	-61,883.50	-56,250.00	326.97	-310,618.50	-281,250.00	-29,368.50
Total HUD PH Operating Subsidy	325.70	-61,883.50	-56,250.00	326.97	-310,618.50	-281,250.00	-29,368.50
Other Grants & Investment Income							
10-1-000-002-3404.000 Revenue-other gov grants	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-002-3404.010 Other Inc - Operations	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-002-3610.000 Interest Income	2.87	-546.10	-8.33	2.33	-2,210.36	-41.65	-2,168.71
Total Other Grants & Investment Income	2.87	-546.10	-8.33	2.33	-2,210.36	-41.65	-2,168.71
Other Revenue							
10-1-000-002-3195.000 Day Care Income	0.66	-125.00	-208.33	0.53	-500.00	-1,041.65	541.65
10-1-000-002-3850.005 Income Other Amps	6.37	-1,210.49	0.00	3.57	-3,387.53	0.00	-3,387.53
10-1-000-002-3850.010 Garbage & Trash Inc	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-002-3850.020 Heating & Cooling Inc	0.00	0.00	-20.83	0.00	0.00	-104.15	104.15
10-1-000-002-3850.030 Snow Removal Inc	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-002-3850.040 Elevator Main Inc	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-002-3850.050 Landscape&Grds Inc	0.00	0.00	-41.67	0.00	0.00	-208.35	208.35
10-1-000-002-3850.060 Unit Turnaround Inc	0.00	0.00	-83.33	0.00	0.00	-416.65	416.65
10-1-000-002-3850.070 Electrical Inc	0.00	0.00	-12.50	0.00	0.00	-62.50	62.50
10-1-000-002-3850.080 Plumbing Inc	0.00	0.00	-12.50	0.00	0.00	-62.50	62.50
10-1-000-002-3850.100 Janitorial Inc	0.00	0.00	-12.50	0.00	0.00	-62.50	62.50
10-1-000-002-3850.110 Routine Main Inc	0.00	0.00	-41.67	0.00	0.00	-208.35	208.35
10-1-000-002-3850.120 Other Misc Inc	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Other Revenue	7.03	-1,335.49	-433.33	4.09	-3,887.53	-2,166.65	-1,720.88
TOTAL OTHER REVENUE	335.61	-63,765.09	-56,691.66	333.39	-316,716.39	-283,458.30	-33,258.09
TOTAL REVENUE	435.35	-82,716.90	-77,999.98	433.60	-411,918.11	-389,999.90	-21,918.21

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Knox County Housing Authority
INCOME STATEMENT - AMP 2, Family Sites
August, 2017
Current Period

	Period PUM	Period Amt	Mo Budget	YTD PUM	Current YTD	YTD Budget	Variance
EXPENSES							
ADMINISTRATIVE							
Administrative Salaries & Benefits							
10-1-000-002-4110.000 Admin Salaries	45.36	8,619.34	9,166.67	44.12	41,912.46	45,833.35	-3,920.89
10-1-000-002-4110.001 Salaries Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Administrative Salaries & Benefits	45.36	8,619.34	9,166.67	44.12	41,912.46	45,833.35	-3,920.89
Benefit Contributions - Administrative							
10-1-000-002-4110.500 Emp Benefit - Admin	15.39	2,923.74	3,583.33	15.10	14,345.34	17,916.65	-3,571.31
10-1-000-002-4110.501 Wellness Benefit-Admin	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-002-4110.502 Benefit - Comp Absence	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Benefit Contributions - Admin	15.39	2,923.74	3,583.33	15.10	14,345.34	17,916.65	-3,571.31
Fee Expenses							
10-1-000-002-4120.100 Management Fee Exp	70.26	13,349.88	13,491.92	70.41	66,891.42	67,459.60	-568.18
10-1-000-002-4120.200 Asset Mgt Fee Exp	10.00	1,900.00	1,900.00	10.00	9,500.00	9,500.00	0.00
10-1-000-002-4120.300 Bookkeeping Fee Exp	7.42	1,410.00	1,425.00	7.44	7,065.00	7,125.00	-60.00
10-1-000-002-4171.000 Audit Fee	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Fee Expenses	87.68	16,659.88	16,816.92	87.85	83,456.42	84,084.60	-628.18
Advertising & Marketing							
10-1-000-002-4190.650 Advertising	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Advertising & Marketing	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Office Expense							
10-1-000-002-4140.000 Training - Staff	0.00	0.00	833.33	4.69	4,454.01	4,166.65	287.36
10-1-000-002-4180.000 Telephone	1.71	324.04	333.33	1.69	1,605.16	1,666.65	-61.49
10-1-000-002-4190.100 Postage	0.82	155.69	225.00	1.09	1,036.42	1,125.00	-88.58
10-1-000-002-4190.200 Office Supplies	1.58	299.53	41.67	0.48	460.41	208.35	252.06
10-1-000-002-4190.300 Paper Supplies	1.28	242.70	83.33	0.29	278.90	416.65	-137.75
10-1-000-002-4190.400 Printing/printers	0.00	0.00	125.00	0.00	0.00	625.00	-625.00
10-1-000-002-4190.401 Printing Supplies	0.78	147.28	83.33	0.31	294.56	416.65	-122.09
10-1-000-002-4190.500 Printer/Copier Supp-Cont	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-002-4190.550 Computers	0.00	0.00	250.00	0.00	0.00	1,250.00	-1,250.00
10-1-000-002-4190.600 Publications	0.00	0.00	8.33	0.00	0.00	41.65	-41.65
10-1-000-002-4190.700 Member Dues/Fees	0.68	129.37	41.67	0.68	646.85	208.35	438.50
10-1-000-002-4190.800 Internet Services	1.60	304.30	416.67	2.12	2,012.91	2,083.35	-70.44
10-1-000-002-4190.850 IT Support	0.00	0.00	83.33	0.26	251.50	416.65	-165.15
Total Office Expense	8.44	1,602.91	2,524.99	11.62	11,040.72	12,624.95	-1,584.23
Legal Expense							
10-1-000-002-4130.000 Legal Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-002-4190.900 Court Costs	0.00	0.00	20.83	0.00	0.00	104.15	-104.15
Total Legal Expense	0.00	0.00	20.83	0.00	0.00	104.15	-104.15
Travel Expense							
10-1-000-002-4150.000 Travel - Staff	0.00	0.00	83.33	0.00	0.00	416.65	-416.65
10-1-000-002-4150.010 Travel - Commissioners	0.00	0.00	41.67	0.00	0.00	208.35	-208.35
10-1-000-002-4150.100 Mileage - Admin	0.00	0.00	83.33	0.36	337.34	416.65	-79.31
Total Travel Expense	0.00	0.00	208.33	0.36	337.34	1,041.65	-704.31

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Knox County Housing Authority
INCOME STATEMENT - AMP 2, Family Sites
August, 2017
Current Period

	Period PUM	Period Amt	Mo Budget	YTD PUM	Current YTD	YTD Budget	Variance
Other Expense							
10-1-000-002-4120.400 Front Line Fee Exp	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-002-4120.500 Other Fee Exp	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-002-4140.010 Training-Commissioners	0.00	0.00	66.67	0.00	0.00	333.35	-333.35
10-1-000-002-4160.000 Consulting Services	0.00	0.00	125.00	0.00	0.00	625.00	-625.00
10-1-000-002-4160.500 Translating/Interp Serv.	0.00	0.00	41.67	0.00	0.00	208.35	-208.35
10-1-000-002-4170.000 Accounting Fee	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-002-4190.000 Other Sundry	0.00	0.00	58.33	0.17	159.95	291.65	-131.70
10-1-000-002-4190.950 Background Verification	0.30	57.22	145.83	0.23	217.08	729.15	-512.07
Total Other Expense	0.30	57.22	437.50	0.40	377.03	2,187.50	-1,810.47
TOTAL OPERATING EXPENSE - Admin	157.17	29,863.09	32,758.57	159.44	151,469.31	163,792.85	-12,323.54
TENANT SERVICES							
Tenant Services - Salaries & Benefits							
10-1-000-002-4210.000 Ten Services-Salary	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-002-4210.500 Emp Benfit-TenSer	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-002-4215.000 T.S. - Part Time Pay	3.99	759.00	250.00	3.56	3,378.38	1,250.00	2,128.38
10-1-000-002-4215.500 T.S. - Part Time Benefits	0.40	75.13	75.00	0.35	334.45	375.00	-40.55
Total Ten. Ser. - Salaries & Benefits	4.39	834.13	325.00	3.91	3,712.83	1,625.00	2,087.83
Tenant Services - Other							
10-1-000-002-4220.000 Ten Ser-Incentives	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-002-4220.100 Ten Ser-Supplies	0.06	11.99	83.33	0.01	11.99	416.65	-404.66
10-1-000-002-4220.110 Ten Ser-Recreation	0.00	0.00	41.67	0.00	0.00	208.35	-208.35
10-1-000-002-4220.120 Ten Ser-Education	0.00	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	0.00
10-1-000-002-4220.130 Ten Ser-Phone	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-002-4220.140 Ten Ser-Transportation	0.00	0.00	83.33	0.00	0.00	416.65	-416.65
10-1-000-002-4220.150 Ten Ser-Boat Regatta	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-002-4220.155 National Night Out	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-002-4220.156 Bike Repair	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-002-4220.160 TenSer-Printing&Postage	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-002-4220.161 Ten Serv-advertizing	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-002-4220.170 After School Prog Exp	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-002-4220.171 Summer Prog-Functions	0.00	0.00	208.33	0.11	106.32	1,041.65	-935.33
10-1-000-002-4220.172 Summer Prog-Supplies	0.92	173.87	104.17	0.35	334.91	520.85	-185.94
10-1-000-002-4220.173 T.S - Fingerprinting	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-002-4220.175 Garden Program Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-002-4220.181 Winter Prog Functions	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-002-4220.182 Winter Prog Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-002-4220.192 GED Prog Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-002-4220.200 Emergency Shelter	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-002-4230.000 Child Care Contract	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-002-4230.174 Summer Prog Contracts	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-002-4230.184 Winter Prog Contracts	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-002-4230.194 GED Contracts	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-002-4230.195 GED Testing	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Tenant Services - Other	0.98	185.86	520.83	0.48	453.22	2,604.15	-2,150.93
TOTAL TENANT SERVICES EXPENSE	5.37	1,019.99	845.83	4.39	4,166.05	4,229.15	-63.10

Date:
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Knox County Housing Authority
INCOME STATEMENT - AMP 2, Family Sites
August, 2017
Current Period

	Period PUM	Period Amt	Mo Budget	YTD PUM	Current YTD	YTD Budget	Variance
<u>MAINTENANCE & OPERATIONS EXPENSE</u>							
Maintenance - Labor & OT							
10-1-000-002-4410.000 Maintenance - Labor	109.27	20,762.17	20,500.00	101.12	96,067.63	102,500.00	-6,432.37
10-1-000-002-4410.001 Salaries Comp Absences	0.00	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	291.67	0.16	152.48	1,458.35	-1,305.87
10-1-000-002-4410.200 Maint - Other Amps	0.00	0.00	0.00	1.19	1,133.82	0.00	1,133.82
10-1-000-002-4410.300 Maintenance - Seasonal	12.94	2,458.51	583.33	6.25	5,940.01	2,916.65	3,023.36
Total Maintenance - Labor & OT	122.21	23,220.68	21,375.00	108.73	103,293.94	106,875.00	-3,581.06
Benefit Contributions - Maintenance							
10-1-000-002-4410.500 Emp Benefit - Maint	39.72	7,547.14	7,916.67	38.07	36,165.18	39,583.35	-3,418.17
10-1-000-002-4410.501 Wellness Benefit - Maint	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-002-4410.502 Benefits Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-002-4410.503 Emp Benefit - Seasonal	1.28	243.38	62.50	0.62	588.06	312.50	275.56
Total Benefit Contributions - Maint.	41.00	7,790.52	7,979.17	38.69	36,753.24	39,895.85	-3,142.61
Maintenance - Materials/Supplies							
10-1-000-002-4420.010 Garbage&Trash Supp	0.15	28.76	8.33	0.03	28.76	41.65	-12.89
10-1-000-002-4420.020 Heating&Cooling Supp	1.86	353.44	208.33	1.42	1,353.42	1,041.65	311.77
10-1-000-002-4420.030 Snow Removal Supplies	0.00	0.00	25.00	0.00	0.00	125.00	-125.00
10-1-000-002-4420.031 Gas for Snow Removal	0.00	0.00	4.17	0.00	0.00	20.85	-20.85
10-1-000-002-4420.040 Roofing Contract	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-002-4420.050 Landscape/Grounds Sup	0.05	9.83	125.00	1.33	1,267.06	625.00	642.06
10-1-000-002-4420.051 Gasoline for mowing	1.05	200.14	83.33	0.60	573.40	416.65	156.75
10-1-000-002-4420.070 Electrical Supplies	1.89	359.01	333.33	1.21	1,152.01	1,666.65	-514.64
10-1-000-002-4420.080 Plumbing Supplies	1.80	341.28	416.67	1.28	1,211.51	2,083.35	-871.84
10-1-000-002-4420.090 Extermination Supplies	0.00	0.00	41.67	0.03	32.36	208.35	-175.99
10-1-000-002-4420.100 Janitorial Supplies	0.86	162.50	250.00	0.67	639.47	1,250.00	-610.53
10-1-000-002-4420.110 Routine Maint. Supplies	8.32	1,580.55	1,750.00	5.81	5,521.03	8,750.00	-3,228.97
10-1-000-002-4420.120 Other Misc. Supplies	0.00	0.00	16.67	0.01	9.33	83.35	-74.02
10-1-000-002-4420.125 Mileage	0.00	0.00	25.00	0.00	0.00	125.00	-125.00
10-1-000-002-4420.126 Vehicle Supplies	2.09	396.80	375.00	1.85	1,757.53	1,875.00	-117.47
10-1-000-002-4420.130 Security Supplies	0.00	0.00	41.67	0.00	0.00	208.35	-208.35
Total Maintenance - Materials/Supplies	18.06	3,432.31	3,704.17	14.26	13,545.88	18,520.85	-4,974.97
Maintenance - Contracts							
10-1-000-002-4430.010 Refuse	0.12	23.35	41.67	0.02	23.35	208.35	-185.00
10-1-000-002-4430.010 Garbage&Trash Cont	2.79	530.00	108.33	0.95	900.00	541.65	358.35
10-1-000-002-4430.020 Heating&Cooling Cont	0.00	0.00	25.00	0.00	0.00	125.00	-125.00
10-1-000-002-4430.030 Snow Removal Contracts	0.00	0.00	20.83	0.00	0.00	104.15	-104.15
10-1-000-002-4430.050 Landscape & Grds Cont	3.18	604.14	83.33	0.64	604.14	416.65	187.49
10-1-000-002-4430.060 Unit Turnaround Cont	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-002-4430.070 Electrical Contracts	0.00	0.00	41.67	0.19	178.08	208.35	-30.27
10-1-000-002-4430.080 Plumbing Contracts	0.00	0.00	416.67	0.00	0.00	2,083.35	-2,083.35
10-1-000-002-4430.090 Extermination Contracts	10.10	1,919.80	833.33	4.04	3,839.60	4,166.65	-327.05
10-1-000-002-4430.100 Reg Contracts	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-002-4430.110 Routine Maint Contr	5.67	1,077.50	208.33	2.83	2,691.68	1,041.65	1,650.03
10-1-000-002-4430.120 Other Misc Cont Cost	0.00	0.00	83.33	13.05	12,400.00	416.65	11,983.35
10-1-000-002-4430.126 Vehicle Maint Cont	0.00	0.00	6,666.67	0.37	352.00	33,333.35	-32,981.35
10-1-000-002-4431.000 Trash Removal	0.00	0.00	16.67	0.00	0.00	83.35	-83.35
Total Maintenance - Contracts	21.87	4,154.79	8,545.83	22.09	20,988.85	42,729.15	-21,740.30
TOTAL MAINTENANCE EXPENSES	203.15	38,598.30	41,604.17	183.77	174,581.91	208,020.85	-33,438.94

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Knox County Housing Authority
INCOME STATEMENT - AMP 2, Family Sites
August, 2017
Current Period

	Period PUM	Period Amt	Mo Budget	YTD PUM	Current YTD	YTD Budget	Variance
<u>UTILITIES EXPENSE</u>							
Utilities Expense							
10-1-000-002-4310.000 Water	0.51	96.55	250.00	0.26	246.30	1,250.00	-1,003.70
10-1-000-002-4315.000 Sewer	0.07	14.19	37.50	0.04	38.36	187.50	-149.14
10-1-000-002-4320.000 Electric	1.67	318.16	1,166.67	0.10	-94.13	5,833.35	-5,927.48
10-1-000-002-4330.000 Gas	2.23	423.50	833.33	2.55	-2,422.47	4,166.65	-6,589.12
Total Utilities Expense	4.49	852.40	2,287.50	2.35	-2,231.94	11,437.50	-13,669.44
TOTAL UTILITIES EXPENSE	4.49	852.40	2,287.50	2.35	-2,231.94	11,437.50	-13,669.44
<u>TOTAL PROTECTIVE SERVICES EXPENSE</u>							
Protective Services - Contract							
10-1-000-002-4480.000 Police Contract	3.73	708.67	250.00	1.38	1,307.46	1,250.00	57.46
10-1-000-002-4480.100 ADT Contract	2.36	448.65	166.67	0.95	903.72	833.35	70.37
10-1-000-002-4480.500 Security Contract	17.34	3,295.00	1,250.00	5.37	5,100.00	6,250.00	-1,150.00
Total Protective Services - Contract	23.43	4,452.32	1,666.67	7.70	7,311.18	8,333.35	-1,022.17
TOTAL PROTECTIVE SERVICES EXPENSE	23.43	4,452.32	1,666.67	7.70	7,311.18	8,333.35	-1,022.17
<u>INSURANCE PREMIUMS EXPENSE</u>							
Insurance Expenses							
10-1-000-002-4510.000 Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-002-4510.010 Property Ins	10.32	1,960.62	2,000.00	10.32	9,803.10	10,000.00	-196.90
10-1-000-002-4510.015 Equipment Insurance	0.63	118.88	129.17	0.63	594.40	645.85	-51.45
10-1-000-002-4510.020 Liability Ins	2.41	457.19	466.67	2.41	2,285.95	2,333.35	-47.40
10-1-000-002-4510.025 PE & PO Insurance	1.93	366.93	375.00	1.93	1,834.65	1,875.00	-40.35
10-1-000-002-4510.030 Work Comp Insurance	7.88	1,496.97	1,508.33	7.88	7,484.85	7,541.65	-56.80
10-1-000-002-4510.035 Auto Insurance	1.68	318.25	325.00	1.68	1,591.25	1,625.00	-33.75
10-1-000-002-4510.040 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Insurance Expenses	24.84	4,718.84	4,804.17	24.84	23,594.20	24,020.85	-426.65
TOTAL INSURANCE PREMIUMS EXPENSE	24.84	4,718.84	4,804.17	24.84	23,594.20	24,020.85	-426.65
<u>GENERAL EXPENSES</u>							
General Expenses							
10-1-000-002-4530.000 Term Leave Pay	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-002-4590.000 Other General	0.00	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	0.00
Total General Expenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Payment In Lieu Of Taxes - PILOT Tax							
10-1-000-002-4520.000 Pay in lieu of Tax	7.92	1,505.33	2,297.50	8.76	8,321.26	11,487.50	-3,166.24
Total Payment In Lieu Of Taxes - PILOT	7.92	1,505.33	2,297.50	8.76	8,321.26	11,487.50	-3,166.24
Bad Debt Write-Offs - Tenant Rents							
10-1-000-002-4570.000 Collection Losses	1.08	-205.29	2,083.33	8.57	-8,138.12	10,416.65	-18,554.77
Total Bad Debt Write-Offs - Tenant Rents	1.08	-205.29	2,083.33	8.57	-8,138.12	10,416.65	-18,554.77
TOTAL OTHER GENERAL EXPENSES	6.84	1,300.04	4,380.83	0.19	183.14	21,904.15	-21,721.01

INTEREST EXP & AMORTIZATION COST

Date:
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Knox County Housing Authority
INCOME STATEMENT - AMP 2, Family Sites
August, 2017
Current Period

	Period PUM	Period Amt	Mo Budget	YTD PUM	Current YTD	YTD Budget	Variance
Interest Expense							
Total Interest Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL INTEREST EXP & AMORT COST	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL OPERATING EXPENSE	425.29	80,804.98	88,347.74	377.97	359,073.85	441,738.70	-82,664.85
NET (REVENUE)/EXPENSE	10.06	-1,911.92	10,347.76	55.63	-52,844.26	51,738.80	-104,583.06
<u>MISCELLANEOUS EXPENSE</u>							
Extraordinary Expense							
10-1-000-002-4610.010 Extraordinary Labor	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-002-4610.020 Extraordinary Materials	0.00	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	0.00
Total Extraordinary Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Casualty Losses - Non-capitalized							
10-1-000-002-4620.010 Casualty Labor	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-002-4620.020 Casualty Materials	0.00	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	0.00
10-1-000-002-4620.040 Insur Proceeds	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Casualty Losses - Non-capitalized	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Depreciation Expense							
10-1-000-002-4800.000 Depreciation Exp Fam	116.74	22,181.52	27,083.33	116.74	110,907.60	135,416.65	-24,509.05
Total Depreciation Expense	116.74	22,181.52	27,083.33	116.74	110,907.60	135,416.65	-24,509.05
TOTAL MISCELLANEOUS EXPENSES	116.74	22,181.52	27,083.33	116.74	110,907.60	135,416.65	-24,509.05
TOTAL EXPENSES	106.68	20,269.60	37,431.09	61.12	58,063.34	187,155.45	-129,092.11
<u>OTHER FINANCING SOURCES (USES)</u>							
Operating Transfers In/Out							
10-1-000-002-7010.000 Prov Oper Reserve	0.00	0.00	-10,347.75	0.00	0.00	-51,738.75	51,738.75
10-1-000-002-9111.000 Operation Xfers In/Out	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Operating Transfers In/Out	0.00	0.00	-10,347.75	0.00	0.00	-51,738.75	51,738.75
TOTAL OTHER FINANCING SOURCES (USES)	0.00	0.00	-10,347.75	0.00	0.00	-51,738.75	51,738.75
EXCESS (REVENUE)/EXPENSE	106.68	20,269.60	27,083.34	61.12	58,063.34	135,416.70	-77,353.36

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Knox County Housing Authority
INCOME STATEMENT - AMP 3, Bluebell
August, 2017
Current Period

	Period PUM	Period Amt	Mo Budget	YTD PUM	Current YTD	YTD Budget	Variance
REVENUE							
pum	1.00	51.00	51.00	1.00	255.00	255.00	0.00
TENANT REVENUE							
Tenant Rent Revenue							
10-1-000-006-3110.000 Dwelling Rent	282.86	-14,426.00	-14,000.00	277.96	-70,881.00	-70,000.00	-881.00
10-1-000-006-3111.000 Utility Allowance	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Tenant Rent Revenue	282.86	-14,426.00	-14,000.00	277.96	-70,881.00	-70,000.00	-881.00
Tenant Revenue - Other							
10-1-000-006-3120.000 Ecess Utilities	0.00	0.00	-6.25	0.00	0.00	-31.25	31.25
10-1-000-006-3190.000 Nondwell Rent	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-006-3690.000 Other Income	0.76	-39.00	-8.33	0.15	-39.00	-41.65	2.65
10-1-000-006-3690.100 Late Fees	0.00	0.00	-4.17	0.29	-75.00	-20.85	-54.15
10-1-000-006-3690.120 Violation Fees	0.00	0.00	-2.08	0.00	0.00	-10.40	10.40
10-1-000-006-3690.140 Returned Check Charge	0.00	0.00	-4.17	0.00	0.00	-20.85	20.85
10-1-000-006-3690.150 Laundry Income	14.62	-745.75	-500.00	10.70	-2,729.00	-2,500.00	-229.00
10-1-000-006-3690.160 Vending Machine Inc	0.46	-23.23	-16.67	0.52	-133.50	-83.35	-50.15
10-1-000-006-3690.180 Labor	0.29	-15.00	-25.00	0.64	-163.00	-125.00	-38.00
10-1-000-006-3690.200 Materials	0.00	0.00	-8.33	0.19	-49.67	-41.65	-8.02
Total Tenant Revenue Other	16.14	-822.98	-575.00	12.51	-3,189.17	-2,875.00	-314.17
TOTAL TENANT REVENUE	299.00	-15,248.98	-14,575.00	290.47	-74,070.17	-72,875.00	-1,195.17
OTHER REVENUE							
HUD/Other Grants & Investment Income							
10-1-000-006-3404.000 Revenue-other gov grants	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-006-3404.010 Other Inc - Operations	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-006-3610.000 Interest Income	2.47	-126.03	0.00	2.08	-531.01	0.00	-531.01
10-1-000-006-8020.000 Oper Sub - Curr Yr	85.75	-4,373.00	-3,937.50	94.65	-24,137.00	-19,687.50	-4,449.50
Total HUD/Other Grants & Invest Income	88.22	-4,499.03	-3,937.50	96.74	-24,668.01	-19,687.50	-4,980.51
Other Revenue							
10-1-000-006-3850.000 Inspection(s) Income	0.94	-48.00	-83.33	0.85	-216.00	-416.65	200.65
10-1-000-006-3850.005 Income Other Amps	0.00	0.00	0.00	2.41	-613.92	0.00	-613.92
10-1-000-006-3850.010 Garbage&Trash Inc	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-006-3850.020 Htg & Cooling Inc	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-006-3850.030 Snow Removal Inc	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-006-3850.040 Elevator Maint Inc	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-006-3850.050 Landscape&Grds Inc	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-006-3850.060 Unit Turnaround Inc	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-006-3850.070 Electric Inc	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-006-3850.080 Plumbing Inc	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-006-3850.090 Exterminator Inc	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-006-3850.100 Janitorial Inc	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-006-3850.110 Routine Main. Inc	0.00	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	0.00
Total Other Revenue	0.94	-48.00	-83.33	3.25	-829.92	-416.65	-413.27
TOTAL OTHER REVENUE	89.16	-4,547.03	-4,020.83	99.99	-25,497.93	-20,104.15	-5,393.78
TOTAL REVENUE	388.16	-19,796.01	-18,595.83	390.46	-99,568.10	-92,979.15	-6,588.95

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Knox County Housing Authority
INCOME STATEMENT - AMP 3, Bluebell
August, 2017
Current Period

	Period PUM	Period Amt	Mo Budget	YTD PUM	Current YTD	YTD Budget	Variance
EXPENSES							
ADMINISTRATIVE							
Administrative Salaries & Benefits							
10-1-000-006-4110.000 Admin Salaries	77.46	3,950.45	3,583.33	67.04	17,096.45	17,916.65	-820.20
10-1-000-006-4110.001 Salaries Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Administrative Salaries & Benefits	77.46	3,950.45	3,583.33	67.04	17,096.45	17,916.65	-820.20
Benefit Contributions - Administrative							
10-1-000-006-4110.500 Emp Benefit - Admin	24.92	1,270.96	1,316.67	22.57	5,756.00	6,583.35	-827.35
10-1-000-006-4110.501 Wellness Benefit-Admin	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-006-4110.502 Benefit - Comp Absence	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Benefit Contributions - Admin	24.92	1,270.96	1,316.67	22.57	5,756.00	6,583.35	-827.35
Fee Expenses							
10-1-000-006-4120.100 Management Fee Exp	69.62	3,550.50	3,621.50	70.45	17,965.53	18,107.50	-141.97
10-1-000-006-4120.200 Asset Mngt Fee Exp	10.00	510.00	510.00	10.00	2,550.00	2,550.00	0.00
10-1-000-006-4120.300 Bookkeeping Exp	7.35	375.00	382.50	7.44	1,897.50	1,912.50	-15.00
10-1-000-006-4171.000 Audit Fee	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Fee Expenses	86.97	4,435.50	4,514.00	87.89	22,413.03	22,570.00	-156.97
Advertising & Marketing							
10-1-000-006-4190.650 Advertising	0.00	0.00	2.08	0.00	0.00	10.40	-10.40
Total Advertising & Marketing	0.00	0.00	2.08	0.00	0.00	10.40	-10.40
Office Expense							
10-1-000-006-4140.000 Training - Staff	0.00	0.00	125.00	3.15	803.71	625.00	178.71
10-1-000-006-4180.000 Telephone	9.08	463.27	408.33	9.05	2,307.97	2,041.65	266.32
10-1-000-006-4190.100 Postage	0.10	5.06	4.17	0.16	39.56	20.85	18.71
10-1-000-006-4190.200 Office Supplies	0.00	0.00	10.42	0.00	0.00	52.10	-52.10
10-1-000-006-4190.300 Paper Supplies	0.00	0.00	4.17	0.14	36.20	20.85	15.35
10-1-000-006-4190.400 Printing/printers	0.00	0.00	25.00	0.58	147.28	125.00	22.28
10-1-000-006-4190.401 Printing Supplies	0.00	0.00	8.33	0.00	0.00	41.65	-41.65
10-1-000-006-4190.500 Printer/Copier Supp-Cont	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-006-4190.550 Computers	0.00	0.00	8.33	0.00	0.00	41.65	-41.65
10-1-000-006-4190.600 Publications	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-006-4190.700 Member Dues/Fees	0.68	34.50	33.33	0.68	172.50	166.65	5.85
10-1-000-006-4190.800 Internet Services	0.69	34.95	37.50	0.62	158.59	187.50	-28.91
10-1-000-006-4190.850 IT Support	0.00	0.00	8.33	0.00	0.00	41.65	-41.65
Total Office Expense	10.54	537.78	672.91	14.38	3,665.81	3,364.55	301.26
Legal Expense							
10-1-000-006-4130.000 Legal Expense	0.00	0.00	4.17	0.00	0.00	20.85	-20.85
10-1-000-006-4190.900 Court Costs	0.00	0.00	4.17	0.00	0.00	20.85	-20.85
Total Legal Expense	0.00	0.00	8.34	0.00	0.00	41.70	-41.70
Travel Expense							
10-1-000-006-4150.000 Travel - Staff	0.00	0.00	2.08	0.00	0.00	10.40	-10.40
10-1-000-006-4150.010 Travel - Commissioners	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-006-4150.100 Mileage - Admin	0.00	0.00	41.67	0.00	0.00	208.35	-208.35
Total Travel Expense	0.00	0.00	43.75	0.00	0.00	218.75	-218.75

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Knox County Housing Authority
INCOME STATEMENT - AMP 3, Bluebell
August, 2017
Current Period

	Period PUM	Period Amt	Mo Budget	YTD PUM	Current YTD	YTD Budget	Variance
Other Expense							
10-1-000-006-4120.400 Fee for Service Exp	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-006-4120.500 Other Fee Exp	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-006-4140.010 Training-Commissioners	0.00	0.00	4.17	0.00	0.00	20.85	-20.85
10-1-000-006-4160.000 Consulting Services	0.00	0.00	29.17	0.00	0.00	145.85	-145.85
10-1-000-006-4160.500 Translating/Interp Serv.	0.00	0.00	2.08	0.00	0.00	10.40	-10.40
10-1-000-006-4170.000 Accounting Fee	0.00	0.00	4.17	0.00	0.00	20.85	-20.85
10-1-000-006-4190.000 Other Sundry	0.00	0.00	16.67	0.00	0.00	83.35	-83.35
10-1-000-006-4190.950 Background Verification	0.00	0.00	12.50	0.00	0.00	62.50	-62.50
Total Other Expense	0.00	0.00	68.76	0.00	0.00	343.80	-343.80
TOTAL OPERATING EXPENSE - Admin	199.90	10,194.69	10,209.84	191.89	48,931.29	51,049.20	-2,117.91
TENANT SERVICES							
Tenant Services - Other							
10-1-000-006-4220.110 Ten Ser-Recreation	0.00	0.00	20.83	0.94	239.76	104.15	135.61
Total Tenant Services - Other	0.00	0.00	20.83	0.94	239.76	104.15	135.61
TOTAL TENANT SERVICES EXPENSE	0.00	0.00	20.83	0.94	239.76	104.15	135.61
MAINTENANCE & OPERATIONS EXPENSE							
Maintenance - Labor & OT							
10-1-000-006-4410.000 Maintenance - Labor	0.00	0.00	3,270.83	40.27	10,269.17	16,354.15	-6,084.98
10-1-000-006-4410.001 Salary Comp Absences	0.00	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	25.00	0.00	0.00	125.00	-125.00
10-1-000-006-4410.200 Maint - Other Amps	39.67	2,022.93	0.00	21.71	5,535.26	0.00	5,535.26
Total Maintenance - Labor & OT	39.67	2,022.93	3,295.83	61.98	15,804.43	16,479.15	-674.72
Benefit Contributions - Maintenance							
10-1-000-006-4410.500 Emp Benefit - Maint	0.00	0.00	1,229.17	13.90	3,544.90	6,145.85	-2,600.95
10-1-000-006-4410.501 Wellness Benefit - Maint	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-006-4410.502 Benefits Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Benefit Contributions - Maint.	0.00	0.00	1,229.17	13.90	3,544.90	6,145.85	-2,600.95
Maintenance - Materials/Supplies							
10-1-000-006-4420.010 Garbage&Trash Supp	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-006-4420.020 Heating&Cooling Supp	0.00	0.00	8.33	0.00	0.00	41.65	-41.65
10-1-000-006-4420.030 Snow Removal Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-006-4420.031 Gas for Snow Removal	0.00	0.00	6.25	0.00	0.00	31.25	-31.25
10-1-000-006-4420.050 Landscape/Grounds Sup	0.00	0.00	29.17	0.33	84.55	145.85	-61.30
10-1-000-006-4420.051 Gasoline for mowing	0.00	0.00	12.50	0.16	41.00	62.50	-21.50
10-1-000-006-4420.070 Electrical Supplies	0.00	0.00	25.00	0.34	87.59	125.00	-37.41
10-1-000-006-4420.080 Plumbing Supplies	0.02	1.13	29.17	0.42	108.26	145.85	-37.59
10-1-000-006-4420.090 Extermination Supplies	0.00	0.00	25.00	0.00	0.00	125.00	-125.00
10-1-000-006-4420.100 Janitorial Supplies	8.40	428.54	41.67	2.48	632.21	208.35	423.86
10-1-000-006-4420.110 Routine Maint.Supplies	3.96	202.05	166.67	7.10	1,810.53	833.35	977.18
10-1-000-006-4420.120 Other Misc Supplies	4.29	218.75	20.83	1.18	300.29	104.15	196.14
10-1-000-006-4420.125 Mileage	0.00	0.00	20.83	0.00	0.00	104.15	-104.15
10-1-000-006-4420.130 Security Supplies	0.00	0.00	25.00	0.00	0.00	125.00	-125.00
Total Maintenance - Materials/Supplies	16.68	850.47	410.42	12.02	3,064.43	2,052.10	1,012.33

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Knox County Housing Authority
INCOME STATEMENT - AMP 3, Bluebell
August, 2017
Current Period

	Period PUM	Period Amt	Mo Budget	YTD PUM	Current YTD	YTD Budget	Variance
Maintenance - Contracts							
10-1-000-006-4430.010 Garbage & Trash Cont	4.03	205.50	150.00	3.50	892.50	750.00	142.50
10-1-000-006-4430.020 Heating & Cooling Cont	0.00	0.00	33.33	0.00	0.00	166.65	-166.65
10-1-000-006-4430.030 Snow Removal Contract	0.00	0.00	12.50	0.00	0.00	62.50	-62.50
10-1-000-006-4430.040 Elevator Maint Cont	25.65	1,308.38	541.67	10.35	2,639.89	2,708.35	-68.46
10-1-000-006-4430.050 Landscape & Grds Cont	0.00	0.00	33.33	0.75	190.00	166.65	23.35
10-1-000-006-4430.070 Electrical Contracts	0.00	0.00	41.67	0.00	0.00	208.35	-208.35
10-1-000-006-4430.080 Plumbing Contracts	13.90	708.82	416.67	3.63	926.74	2,083.35	-1,156.61
10-1-000-006-4430.090 Extermination Contracts	6.86	350.00	100.00	4.03	1,027.42	500.00	527.42
10-1-000-006-4430.100 Janitorial Contracts	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-006-4430.110 Routing Maint Cont	0.00	0.00	83.33	3.89	992.45	416.65	575.80
10-1-000-006-4430.120 Other Misc. Cont Cost	0.00	0.00	16.67	0.00	0.00	83.35	-83.35
10-1-000-006-4430.121 Laundry Equip Repairs	1.73	88.00	29.17	0.97	248.00	145.85	102.15
10-1-000-006-4431.000 Trash Removal	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Maintenance - Contracts	52.17	2,660.70	1,458.34	27.13	6,917.00	7,291.70	-374.70
TOTAL MAINTENANCE EXPENSES	108.51	5,534.10	6,393.76	115.02	29,330.76	31,968.80	-2,638.04
UTILITIES EXPENSE							
Utilities Expense							
10-1-000-006-4310.000 Water	6.38	325.60	291.67	3.84	980.26	1,458.35	-478.09
10-1-000-006-4315.000 Sewer	7.79	397.05	291.67	3.65	930.42	1,458.35	-527.93
10-1-000-006-4320.000 Electric	23.14	1,180.23	916.67	4.10	1,044.47	4,583.35	-3,538.88
10-1-000-006-4330.000 Gas	3.56	181.80	583.33	8.64	2,201.97	2,916.65	-714.68
Total Utilities Expense	40.88	2,084.68	2,083.34	20.22	5,157.12	10,416.70	-5,259.58
TOTAL UTILITIES EXPENSE	40.88	2,084.68	2,083.34	20.22	5,157.12	10,416.70	-5,259.58
TOTAL PROTECTIVE SERVICES EXPENSE							
Protective Services - Contract							
10-1-000-006-4480.000 Police Contract	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-006-4480.100 ADT Contract	0.00	0.00	133.33	3.37	858.84	666.65	192.19
10-1-000-006-4480.500 Security Contract	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Protective Services - Contract	0.00	0.00	133.33	3.37	858.84	666.65	192.19
TOTAL PROTECTIVE SERVICES EXPENSE	0.00	0.00	133.33	3.37	858.84	666.65	192.19
INSURANCE PREMIUMS EXPENSE							
Insurance Expenses							
10-1-000-006-4510.000 Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-006-4510.010 Property Insurance	14.58	743.68	750.00	14.58	3,718.40	3,750.00	-31.60
10-1-000-006-4510.015 Equipment Insurance	0.63	31.91	35.42	0.63	159.55	177.10	-17.55
10-1-000-006-4510.020 Liability Insurance	2.41	122.71	127.08	2.41	613.55	635.40	-21.85
10-1-000-006-4510.025 PE & PO Insurance	1.44	73.27	79.17	1.44	366.35	395.85	-29.50
10-1-000-006-4510.030 Work Comp	4.46	227.51	233.33	4.46	1,137.55	1,166.65	-29.10
10-1-000-006-4510.035 Auto Insurance	0.00	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	0.00
Total Insurance Expenses	23.51	1,199.08	1,225.00	23.51	5,995.40	6,125.00	-129.60
TOTAL INSURANCE PREMIUMS EXPENSE	23.51	1,199.08	1,225.00	23.51	5,995.40	6,125.00	-129.60
GENERAL EXPENSES							

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Knox County Housing Authority
INCOME STATEMENT - AMP 3, Bluebell
August, 2017
Current Period

	Period PUM	Period Amt	Mo Budget	YTD PUM	Current YTD	YTD Budget	Variance
General Expenses							
10-1-000-006-4530.000 Term Leave Pay	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-006-4590.000 Other General	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-006-4595.000 Compensated Absences	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total General Expenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Payment In Lieu Of Taxes - PILOT Tax							
10-1-000-006-4520.000 Pay in lieu of Tax	24.20	1,234.13	1,665.83	25.77	6,572.39	8,329.15	-1,756.76
Total Payment In Lieu Of Taxes - PILOT	24.20	1,234.13	1,665.83	25.77	6,572.39	8,329.15	-1,756.76
Bad Debt Write-Offs - Tenant Rents							
10-1-000-006-4570.000 Collection Losses	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Bad Debt Write-Offs - Tenant Rents	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL OTHER GENERAL EXPENSES	24.20	1,234.13	1,665.83	25.77	6,572.39	8,329.15	-1,756.76
<u>INTEREST EXP & AMORTIZATION COST</u>							
Interest Expense							
Total Interest Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL INTEREST EXP & AMORT COST	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL OPERATING EXPENSE	396.99	20,246.68	21,731.93	380.73	97,085.56	108,659.65	-11,574.09
NET (REVENUE)/EXPENSE	8.84	450.67	3,136.10	9.74	-2,482.54	15,680.50	-18,163.04
<u>MISCELLANEOUS EXPENSE</u>							
Extraordinary & Casualty Expense							
10-1-000-006-4610.010 Extraordinary Labor	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-006-4610.020 Extraordinary Materials	0.00	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	0.00
Total Extraordinary Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-006-4620.010 Casualty Labor	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-006-4620.020 Casualty Materials	0.00	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	0.00
10-1-000-006-4620.040 Insur Proceeds	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Casualty Losses - Non-capitalized	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Depreciation Expense							
10-1-000-006-4800.000 Depreciation Exp BB	269.23	13,730.60	12,291.67	269.23	68,653.00	61,458.35	7,194.65
Total Depreciation Expense	269.23	13,730.60	12,291.67	269.23	68,653.00	61,458.35	7,194.65
TOTAL MISCELLANEOUS EXPENSES	269.23	13,730.60	12,291.67	269.23	68,653.00	61,458.35	7,194.65
TOTAL EXPENSES	278.06	14,181.27	15,427.77	259.49	66,170.46	77,138.85	-10,968.39
<u>OTHER FINANCING SOURCES (USES)</u>							
Operating/Reserve Transfers In/Out							
10-1-000-006-7010.000 Prov Oper Reserve	0.00	0.00	-3,136.08	0.00	0.00	-15,680.40	15,680.40
Total Operating/Reserve Transfers In/Out	0.00	0.00	-3,136.08	0.00	0.00	-15,680.40	15,680.40
TOTAL OTHER FINANCING SOURCES	0.00	0.00	-3,136.08	0.00	0.00	-15,680.40	15,680.40
EXCESS (REVENUE)/EXPENSE	278.06	14,181.27	12,291.69	259.49	66,170.46	61,458.45	4,712.01

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KNOX CO. HOUSING AUTHORITY A. H. P.
BRENTWOOD OPERATING STATEMENT
August, 2017
Current Period

	Period PUM	Period Amt	Mo Budget	YTD PUM	Current YTD	YTD Budget	Variance
BRENTWOOD							
PUM - Brentwood	1.00	72.00	72.00	1.00	360.00	360.00	0.00
OPERATING INCOME							
Rent Income							
60-1-000-000-5120.000 Rent - Brentwood	332.03	-23,906.00	-25,633.33	345.67	-124,441.00	-128,166.65	3,725.65
60-1-000-000-5125.000 PHA Rent	79.07	-5,693.00	-5,200.00	73.09	-26,313.00	-26,000.00	-313.00
60-1-000-000-5320.000 Rent Adjustments	2.11	-152.00	0.00	0.29	106.00	0.00	106.00
Total Rent Income	413.21	-29,751.00	-30,833.33	418.47	-150,648.00	-154,166.65	3,518.65
Vacancies Income							
60-1-000-000-5220.000 Vacancies - Brentwood	0.00	0.00	616.67	0.00	0.00	3,083.35	-3,083.35
Total Vacancies Income	0.00	0.00	616.67	0.00	0.00	3,083.35	-3,083.35
TOTAL RENT INCOME	413.21	-29,751.00	-30,216.66	418.47	-150,648.00	-151,083.30	435.30
Investment Income							
60-1-000-000-5410.000 Interest Income	2.71	-194.90	-75.00	2.58	-929.67	-375.00	-554.67
60-1-000-000-5420.000 Interst Sec Deposits	0.00	0.00	0.00	0.00	0.00	0.00	0.00
60-1-000-000-5440.000 Rep Res Interest	0.00	0.00	0.00	0.00	0.00	0.00	0.00
60-1-000-000-5500.000 Other Inc - HUD Int Crd	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Investment Income	2.71	-194.90	-75.00	2.58	-929.67	-375.00	-554.67
Other Income							
60-1-000-000-5900.000 Other Income	0.00	0.00	-16.67	0.00	0.00	-83.35	83.35
60-1-000-000-5910.000 Laundry Income	9.00	-648.12	-325.00	4.44	-1,596.99	-1,625.00	28.01
60-1-000-000-5920.000 Bad Check Charges	0.00	0.00	-8.33	0.06	-20.00	-41.65	21.65
60-1-000-000-5920.100 Deposits Forfeited	0.00	0.00	0.00	0.00	0.00	0.00	0.00
60-1-000-000-5922.000 Labor & Materials	10.03	-722.00	-425.00	8.73	-3,141.00	-2,125.00	-1,016.00
60-1-000-000-5923.000 Misc Charges	0.00	0.00	0.00	0.00	0.00	0.00	0.00
60-1-000-000-5925.000 Late Charges	1.17	-84.00	-166.67	1.76	-634.00	-833.35	199.35
60-1-000-000-5926.000 Violation Charges	0.00	0.00	0.00	1.12	-403.00	0.00	-403.00
60-1-000-000-5930.000 Retained HAP	0.00	0.00	0.00	0.00	0.00	0.00	0.00
60-1-000-000-5970.000 Excess Rent	0.00	0.00	0.00	0.00	0.00	0.00	0.00
60-1-000-000-5971.000 Excess Rent to HUD	0.00	0.00	0.00	0.00	0.00	0.00	0.00
60-1-000-000-5991.000 ECRM Grant Inc-BW	0.00	0.00	0.00	0.00	0.00	0.00	0.00
60-1-000-000-5991.100 ECRM Grant #2 Inc-BW	0.00	0.00	0.00	0.00	0.00	0.00	0.00
60-1-000-000-5992.000 Carver Center Grant-BW	0.00	0.00	0.00	0.00	0.00	0.00	0.00
60-1-000-000-5992.500 Late Charges	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Other Income	20.20	-1,454.12	-941.67	16.10	-5,794.99	-4,708.35	-1,086.64
TOTAL OPERATING INCOME	436.11	-31,400.02	-31,233.33	437.15	-157,372.66	-156,166.65	-1,206.01
OPERATING EXPENSE							
Administration							
Admin Salaries							
60-1-000-000-6310.000 Administrative Salaries	0.00	0.00	0.00	0.00	0.00	0.00	0.00
60-1-000-000-6310.500 Emp Benefit - Admin	0.00	0.00	0.00	0.00	0.00	0.00	0.00
60-1-000-000-6330.000 Manager Salaries	33.76	2,430.46	2,358.33	31.30	11,268.46	11,791.65	-523.19
60-1-000-000-6330.001 Salaries Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	0.00
60-1-000-000-6330.500 Manager's Benefits	10.86	781.81	833.33	10.29	3,704.90	4,166.65	-461.75
60-1-000-000-6330.501 Wellness Benefit-Admin	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Admin Salaries	44.61	3,212.27	3,191.66	41.59	14,973.36	15,958.30	-984.94

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KNOX CO. HOUSING AUTHORITY A. H. P.
BRENTWOOD OPERATING STATEMENT
August, 2017
Current Period

	Period PUM	Period Amt	Mo Budget	YTD PUM	Current YTD	YTD Budget	Variance
Admin Sundry							
60-1-000-000-6210.000 Admin. Advertisement	2.25	162.06	33.33	0.52	188.05	166.65	21.40
60-1-000-000-6250.000 Misc Renting Expense	2.83	204.00	125.00	1.70	612.00	625.00	-13.00
60-1-000-000-6311.000 Office Expense-Brent	1.32	95.04	166.67	0.67	240.59	833.35	-592.76
60-1-000-000-6311.050 Office Rental Expense	2.95	212.50	212.50	2.90	1,043.00	1,062.50	-19.50
60-1-000-000-6311.100 Phone/Internet Service	2.44	175.79	175.00	2.94	1,058.78	875.00	183.78
60-1-000-000-6311.150 IT Support	0.00	0.00	33.33	0.13	46.24	166.65	-120.41
60-1-000-000-6340.000 Legal	0.00	0.00	29.17	0.00	0.00	145.85	-145.85
60-1-000-000-6350.000 Audit	0.00	0.00	41.67	0.00	0.00	208.35	-208.35
60-1-000-000-6360.000 Training - Staff	0.00	0.00	83.33	1.52	546.37	416.65	129.72
60-1-000-000-6360.010 Training - Commiss	0.00	0.00	0.00	0.00	0.00	0.00	0.00
60-1-000-000-6365.000 Travel - Staff	0.76	54.57	133.33	1.17	422.15	666.65	-244.50
60-1-000-000-6365.010 Travel - Commissioners	0.00	0.00	0.00	0.00	0.00	0.00	0.00
60-1-000-000-6370.000 Bad Debt	1.89	-136.07	166.67	2.81	-1,012.05	833.35	-1,845.40
60-1-000-000-6380.000 Consulting Services	0.00	0.00	41.67	0.00	0.00	208.35	-208.35
60-1-000-000-6380.500 Translating/Interp Serv.	0.00	0.00	16.67	0.00	0.00	83.35	-83.35
60-1-000-000-6399.000 Other Administrative	0.00	0.00	66.67	0.00	0.00	333.35	-333.35
Total Admin Sundry	10.67	767.89	1,325.01	8.74	3,145.13	6,625.05	-3,479.92
TOTAL ADMINISTRATION	55.28	3,980.16	4,516.67	50.33	18,118.49	22,583.35	-4,464.86
FEE EXPENSE							
60-1-000-000-6320.000 Management Fees	68.05	4,899.69	4,782.17	70.02	25,208.55	23,910.85	1,297.70
60-1-000-000-6351.000 Bookkeeping Fees	8.63	621.00	540.00	8.88	3,195.00	2,700.00	495.00
60-1-000-000-6352.000 Computer Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Fee Expense	76.68	5,520.69	5,322.17	78.90	28,403.55	26,610.85	1,792.70
TOTAL FEES EXPENSES	76.68	5,520.69	5,322.17	78.90	28,403.55	26,610.85	1,792.70
UTILITIES							
60-1-000-000-6450.000 Utilites - Electric	9.78	703.91	500.00	5.68	2,046.11	2,500.00	-453.89
60-1-000-000-6451.000 Utilities - Water	0.00	0.00	800.00	7.50	2,698.50	4,000.00	-1,301.50
60-1-000-000-6452.000 Utilities - Gas	3.09	222.48	145.83	1.20	431.73	729.15	-297.42
60-1-000-000-6453.000 Utilities - Sewer	0.00	0.00	733.33	6.79	2,444.30	3,666.65	-1,222.35
Total Utilities	12.87	926.39	2,179.16	21.17	7,620.64	10,895.80	-3,275.16
TOTAL UTILITIES	12.87	926.39	2,179.16	21.17	7,620.64	10,895.80	-3,275.16
MAINTENANCE EXPENSES							
Maintenance Salaries							
60-1-000-000-6510.000 Maintenance Salaries	54.70	3,938.40	3,916.67	50.72	18,258.40	19,583.35	-1,324.95
60-1-000-000-6510.001 Salaries Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	0.00
60-1-000-000-6510.100 OT Maintenance	0.00	0.00	41.67	0.00	0.00	208.35	-208.35
60-1-000-000-6510.500 Maint. Employee Ben.	24.32	1,750.98	1,666.67	23.86	8,587.89	8,333.35	254.54
60-1-000-000-6510.501 Wellness Benefit - Maint	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Maintenance Salaries	79.02	5,689.38	5,625.01	74.57	26,846.29	28,125.05	-1,278.76
Maintenance Supplies							
60-1-000-000-6515.010 Garbage/Trash Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.00
60-1-000-000-6515.020 Heating/Cooling Supplies	3.86	277.80	70.83	0.83	297.43	354.15	-56.72
60-1-000-000-6515.030 Snow Removal Supplies	0.00	0.00	41.67	0.00	0.00	208.35	-208.35
60-1-000-000-6515.050 Lndscape/Grnd Supplies	0.39	27.96	162.50	0.62	222.13	812.50	-590.37
60-1-000-000-6515.070 Electrical Supplies	5.95	428.61	83.33	1.55	558.12	416.65	141.47

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KNOX CO. HOUSING AUTHORITY A. H. P.
BRENTWOOD OPERATING STATEMENT
August, 2017
Current Period

	Period PUM	Period Amt	Mo Budget	YTD PUM	Current YTD	YTD Budget	Variance
Surplus Adjustments							
60-1-000-000-6010.000 Prior Yr Adj - BW	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL SURPLUS ADJUSTMENTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Provision for Reserve							
60-1-000-000-7010.000 Provision For Reserve	0.00	0.00	-3,502.75	0.00	0.00	-17,513.75	17,513.75
Total Provision for Reserve	0.00	0.00	-3,502.75	0.00	0.00	-17,513.75	17,513.75
TOTAL PROVISION FOR RESERVE	0.00	0.00	-3,502.75	0.00	0.00	-17,513.75	17,513.75
Capital Expenditures							
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vandalism Expenditures							
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Transfers In/Out							
60-1-000-000-9111.000 Transfers In/Out	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Transfers In/Out	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL EXPENSES BEFORE DEPRECIATION	333.90	24,040.85	30,050.01	329.80	118,728.05	150,250.05	-31,522.00
NET REVENUE/EXPENSES (PROFIT)/LOSS	102.21	-7,359.17	-1,183.32	107.35	-38,644.61	-5,916.60	-32,728.01
Depreciation Expense							
60-1-000-000-6600.000 Depreciation Expense	87.61	6,308.17	5,291.67	87.61	31,540.85	26,458.35	5,082.50
Total Depreciation Expense	87.61	6,308.17	5,291.67	87.61	31,540.85	26,458.35	5,082.50
TOTAL DEPRECIATION EXPENSE	87.61	6,308.17	5,291.67	87.61	31,540.85	26,458.35	5,082.50
NET REVENUE/EXPENSE (PROFIT)/LOSS AFTER DEPRECIATION EXPENSE	14.60	-1,051.00	4,108.35	19.73	-7,103.76	20,541.75	-27,645.51
TOTAL BOND PAYMNET	22.14	1,593.81	0.00	22.30	8,027.53	0.00	8,027.53

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KNOX CO. HOUSING AUTHORITY A. H. P.
PRAIRIELAND OPERATING STATEMENT
August, 2017
Current Period

	Period PUM	Period Amt	Mo Budget	YTD PUM	Current YTD	YTD Budget	Variance
60-1-000-001-6330.000 Manager's Salaries	37.39	2,430.44	2,358.33	34.67	11,268.44	11,791.65	-523.21
60-1-000-001-6330.001 Salary - Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	0.00
60-1-000-001-6330.500 Manager's Benefits	12.03	781.76	833.33	11.40	3,704.63	4,166.65	-462.02
60-1-000-001-6330.501 Wellness Benefit-Admin	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Admin Salaries	49.42	3,212.20	3,191.66	46.07	14,973.07	15,958.30	-985.23
Admin Sundry							
60-1-000-001-6210.000 Admin. Advertisement	2.49	162.05	33.33	0.58	188.00	166.65	21.35
60-1-000-001-6250.000 Misc. Rent Expense	0.52	34.00	83.33	0.94	306.00	416.65	-110.65
60-1-000-001-6311.000 Office Expense-Prairie	2.54	164.98	166.67	0.94	304.49	833.35	-528.86
60-1-000-001-6311.050 Office Rental Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00
60-1-000-001-6311.100 Phone/Internet Service	2.70	175.76	175.00	3.26	1,058.63	875.00	183.63
60-1-000-001-6311.150 IT Support	0.00	0.00	33.33	0.14	46.24	166.65	-120.41
60-1-000-001-6340.000 Legal	0.00	0.00	29.17	0.00	0.00	145.85	-145.85
60-1-000-001-6350.000 Audit	0.00	0.00	41.67	0.00	0.00	208.35	-208.35
60-1-000-001-6350.500 Accounting Fee	0.00	0.00	108.33	0.00	0.00	541.65	-541.65
60-1-000-001-6360.000 Training - Staff	0.00	0.00	125.00	1.68	546.37	625.00	-78.63
60-1-000-001-6360.010 Training - Commiss	0.00	0.00	0.00	0.00	0.00	0.00	0.00
60-1-000-001-6365.000 Travel - Staff	0.84	54.57	133.33	1.30	422.06	666.65	-244.59
60-1-000-001-6365.010 Travel - Commissioners	0.00	0.00	0.00	0.00	0.00	0.00	0.00
60-1-000-001-6370.000 Bad Debt	0.00	0.00	291.67	4.08	-1,325.00	1,458.35	-2,783.35
60-1-000-001-6380.000 Consulting Services	0.00	0.00	41.67	0.00	0.00	208.35	-208.35
60-1-000-001-6380.500 Translating/Interp Serv.	0.00	0.00	16.67	0.00	0.00	83.35	-83.35
60-1-000-001-6399.000 Other Administrative	0.00	0.00	166.67	0.00	0.00	833.35	-833.35
Total Admin Sundry	9.10	591.36	1,445.84	4.76	1,546.79	7,229.20	-5,682.41
TOTAL ADMINISTRATION	58.52	3,803.56	4,637.50	50.83	16,519.86	23,187.50	-6,667.64
FEE EXPENSE							
60-1-000-001-6320.000 Management Fees	71.01	4,615.65	4,615.67	70.35	22,865.22	23,078.35	-213.13
60-1-000-001-6351.000 Bookkeeping Fees	9.00	585.00	487.50	8.92	2,898.00	2,437.50	460.50
60-1-000-001-6352.000 Computer Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Fee Expense	80.01	5,200.65	5,103.17	79.27	25,763.22	25,515.85	247.37
TOTAL FEES EXPENSES	80.01	5,200.65	5,103.17	79.27	25,763.22	25,515.85	247.37
UTILITIES							
60-1-000-001-6450.000 Utilities Electric	13.27	862.86	458.33	6.29	2,044.02	2,291.65	-247.63
60-1-000-001-6451.000 Utilities Water	36.35	2,362.68	791.67	9.80	3,186.03	3,958.35	-772.32
60-1-000-001-6452.000 Utilities Gas	2.80	181.96	140.00	1.15	374.84	700.00	-325.16
60-1-000-001-6453.000 Utilities Sewer	34.97	2,272.88	758.33	9.40	3,054.08	3,791.65	-737.57
Total Utilities	87.39	5,680.38	2,148.33	26.64	8,658.97	10,741.65	-2,082.68
TOTAL UTILITIES	87.39	5,680.38	2,148.33	26.64	8,658.97	10,741.65	-2,082.68
MAINTENANCE EXPENSES							
Maintenance Salaries							
60-1-000-001-6510.000 Maintenance Salaries	60.59	3,938.40	3,916.67	56.18	18,258.40	19,583.35	-1,324.95
60-1-000-001-6510.001 Salaries Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	0.00
60-1-000-001-6510.100 OT Maintenance	0.00	0.00	41.67	0.00	0.00	208.35	-208.35
60-1-000-001-6510.500 Maint. Employee Ben.	26.94	1,750.79	1,666.67	26.42	8,587.04	8,333.35	253.69
60-1-000-001-6510.501 Wellness Benefit - Maint	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Maintenance Salaries	87.53	5,689.19	5,625.01	82.60	26,845.44	28,125.05	-1,279.61

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KNOX CO. HOUSING AUTHORITY A. H. P.
PRAIRIELAND OPERATING STATEMENT
August, 2017
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	Period PUM	Period Amt	Mo Budget	YTD PUM	Current YTD	YTD Budget	Variance
Maintenance Supplies							
60-1-000-001-6515.010 Garbage/Trash Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.00
60-1-000-001-6515.020 Heating/Cooling Supplies	0.84	54.84	100.00	0.34	109.55	500.00	-390.45
60-1-000-001-6515.030 Snow Removal Supplies	0.00	0.00	45.83	0.00	0.00	229.15	-229.15
60-1-000-001-6515.050 Lndscape/Grnd Supplies	1.41	91.59	150.00	3.52	1,144.56	750.00	394.56
60-1-000-001-6515.070 Electrical Supplies	1.42	92.36	116.67	0.70	226.52	583.35	-356.83
60-1-000-001-6515.080 Plumbing Supplies	2.03	131.96	183.33	0.57	183.64	916.65	-733.01
60-1-000-001-6515.100 Janitorial Supplies	0.84	54.49	83.33	0.32	102.77	416.65	-313.88
60-1-000-001-6515.110 Routine Maint. Supplies	7.25	471.28	625.00	2.45	796.23	3,125.00	-2,328.77
60-1-000-001-6515.114 Painting Supplies - PL	5.69	369.74	125.00	1.89	613.83	625.00	-11.17
60-1-000-001-6515.115 Refrigerators	0.00	0.00	79.17	0.00	0.00	395.85	-395.85
60-1-000-001-6515.116 Stoves	0.00	0.00	100.00	0.00	0.00	500.00	-500.00
60-1-000-001-6515.120 Other Misc. Supplies	4.87	316.24	83.33	2.04	662.69	416.65	246.04
Total Maintenance Supplies	24.35	1,582.50	1,691.66	11.81	3,839.79	8,458.30	-4,618.51
Maintenance Contracts							
60-1-000-001-6516.000 Interior Repr/Repl-PL	0.00	0.00	0.00	0.00	0.00	0.00	0.00
60-1-000-001-6516.200 Carpet Repr/Repl-PL	0.00	0.00	0.00	0.00	0.00	0.00	0.00
60-1-000-001-6520.010 Garbage/Trash Contract	10.75	699.00	725.00	10.86	3,528.00	3,625.00	-97.00
60-1-000-001-6520.020 Heat/Cool Contract	0.00	0.00	50.00	0.45	147.43	250.00	-102.57
60-1-000-001-6520.030 Snow Removal Contract	0.00	0.00	125.00	0.00	0.00	625.00	-625.00
60-1-000-001-6520.050 Landscape&Grnds Cont	0.00	0.00	100.00	0.31	100.00	500.00	-400.00
60-1-000-001-6520.070 Electrical Contract	0.00	0.00	16.67	0.00	0.00	83.35	-83.35
60-1-000-001-6520.080 Plumbing Contract	0.00	0.00	33.33	0.55	180.00	166.65	13.35
60-1-000-001-6520.090 Extermin Contract	0.00	0.00	141.67	1.30	423.72	708.35	-284.63
60-1-000-001-6520.100 Janitorial	0.00	0.00	91.67	0.11	34.99	458.35	-423.36
60-1-000-001-6520.110 Routine Main. Contract	0.92	60.00	50.00	0.48	155.39	250.00	-94.61
60-1-000-001-6520.111 Carpet Repr/Repl Cont.	0.00	0.00	500.00	0.00	0.00	2,500.00	-2,500.00
60-1-000-001-6520.120 Other Misc. Contracts	0.00	0.00	83.33	8.90	2,893.01	416.65	2,476.36
Total Maintenance Contracts	11.68	759.00	1,916.67	22.96	7,462.54	9,583.35	-2,120.81
TOTAL MAINTENANCE	123.55	8,030.69	9,233.34	117.38	38,147.77	46,166.70	-8,018.93
Taxes & Insurance Expense							
60-1-000-001-6710.000 PILOT - Real Estate Tax	16.82	1,093.18	1,210.67	18.76	6,097.60	6,053.35	44.25
60-1-000-001-6720.000 Prpoerty Insurance	10.40	676.08	656.67	10.40	3,380.40	3,283.35	97.05
60-1-000-001-6720.500 Equipment Insurance	0.64	41.29	50.00	0.64	206.45	250.00	-43.55
60-1-000-001-6721.000 Liability Insurance	2.44	158.83	164.00	2.44	794.15	820.00	-25.85
60-1-000-001-6721.500 PE & PO Insuranace	1.13	73.27	83.33	1.13	366.35	416.65	-50.30
60-1-000-001-6722.000 Work Comp Insurance	3.36	218.40	222.00	3.36	1,092.00	1,110.00	-18.00
60-1-000-001-6722.500 Auto Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00
60-1-000-001-6724.000 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00
60-1-000-001-6790.000 Other General Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00
60-1-000-001-6795.000 Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Taxes & Insurance Expense	34.79	2,261.05	2,386.67	36.73	11,936.95	11,933.35	3.60
TOTAL TAXES & INSURANCE EXPENSE	34.79	2,261.05	2,386.67	36.73	11,936.95	11,933.35	3.60
Financial Expenses							
60-1-000-001-6810.000 Interest Payable	35.29	2,293.69	2,333.33	35.11	11,409.97	11,666.65	-256.68
60-1-000-001-6860.000 Sec Dep Int	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Financial Expenses	35.29	2,293.69	2,333.33	35.11	11,409.97	11,666.65	-256.68

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KNOX CO. HOUSING AUTHORITY A. H. P.
PRAIRIELAND OPERATING STATEMENT
August, 2017
Current Period

	Period PUM	Period Amt	Mo Budget	YTD PUM	Current YTD	YTD Budget	Variance
TOTAL FINANCIAL EXPENSES	35.29	2,293.69	2,333.33	35.11	11,409.97	11,666.65	-256.68
Amortization Expense							
Total Amortization Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL AMORTIZATION EXPENSE	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Surplus Adjustments							
60-1-000-001-6010.000 Prior Yr Adj - PL	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL SURPLUS ADJUSTMENTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Provision for Reserve							
60-1-000-001-7010.000 Provision For Reserve	0.00	0.00	89.75	0.00	0.00	448.75	-448.75
Total Provision for Reserve	0.00	0.00	89.75	0.00	0.00	448.75	-448.75
TOTAL PROVISION FOR REVENUE	0.00	0.00	89.75	0.00	0.00	448.75	-448.75
Capital Expenditures							
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vandalism Expenditures							
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Transfers In/Out							
60-1-000-001-9111.000 Transfers In/Out	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Transfers In/Out	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL EXPENSES BEFORE DEPRECIATION	419.54	27,270.02	25,932.09	345.96	112,436.74	129,660.45	-17,223.71
NET REVENUE/EXPENSES (PROFIT)/LOSS	18.22	-1,184.48	-1,166.66	76.35	-24,812.98	-5,833.30	-18,979.68
Depreciation Expense							
60-1-000-001-6600.000 Depreciation Expense	104.46	6,789.88	6,375.00	104.46	33,949.40	31,875.00	2,074.40
Total Depreciation Expense	104.46	6,789.88	6,375.00	104.46	33,949.40	31,875.00	2,074.40
TOTAL DEPRECIATION EXPENSE	104.46	6,789.88	6,375.00	104.46	33,949.40	31,875.00	2,074.40
NET REVENUE/EXPENSE (PROFIT)/LOSS AFTER DEPRECIATION EXPENSE	86.24	5,605.40	5,208.34	28.11	9,136.42	26,041.70	-16,905.28
TOTAL BOND PAYMENT	24.52	1,593.81	0.00	24.70	8,027.53	0.00	8,027.53

Date:
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HCV OPERATING STATEMENT

August, 2017
Current Period

	Period PUM	Period Amt	Mo Budget	YTD PUM	Current YTD	YTD Budget	Variance
HCV OPERATING STATEMENT							
Total PUM (including Port Outs)	1.00	280.00	280.00	1.00	1,400.00	1,400.00	0.00
ADMIN OPERATING INCOME							
Interest Income							
30-1-000-000-3300.000 Int Reserve	0.25	-70.53	-12.50	0.24	-342.29	-62.50	-279.79
Surplus-Admin							
30-1-000-000-3610.000 Interest Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Interest Income	0.25	-70.53	-12.50	0.24	-342.29	-62.50	-279.79
Other Income							
30-1-000-000-3300.010 Inc - Portable	0.00	0.00	0.00	0.00	0.00	0.00	0.00
30-1-000-000-3300.100 Fraud Recovery - Admin	0.29	81.00	-333.33	1.18	-1,657.90	-1,666.65	8.75
30-1-000-000-3300.170 Admin Fees Port	0.00	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	0.00
30-1-000-000-3690.100 Other Income - Admin	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Other Income	0.29	81.00	-333.33	1.18	-1,657.90	-1,666.65	8.75
Admin Fee Subsidy							
30-1-000-000-8026.500 Admin Fee Rec Curr Yr	29.27	-8,196.00	-8,333.33	29.19	-40,863.00	-41,666.65	803.65
30-1-000-000-8026.501 Admin Fee - 2009 HAP	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Admin Fee Subsidy	29.27	-8,196.00	-8,333.33	29.19	-40,863.00	-41,666.65	803.65
TOTAL ADMIN OPERATING INCOME	29.23	-8,185.53	-8,679.16	30.62	-42,863.19	-43,395.80	532.61
ADMIN OPERATING EXPENSE							
Admin Salaries							
30-1-000-000-4110.000 Admin Salaries	17.67	4,948.34	4,895.83	16.39	22,942.34	24,479.15	-1,536.81
30-1-000-000-4110.001 Salaries Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	0.00
30-1-000-000-4110.010 Salaries-Homeownership	0.00	0.00	0.00	0.00	0.00	0.00	0.00
30-1-000-000-4110.500 Emp Benefit - Admin	6.87	1,924.42	2,083.33	6.63	9,288.75	10,416.65	-1,127.90
30-1-000-000-4110.510 Benefits - H.O.	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Admin Salaries	24.55	6,872.76	6,979.16	23.02	32,231.09	34,895.80	-2,664.71
Fee Expense							
30-1-000-000-4120.100 Management Fees	8.14	2,280.00	2,220.00	8.14	11,400.00	11,100.00	300.00
30-1-000-000-4120.300 Bookkeep. Fees	5.09	1,425.00	1,387.50	5.09	7,125.00	6,937.50	187.50
Total Fees Expense	13.23	3,705.00	3,607.50	13.23	18,525.00	18,037.50	487.50
Admin Sundry & w/o Sundry							
30-1-000-000-4130.000 Legal Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00
30-1-000-000-4140.000 Training - Staff	0.80	224.00	250.00	0.74	1,036.53	1,250.00	-213.47
30-1-000-000-4150.000 Travel - Staff	0.00	0.00	20.83	0.00	0.00	104.15	-104.15
30-1-000-000-4160.000 Publications	0.00	0.00	0.00	0.00	0.00	0.00	0.00
30-1-000-000-4160.300 Consulting Services	0.00	0.00	125.00	0.00	0.00	625.00	-625.00
30-1-000-000-4160.500 Translating/Interp Serv.	0.00	0.00	20.83	0.00	0.00	104.15	-104.15
30-1-000-000-4170.000 Accounting Fee	0.00	0.00	0.00	0.00	0.00	0.00	0.00
30-1-000-000-4171.000 Audit Fee	0.00	0.00	58.33	0.00	0.00	291.65	-291.65
30-1-000-000-4180.000 Telephone	0.14	38.48	50.00	0.14	199.00	250.00	-51.00
30-1-000-000-4190.000 Other Sundry	0.59	165.28	83.33	0.32	452.21	416.65	35.56
30-1-000-000-4190.100 Postage	0.61	169.81	166.67	0.65	913.94	833.35	80.59
30-1-000-000-4190.200 Inspections	0.43	120.00	125.00	0.26	360.00	625.00	-265.00

Date:

HCV OPERATING STATEMENT

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August, 2017
Current Period

	Period PUM	Period Amt	Mo Budget	YTD PUM	Current YTD	YTD Budget	Variance
30-1-000-000-4190.400 Pinting/Printers	0.00	0.00	41.67	0.00	0.00	208.35	-208.35
30-1-000-000-4190.401 Printing Supplies	0.00	0.00	41.67	0.00	0.00	208.35	-208.35
30-1-000-000-4190.550 Computers	0.00	0.00	8.33	0.00	0.00	41.65	-41.65
30-1-000-000-4190.800 Internet Services	0.00	0.00	0.00	0.00	0.00	0.00	0.00
30-1-000-000-4190.850 IT Support	0.00	0.00	25.00	0.00	0.00	125.00	-125.00
30-1-000-000-4190.950 Background Verification	0.00	0.00	25.00	0.01	15.54	125.00	-109.46
Total Admin Sundry & w/o Sundry	2.56	717.57	1,041.66	2.13	2,977.22	5,208.30	-2,231.08
TOTAL ADMIN EXPENSE	40.34	11,295.33	11,628.32	38.38	53,733.31	58,141.60	-4,408.29
General Expense							
30-1-000-000-4400.000 Maint & Operation	0.00	0.00	0.00	0.08	107.50	0.00	107.50
30-1-000-000-4510.000 Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00
30-1-000-000-4510.025 PE & PO Insurance	0.32	90.88	91.67	0.32	454.40	458.35	-3.95
30-1-000-000-4510.030 Work Comp Insurance	0.75	209.50	210.42	0.75	1,047.50	1,052.10	-4.60
30-1-000-000-4510.035 Auto Insurance	0.19	52.25	54.17	0.19	261.25	270.85	-9.60
30-1-000-000-4510.040 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00
30-1-000-000-4530.000 Term Leave Pay	0.00	0.00	0.00	0.00	0.00	0.00	0.00
30-1-000-000-4540.000 Employee Benefits	0.00	0.00	0.00	0.00	0.00	0.00	0.00
30-1-000-000-4570.100 Collection Loss Admin	0.00	0.00	83.33	0.74	-1,035.25	416.65	-1,451.90
30-1-000-000-4590.000 Other General Exp	0.00	0.00	0.00	0.00	0.00	0.00	0.00
30-1-000-000-4590.010 Admin Gen Exp-Port	0.86	240.31	166.67	0.71	995.57	833.35	162.22
30-1-000-000-4595.000 Compensated Absences	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total General Expense	2.12	592.94	606.26	1.31	1,830.97	3,031.30	-1,200.33
TOTAL GENERAL EXPENSE	2.12	592.94	606.26	1.31	1,830.97	3,031.30	-1,200.33
Surplus Adjustments							
30-1-000-000-6010.000 Prior Yr Adj - ARR	0.00	0.00	0.00	0.00	0.00	0.00	0.00
30-1-000-000-6020.000 Prior Yr Adj - NARR	0.00	0.00	0.00	0.00	0.00	0.00	0.00
30-1-000-000-6120.000 Gain/Loss-Nonex Eq	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Provision for Reserve							
30-1-000-000-7016.000 Prov for Oper Rsrve	0.00	0.00	0.00	0.00	0.00	0.00	0.00
30-1-000-000-7027.000 Prov for Proj Rsrve	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Provision for Reserve	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Capital Expenditures							
30-1-000-000-7520.000 Replace Nonexp Eq	0.00	0.00	0.00	0.00	0.00	0.00	0.00
30-1-000-000-7530.000 Rcpts Nonex Eq NR	0.00	0.00	0.00	0.00	0.00	0.00	0.00
30-1-000-000-7540.010 Labor	0.00	0.00	0.00	0.00	0.00	0.00	0.00
30-1-000-000-7540.020 Materials	0.00	0.00	0.00	0.00	0.00	0.00	0.00
30-1-000-000-7540.030 NonExp Equipment	0.00	0.00	0.00	0.00	0.00	0.00	0.00
30-1-000-000-7540.040 Contract Costs	0.00	0.00	0.00	0.00	0.00	0.00	0.00
30-1-000-000-7590.000 Oper Exp Prop Contra	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Depreciation Expense							
30-1-000-000-4800.000 Dpreciation Expense	0.03	9.37	18.75	0.03	46.85	93.75	-46.90
Total Depreciation Expense	0.03	9.37	18.75	0.03	46.85	93.75	-46.90
TOTAL ADMIN EXPENSES	42.49	11,897.64	12,253.33	39.72	55,611.13	61,266.65	-5,655.52
ADMIN (Profit)/Loss w/ Depreciation	13.26	3,712.11	3,574.17	9.11	12,747.94	17,870.85	-5,122.91

Date:
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HCV OPERATING STATEMENT

August, 2017
Current Period

	Period PUM	Period Amt	Mo Budget	YTD PUM	Current YTD	YTD Budget	Variance
HAP OPERATING STATEMENT							
HAP INCOME							
30-1-000-000-3300.200 Fraud Recovery - HAP	0.29	81.00	-333.33	1.18	-1,657.90	-1,666.65	8.75
30-1-000-000-3300.500 Int Reserve Surplus-HAP	0.00	0.00	-8.33	0.00	0.00	-41.65	41.65
30-1-000-000-8026.000 Ann Contr-Cur Yr	226.72	-63,482.00	-54,831.08	228.50	-319,903.00	-274,155.40	-45,747.60
30-1-000-000-8027.000 Ann Contr - Pr Yr	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Income	226.43	-63,401.00	-55,172.74	229.69	-321,560.90	-275,863.70	-45,697.20
TOTAL HAP INCOME	226.43	-63,401.00	-55,172.74	229.69	-321,560.90	-275,863.70	-45,697.20
HAP EXPENSES							
30-1-000-000-4715.010 HAP-Occupied Units	213.51	59,784.00	58,333.33	216.40	302,953.00	291,666.65	11,286.35
30-1-000-000-4715.015 HAP Mid Month Lease	0.00	0.00	0.00	0.00	0.00	0.00	0.00
30-1-000-000-4715.020 HAP-Repayments	0.00	0.00	0.00	0.00	0.00	0.00	0.00
30-1-000-000-4715.021 HAP-FraudRepay-HUD	0.00	0.00	0.00	0.00	0.00	0.00	0.00
30-1-000-000-4715.030 HAP-Port Ins	0.00	0.00	0.00	0.00	0.00	0.00	0.00
30-1-000-000-4715.040 HAP-Util Payments	6.79	1,902.00	1,666.67	7.01	9,810.00	8,333.35	1,476.65
30-1-000-000-4715.050 HAP-Homeownership	0.00	0.00	333.33	0.00	0.00	1,666.65	-1,666.65
30-1-000-000-4715.070 HAP-Portable	21.87	6,123.00	2,500.00	19.28	26,986.00	12,500.00	14,486.00
30-1-000-000-4715.080 HAP Hard to House	0.00	0.00	0.00	0.00	0.00	0.00	0.00
30-1-000-000-4718.000 HAP-Escrow Certs	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total HAP Expenses	242.18	67,809.00	62,833.33	242.68	339,749.00	314,166.65	25,582.35
TOTAL HAP EXPENSE	242.18	67,809.00	62,833.33	242.68	339,749.00	314,166.65	25,582.35
General Expenses							
30-1-000-000-4570.200 Collection Loss HUD	0.00	0.00	83.33	0.74	-1,035.25	416.65	-1,451.90
Total General Expenses	0.00	0.00	83.33	0.74	-1,035.25	416.65	-1,451.90
TOTAL GENERAL HAP EXPENSES	0.00	0.00	83.33	0.74	-1,035.25	416.65	-1,451.90
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	0.00
Total Prior Year Adj HAP	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL HAP EXPENSES	242.18	67,809.00	62,916.66	241.94	338,713.75	314,583.30	24,130.45
Remaining HAP to/from Reserve	15.74	4,408.00	7,743.92	12.25	17,152.85	38,719.60	-21,566.75

Knox County Housing Authority
BOARD - COCC CASH FLOW STATEMENT
August 31, 2017

COCC - OPERATING STATEMENT	Current Period	Period Budget	Current Year	Year To Date Bud	Variance	Year Budget
OPERATING INCOME						
Total Operating Income	51,117.38	57,256.00	256,538.98	286,280.00	-29,741.02	687,072.00
TOTAL OPERATING INCOME	51,117.38	57,256.00	256,538.98	286,280.00	-29,741.02	687,072.00
OPERATING EXPENSE						
Total Administration Expenses	41,467.12	44,179.15	209,565.00	220,895.75	-11,330.75	530,150.00
Total Tenant Services	0.00	0.00	0.00	0.00	0.00	0.00
Total Utilities Expenses	123.21	495.84	-3,007.18	2,479.20	-5,486.38	5,950.00
Total Maintenance Expenses	332.21	645.83	841.47	3,229.15	-2,387.68	7,750.00
General Expense	1,285.52	1,391.67	6,427.60	6,958.35	-530.75	16,700.00
TOTAL ROUTINE OPERATING EXPENSES	43,208.06	46,712.49	213,826.89	233,562.45	-19,735.56	560,550.00
Total Non-Routine Expense	0.00	0.00	0.00	0.00	0.00	0.00
Total Other Credit & Charges	0.00	0.00	0.00	0.00	0.00	0.00
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	0.00
Total Prov. for Operating Reserve	0.00	10,543.50	0.00	52,717.50	-52,717.50	126,522.00
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	0.00
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL OPERATING EXPENSES	43,208.06	57,255.99	213,826.89	286,279.95	-72,453.06	687,072.00
NET REVENUE/-EXPENSE PROFIT/-LOSS						
	7,909.32	0.01	42,712.09	0.05	42,712.04	0.00
Total Depreciation Expense						
	49.83	152.08	249.15	760.40	-511.25	1,825.00
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	7,859.49	-152.07	42,462.94	-760.35	43,223.29	-1,825.00

Knox County Housing Authority
BOARD - AMP001 CASH FLOW STATEMENT
August 31, 2017

MOON TOWERS - OPERATING STATEMENT	Current Period	Period Budget	Current Year	Year To Date Bud	Variance	Year Budget
OPERATING INCOME						
Total Operating Income	61,855.15	57,264.61	323,285.93	286,323.05	36,962.88	687,175.00
TOTAL OPERATING INCOME	61,855.15	57,264.61	323,285.93	286,323.05	36,962.88	687,175.00
OPERATING EXPENSE						
Total Administration Expenses	24,124.49	25,059.92	120,492.19	125,299.60	-4,807.41	300,719.00
Total Tenant Services	17.96	93.74	582.87	468.70	114.17	1,125.00
Total Utilities Expenses	9,677.40	7,916.67	26,076.70	39,583.35	-13,506.65	95,000.00
Total Maintenance Expenses	31,988.58	22,060.42	127,927.64	110,302.10	17,625.54	264,725.00
General Expense	6,206.64	8,254.18	32,367.53	41,270.90	-8,903.37	99,050.00
TOTAL ROUTINE OPERATING EXPENSES	72,015.07	63,384.93	307,446.93	316,924.65	-9,477.72	760,619.00
Total Non-Routine Expense	0.00	0.00	0.00	0.00	0.00	0.00
Total Other Credit & Charges	0.00	0.00	0.00	0.00	0.00	0.00
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	0.00
Total Prov. for Operating Reserve	0.00	-6,120.33	0.00	-30,601.65	30,601.65	-73,444.00
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	0.00
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL OPERATING EXPENSES	72,015.07	57,264.60	307,446.93	286,323.00	21,123.93	687,175.00
NET REVENUE/EXPENSE PROFIT/-LOSS	-10,159.92	0.01	15,839.00	0.05	15,838.95	0.00
Total Depreciation Expense						
Total Depreciation Expense	28,257.74	33,333.33	141,288.70	166,666.65	-25,377.95	400,000.00
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	-38,417.66	-33,333.32	-125,449.70	-166,666.60	41,216.90	-400,000.00

Knox County Housing Authority
BOARD - AMP002 CASH FLOW STATEMENT
August 31, 2017

FAMILY - OPERATING STATEMENT	Current Period	Period Budget	Current Year	Year To Date Bud	Variance	Year Budget
OPERATING INCOME						
Total Operating Income	82,716.90	77,999.98	411,918.11	389,999.90	21,918.21	936,000.00
TOTAL OPERATING INCOME	82,716.90	77,999.98	411,918.11	389,999.90	21,918.21	936,000.00
OPERATING EXPENSE						
Total Administration Expenses	29,863.09	32,758.57	151,469.31	163,792.85	-12,323.54	393,103.00
Total Tenant Services	1,019.99	845.83	4,166.05	4,229.15	-63.10	10,150.00
Total Utilities Expenses	875.75	2,329.17	-2,208.59	11,645.85	-13,854.44	27,950.00
Total Maintenance Expenses	43,027.27	43,229.17	181,869.74	216,145.85	-34,276.11	518,750.00
General Expense	6,018.88	9,185.00	23,777.34	45,925.00	-22,147.66	110,220.00
TOTAL ROUTINE OPERATING EXPENSES	80,804.98	88,347.74	359,073.85	441,738.70	-82,664.85	1,060,173.00
Total Non-Routine Expense	0.00	0.00	0.00	0.00	0.00	0.00
Total Other Credit & Charges	0.00	0.00	0.00	0.00	0.00	0.00
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	0.00
Total Prov. for Operating Reserve	0.00	-10,347.75	0.00	-51,738.75	51,738.75	-124,173.00
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	0.00
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL OPERATING EXPENSES	80,804.98	77,999.99	359,073.85	389,999.95	-30,926.10	936,000.00
NET REVENUE/EXPENSE PROFIT/-LOSS	1,911.92	-0.01	52,844.26	-0.05	52,844.31	0.00
Total Depreciation Expense	22,181.52	27,083.33	110,907.60	135,416.65	-24,509.05	325,000.00
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	-20,269.60	-27,083.34	-58,063.34	-135,416.70	77,353.36	-325,000.00

Knox County Housing Authority
BOARD - AMP003 CASH FLOW STATEMENT
August 31, 2017

BLUEBELL - OPERATING STATEMENT	Current Period	Period Budget	Current Year	Year To Date Bud	Variance	Year Budget
OPERATING INCOME						
Total Operating Income	19,796.01	18,595.83	99,568.10	92,979.15	6,588.95	223,150.00
TOTAL OPERATING INCOME	19,796.01	18,595.83	99,568.10	92,979.15	6,588.95	223,150.00
OPERATING EXPENSE						
Total Administration Expenses	10,194.69	10,209.84	48,931.29	51,049.20	-2,117.91	122,518.00
Total Tenant Services	0.00	20.83	239.76	104.15	135.61	250.00
Total Utilities Expenses	2,084.68	2,083.34	5,157.12	10,416.70	-5,259.58	25,000.00
Total Maintenance Expenses	5,534.10	6,527.09	30,189.60	32,635.45	-2,445.85	78,325.00
General Expense	2,433.21	2,890.83	12,567.79	14,454.15	-1,886.36	34,690.00
TOTAL ROUTINE OPERATING EXPENSES	20,246.68	21,731.93	97,085.56	108,659.65	-11,574.09	260,783.00
Total Non-Routine Expense	0.00	0.00	0.00	0.00	0.00	0.00
Total Other Credit & Charges	0.00	0.00	0.00	0.00	0.00	0.00
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	0.00
Total Prov. for Operating Reserve	0.00	-3,136.08	0.00	-15,680.40	15,680.40	-37,633.00
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	0.00
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL OPERATING EXPENSES	20,246.68	18,595.85	97,085.56	92,979.25	4,106.31	223,150.00
NET REVENUE/EXPENSE PROFIT/-LOSS	-450.67	-0.02	2,482.54	-0.10	2,482.64	0.00
Total Depreciation Expense						
Total Depreciation Expense	13,730.60	12,291.67	68,653.00	61,458.35	7,194.65	147,500.00
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	-14,181.27	-12,291.69	-66,170.46	-61,458.45	-4,712.01	-147,500.00

Knox County Housing Authority
BOARD - LOW RENT CASH FLOW STATEMENT
August 31, 2017

COCC, MT, FAMILY, BB COMBINED OS	Current Period	Period Budget	Current Year	Year To Date Bud	Variance	Year Budget
OPERATING INCOME						
Total Operating Income	215,485.44	211,116.42	1,091,311.12	1,055,582.10	35,729.02	2,533,397.00
TOTAL OPERATING INCOME	215,485.44	211,116.42	1,091,311.12	1,055,582.10	35,729.02	2,533,397.00
OPERATING EXPENSE						
Total Administration Expenses	105,649.39	112,207.48	530,457.79	561,037.40	-30,579.61	1,346,490.00
Total Tenant Services	1,037.95	960.40	4,988.68	4,802.00	186.68	11,525.00
Total Utilities Expenses	12,761.04	12,825.02	26,018.05	64,125.10	-38,107.05	153,900.00
Total Maintenance Expenses	80,882.16	72,462.51	340,828.45	362,312.55	-21,484.10	869,550.00
General Expense	15,944.25	21,721.68	75,140.26	108,608.40	-33,468.14	260,660.00
TOTAL ROUTINE OPERATING EXPENSES	216,274.79	220,177.09	977,433.23	1,100,885.45	-123,452.22	2,642,125.00
Total Non-Routine Expense	0.00	0.00	0.00	0.00	0.00	0.00
Total Other Credit & Charges	0.00	0.00	0.00	0.00	0.00	0.00
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	0.00
Total Prov. for Operating Reserve	0.00	-9,060.66	0.00	-45,303.30	45,303.30	-108,728.00
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	0.00
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL OPERATING EXPENSES	216,274.79	211,116.43	977,433.23	1,055,582.15	-78,148.92	2,533,397.00
NET REVENUE/EXPENSE PROFIT/-LOSS						
	-789.35	-0.01	113,877.89	-0.05	113,877.94	0.00
Total Depreciation Expense						
Total Depreciation Expense	64,219.69	72,860.41	321,098.45	364,302.05	-43,203.60	874,325.00
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	-65,009.04	-72,860.42	-207,220.56	-364,302.10	157,081.54	-874,325.00

Knox County Housing Authority
BOARD - BRENTWOOD CASH FLOW STATEMENT
August 31, 2017

BRENTWOOD - OPERATING STATEMENT	Current Period	Period Budget	Current Year	Year To Date Bud	Variance	Year Budget
OPERATING INCOME						
Total Operating Income	31,400.02	31,233.33	157,372.66	156,166.65	1,206.01	374,800.00
TOTAL OPERATING INCOME	31,400.02	31,233.33	157,372.66	156,166.65	1,206.01	374,800.00
OPERATING EXPENSE						
Total Administration Expenses	3,980.16	4,516.67	18,118.49	22,583.35	-4,464.86	54,200.00
Total Fee Expenses	5,520.69	5,322.17	28,403.55	26,610.85	1,792.70	63,866.00
Total Utilities Expenses	926.39	2,179.16	7,620.64	10,895.80	-3,275.16	26,150.00
Total Maintenance Expenses	8,692.58	16,562.92	40,093.47	82,814.60	-42,721.13	198,755.00
Total Taxes & Insurance Expense	2,627.34	2,638.51	13,081.92	13,192.55	-110.63	31,662.00
Total Financial Expenses	2,293.69	2,333.33	11,409.98	11,666.65	-256.67	28,000.00
TOTAL ROUTINE OPERATING EXPENSE	24,040.85	33,552.76	118,728.05	167,763.80	-49,035.75	402,633.00
Total Amortization Expense	0.00	0.00	0.00	0.00	0.00	0.00
Total Provision for Reserve	0.00	-3,502.75	0.00	-17,513.75	17,513.75	-42,033.00
Total Capital Expenditures	0.00	-3,502.75	0.00	-17,513.75	17,513.75	-42,033.00
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	0.00
Total Transfers In/Out	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL ALL EXPENSES BEFORE DEPRECIATION	24,040.85	30,050.01	118,728.05	150,250.05	-31,522.00	360,600.00
NET REVENUE PROFIT/-LOSS						
	7,359.17	1,183.32	38,644.61	5,916.60	32,728.01	14,200.00
Total Depreciation Expense	6,308.17	5,291.67	31,540.85	26,458.35	5,082.50	63,500.00
NET REVENUE w/Depreciation PROFIT/-LOSS	1,051.00	-4,108.35	7,103.76	-20,541.75	27,645.51	-49,300.00

Knox County Housing Authority
BOARD - PRAIRIELAND CASH FLOW STATEMENT
August 31, 2017

PRAIRIELAND - OPERATING STATEMENT	Current Period	Period Budget	Current Year	Year To Date Bud	Variance	Year Budget
OPERATING INCOME						
Total Operating Income	28,454.50	27,098.75	137,249.72	135,493.75	1,755.97	325,185.00
TOTAL OPERATING INCOME	28,454.50	27,098.75	137,249.72	135,493.75	1,755.97	325,185.00
OPERATING EXPENSE						
Total Administration Expenses	3,803.56	4,637.50	16,519.86	23,187.50	-6,667.64	55,650.00
Total Fee Expenses	5,200.65	5,103.17	25,763.22	25,515.85	247.37	61,238.00
Total Utilities Expenses	5,680.38	2,148.33	8,658.97	10,741.65	-2,082.68	25,780.00
Total Maintenance Expenses	8,030.69	9,233.34	38,147.77	46,166.70	-8,018.93	110,800.00
Total Taxes & Insurance Expense	2,261.05	2,386.67	11,936.95	11,933.35	3.60	28,640.00
Total Financial Expenses	2,293.69	2,333.33	11,409.97	11,666.65	-256.68	28,000.00
TOTAL ROUTINE OPERATING EXPENSE	27,270.02	25,842.34	112,436.74	129,211.70	-16,774.96	310,108.00
Total Amortization Expense	0.00	0.00	0.00	0.00	0.00	0.00
Total Provision for Reserve	0.00	89.75	0.00	448.75	-448.75	1,077.00
Total Capital Expenditures	0.00	89.75	0.00	448.75	-448.75	1,077.00
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	0.00
Total Transfers In/Out	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL ALL EXPENSES BEFORE DEPRECIATION	27,270.02	25,932.09	112,436.74	129,660.45	-17,223.71	311,185.00
NET REVENUE PROFIT/-LOSS						
	1,184.48	1,166.66	24,812.98	5,833.30	18,979.68	14,000.00
Total Depreciation Expense						
	6,789.88	6,375.00	33,949.40	31,875.00	2,074.40	76,500.00
NET REVENUE w/Depreciation PROFIT/-LOSS	-5,605.40	-5,208.34	-9,136.42	-26,041.70	16,905.28	-62,500.00

Knox County Housing Authority
BOARD - AHP CASH FLOW STATEMENT
August 31, 2017

BRENTWOOD & PRAIRIELAND COMBINED	Current Period	Period Budget	Current Year	Year To Date Bud	Variance	Year Budget
OPERATING INCOME						
Total Operating Income	59,854.52	58,332.08	294,622.38	291,660.40	2,961.98	699,985.00
TOTAL OPERATING INCOME	59,854.52	58,332.08	294,622.38	291,660.40	2,961.98	699,985.00
OPERATING EXPENSE						
Total Administration Expenses	7,783.72	9,154.17	34,638.35	45,770.85	-11,132.50	109,850.00
Total Fee Expenses	10,721.34	10,425.34	54,166.77	52,126.70	2,040.07	125,104.00
Total Utilities Expenses	6,606.77	4,327.49	16,279.61	21,637.45	-5,357.84	51,930.00
Total Maintenance Expenses	16,723.27	25,796.26	78,241.24	128,981.30	-50,740.06	309,555.00
Total Taxes & Insurance Expense	4,888.39	5,025.18	25,018.87	25,125.90	-107.03	60,302.00
Total Financial Expenses	4,587.38	4,666.66	22,819.95	23,333.30	-513.35	56,000.00
TOTAL ROUTINE OPERATING EXPENSE	51,310.87	59,395.10	231,164.79	296,975.50	-65,810.71	712,741.00
Total Amortization Expense	0.00	0.00	0.00	0.00	0.00	0.00
Total Provision for Reserve	0.00	-3,413.00	0.00	-17,065.00	17,065.00	-40,956.00
Total Capital Expenditures	0.00	-3,413.00	0.00	-17,065.00	17,065.00	-40,956.00
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	0.00
Total Transfers In/Out	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL ALL EXPENSES BEFORE DEPRECIATION	51,310.87	55,982.10	231,164.79	279,910.50	-48,745.71	671,785.00
NET REVENUE PROFIT/-LOSS						
	8,543.65	2,349.98	63,457.59	11,749.90	51,707.69	28,200.00
Total Depreciation Expense						
	13,098.05	11,666.67	65,490.25	58,333.35	7,156.90	140,000.00
NET REVENUE w/Depreciation PROFIT/-LOSS	-4,554.40	-9,316.69	-2,032.66	-46,583.45	44,550.79	-111,800.00

Knox County Housing Authority
BOARD - HCV CASH FLOW STATEMENT
August 31, 2017

	Current Period	Period Budget	Current Year	Year To Date Bud	Variance	Year Budget
HCV - OPERATING STATEMENT						
ADMIN OPERATING INCOME						
Total Admin Operating Income	8,104.53	9,020.82	44,521.09	45,104.10	-583.01	108,250.00
TOTAL ADMIN OPERATING INCOME	8,104.53	9,020.82	44,521.09	45,104.10	-583.01	108,250.00
OPERATING EXPENSES						
Total Admin Expenses	7,590.33	7,962.49	35,208.31	39,812.45	-4,604.14	95,550.00
Total Fees Expenses	3,705.00	3,665.83	18,525.00	18,329.15	195.85	43,990.00
Total General Expenses	592.94	606.26	1,830.97	3,031.30	-1,200.33	7,275.00
TOTAL OPERATING EXPENSES	11,888.27	12,234.58	55,564.28	61,172.90	-5,608.62	146,815.00
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	0.00
Total Provision for Reserve	0.00	0.00	0.00	0.00	0.00	0.00
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL EXPENSES	11,888.27	12,234.58	55,564.28	61,172.90	-5,608.62	146,815.00
NET REVENUE PROFIT/-LOSS						
	-3,783.74	-3,213.76	-11,043.19	-16,068.80	5,025.61	-38,565.00
Total Depreciation Expense	9.37	18.75	46.85	93.75	-46.90	225.00
NET REVENUE w/Depreciation PROFIT/-LOSS	-3,793.11	-3,232.51	-11,090.04	-16,162.55	5,072.51	-38,790.00
HAP - OPERATING STATEMENT						
HAP INCOME						
Total Income	63,401.00	55,164.41	321,560.90	275,822.05	45,738.85	661,973.00
TOTAL HAP INCOME	63,401.00	55,164.41	321,560.90	275,822.05	45,738.85	661,973.00
HAP EXPENSES						
Total HAP Expenses	67,809.00	62,833.33	339,749.00	314,166.65	25,582.35	754,000.00
Total General HAP Expenses	0.00	83.33	-1,035.25	416.65	-1,451.90	1,000.00
TOTAL HAP EXPENSES	67,809.00	62,916.66	338,713.75	314,583.30	24,130.45	755,000.00
Total Prior Year Adj HAP	0.00	0.00	0.00	0.00	0.00	0.00
REMAINING HAP from RESERVE +/-LOSS	-4,408.00	-7,752.25	-17,152.85	-38,761.25	21,608.40	-93,027.00

Knox County Housing Authority
CLAIMS REPORT - LOW RENT
August, 2017

	Current Period	Last Year Same P	Variance	Current Year
AMP001 - MOON TOWERS				
Salaries	22,808.53	20,769.87	2,038.66	106,983.61
Employee W/H Payments	0.00	0.00	0.00	0.00
Management Fees	15,587.76	15,309.12	278.64	78,238.80
Administrative Expenses	655.41	1,301.05	-645.64	5,423.12
Teneant Services	17.96	48.31	-30.35	582.87
Utilities	9,677.40	14,423.90	-4,746.50	26,076.70
Maintenance Supplies/Contracts	17,061.37	11,621.86	5,439.51	57,774.30
Mileage	0.00	0.00	0.00	0.00
General Expenses	6,206.64	5,055.62	1,151.02	32,367.53
Non-Routine Expense	0.00	0.00	0.00	0.00
TOTAL MOON TOWERS CLAIMS	72,015.07	68,529.73	3,485.34	307,446.93
AMP002 - FAMILY				
Salaries	43,388.41	41,597.88	1,790.53	200,017.81
Employee W/H Payments	0.00	0.00	0.00	0.00
Management Fees	16,659.88	16,449.79	210.09	83,456.42
Administrative Expenses	1,660.13	2,081.99	-421.86	11,755.09
Teneant Services	185.86	407.47	-221.61	453.22
Utilities	875.75	3,321.80	-2,446.05	-2,208.59
Maintenance Supplies/Contracts	12,016.07	44,614.74	-32,598.67	41,822.56
Mileage	0.00	59.40	-59.40	0.00
General Expenses	6,018.88	5,426.84	592.04	23,777.34
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL FAMILY CLAIMS	80,804.98	113,959.91	-33,154.93	359,073.85
AMP003 - BLUEBELL				
Salaries	7,244.34	8,587.36	-1,343.02	42,201.78
Employee W/H Payments	0.00	0.00	0.00	0.00
Management Fees	4,435.50	4,401.21	34.29	22,413.03
Administrative Expenses	537.78	622.47	-84.69	3,665.81
Teneant Services	0.00	0.00	0.00	239.76
Utilities	2,084.68	4,125.21	-2,040.53	5,157.12
Maintenance Supplies/Contracts	3,511.17	4,024.21	-513.04	10,840.27
Mileage	0.00	0.00	0.00	0.00
General Expenses	2,433.21	2,142.95	290.26	12,567.79
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL BLUEBELL CLAIMS	20,246.68	23,903.41	-3,656.73	97,085.56
COCC				
Salaries	36,924.77	34,593.04	2,331.73	176,486.50
Employee W/H Payments	-105.62	-4.82	-100.80	-895.90
Management Fees	0.00	-378.00	378.00	0.00
Administrative Expenses	4,542.35	3,836.57	705.78	33,078.50
Teneant Services	0.00	0.00	0.00	0.00
Utilities	123.21	571.63	-448.42	-3,007.18
Maintenance Supplies/Contracts	332.21	1,105.66	-773.45	841.47
Mileage	0.00	0.00	0.00	0.00
General Expenses	1,285.52	1,266.26	19.26	6,427.60
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL COCC CLAIMS	43,102.44	40,990.34	2,112.10	212,930.99
COMBINED - AMP1, AMP2, AMP3, & COCC				
Salaries	110,366.05	105,548.15	4,817.90	525,689.70
Employee W/H Payments	-105.62	-4.82	-100.80	-895.90
Management Fees	36,683.14	35,782.12	901.02	184,108.25
Administrative Expenses	7,395.67	7,842.08	-446.41	53,922.52
Teneant Services	203.82	455.78	-251.96	1,275.85
Utilities	12,761.04	22,442.54	-9,681.50	26,018.05
Maintenance Supplies	32,920.82	61,366.47	-28,445.65	111,278.60
Mileage	0.00	59.40	-59.40	0.00
General Expenses	15,944.25	13,891.67	2,052.58	75,140.26
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL LOW RENT CLAIMS	216,169.17	247,383.39	-31,214.22	976,537.33

Knox County Housing Authority
CLAIMS REPORT - AHP / HCV
August, 2017

	Current Period	Last Year Same Period	Variance
BRENTWOOD			
Salaries	8,901.65	8,090.25	811.40
Employee W/H Payments	0.00	0.00	0.00
Management Fees	5,520.69	5,279.40	241.29
Administrative Expenses	767.89	864.83	-96.94
Utilities	926.39	674.08	252.31
Maintenance Supplies/Contracts	3,003.20	7,302.75	-4,299.55
Tax & Insurance Expenses	2,627.34	2,635.49	-8.15
Finacial Expenses	2,293.69	2,399.78	-106.09
TOTAL BRENTWOOD CLAIMS	24,040.85	27,246.58	-3,205.73
PRAIRIELAND			
Salaries	8,901.39	8,090.07	811.32
Employee W/H Payments	0.00	0.00	0.00
Management Fees	5,200.65	4,902.30	298.35
Administrative Expenses	591.36	2,612.42	-2,021.06
Utilities	5,680.38	5,807.11	-126.73
Maintenance Supplies/Contracts	2,341.50	9,627.96	-7,286.46
Taxes & Insurance Expenses	2,261.05	2,121.58	139.47
Financial Expenses	2,293.69	2,399.78	-106.09
TOTAL PRAIRIELAND CLAIMS	27,270.02	35,561.22	-8,291.20
AHP - BRENTWOOD & PRAIRIELAND			
Salaries	17,803.04	16,180.32	1,622.72
Employee W/H Payments	0.00	0.00	0.00
Management Fees	10,721.34	10,181.70	539.64
Administrative Expenses	1,359.25	3,477.25	-2,118.00
Utilities	6,606.77	6,481.19	125.58
Maintenance Supplies	5,344.70	16,930.71	-11,586.01
Taxes & Insurance Expenses	4,888.39	4,757.07	131.32
Financial Expenses	4,587.38	4,799.56	-212.18
TOTAL AHP CLAIMS	51,310.87	62,807.80	-11,496.93
HOUSING CHOICE VOUCHER - HCV			
Salaries	6,872.76	6,385.51	487.25
Employee W/H Payments	0.00	0.00	0.00
Management Fees	3,705.00	3,237.00	468.00
Administrative Expenses	717.57	2,686.17	-1,968.60
General Expense-Admin	592.94	533.98	58.96
Total HCV Expenses	11,888.27	12,842.66	-954.39
HAP Expenses	67,809.00	59,227.00	8,582.00
General Expenses	0.00	0.00	0.00
Total HAP Expenses	67,809.00	59,227.00	8,582.00
TOTAL HCV CLAIMS	79,697.27	72,069.66	7,627.61

Knox County Housing Authority
CLAIMS REPORT - GRANT PROGRAMS
August, 2017

	Current Period	Last Year Same	Current Year	Cumulative
CFG 2017 - \$673,386				
Admin. / Operations	0.00	0.00	0.00	0.00
Fees & Costs	0.00	0.00	0.00	0.00
Site Improvement	0.00	0.00	0.00	0.00
Dwelling Structure	0.00	0.00	0.00	0.00
Dwelling Equipment	0.00	0.00	0.00	0.00
Non Dwelling Equipment	0.00	0.00	0.00	0.00
TOTAL CFG 2017 CLAIMS	0.00	0.00	0.00	0.00
CFG 2016 - \$608,598				
Admin. / Operations	0.00	0.00	0.00	0.00
Fees & Costs	0.00	0.00	3,400.00	3,400.00
Site Improvement	0.00	0.00	0.00	0.00
Dwelling Structure	0.00	0.00	59,696.38	59,696.38
Dwelling Equipment	0.00	0.00	0.00	0.00
Non Dwelling Equipment	0.00	0.00	0.00	0.00
TOTAL CFG 2016 CLAIMS	0.00	0.00	63,096.38	63,096.38
CFG 2015 - \$598,801				
Admin. / Operations	0.00	0.00	0.00	0.00
Fees & Costs	0.00	0.00	0.00	17,250.00
Site Improvement	0.00	0.00	0.00	0.00
Dwelling Structure	0.00	0.00	34,729.93	535,468.78
Dwelling Equipment	0.00	0.00	0.00	3,357.32
Non-Dwelling Equipment	0.00	0.00	0.00	42,724.90
TOTAL CFG 2015 CLAIMS	0.00	0.00	34,729.93	598,801.00
CFG 2014 - \$619,889				
Admin. / Operations	0.00	0.00	0.00	101,989.00
Fees & Costs	0.00	0.00	1,100.00	76,196.50
Site Improvement	0.00	0.00	0.00	0.00
Dwelling Structure	0.00	0.00	0.00	316,968.26
Dwelling Equipment	0.00	0.00	0.00	124,169.80
Non-Dwelling Equipment	0.00	0.00	0.00	565.44
TOTAL CFG 2014 CLAIMS	0.00	0.00	1,100.00	619,889.00
TOTAL CFG GRANT(S) CLAIMS	0.00	0.00	98,926.31	1,281,786.38

Knox County Housing Authority
CLAIMS REPORT TOTALS
August, 2017

	Current Period	Last Year Same P	Variance	Current Year
TOTALS				
<hr/>				
<u>LOW RENT</u>				
AMP001 - MOON TOWERS	72,015.07	68,529.73	3,485.34	307,446.93
AMP002 - FAMILY	80,804.98	113,959.91	-33,154.93	359,073.85
AMP003 - BLUEBELL	20,246.68	23,903.41	-3,656.73	97,085.56
COCC	43,163.78	40,990.36	2,173.42	212,959.73
TOTAL LOW RENT	216,230.51	247,383.41	-31,152.90	976,566.07
<u>A.H.P.</u>				
BRENTWOOD	24,040.85	27,246.58	-3,205.73	118,728.05
PRAIRIELAND	27,270.02	35,561.22	-8,291.20	112,436.74
TOTAL A.H.P.	51,310.87	62,807.80	-11,496.93	231,164.79
<u>HOUSING CHOICE VOUCHER - HCV</u>				
HCV (Administrative Only)	11,888.27	12,842.66	-954.39	55,456.78
TOTAL HCV	11,888.27	12,842.66	-954.39	55,456.78
<u>GRANTS</u>				
CAPITAL FUND GRANT '17	0.00	0.00	0.00	0.00
CAPITAL FUND GRANT '16	0.00	0.00	0.00	63,096.38
CAPITAL FUND GRANT '15	0.00	0.00	0.00	34,729.93
CAPITAL FUND GRANT '14	0.00	0.00	0.00	1,100.00
TOTAL GRANTS	0.00	0.00	0.00	98,926.31
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TOTAL CLAIMS FOR MONTH	279,429.65	323,033.87	-43,604.22	1,362,113.95

RESOLUTION 2017-10

09/26/2017

Board of Commissioners

Derek Antoine, Executive Director

RE: Intergovernmental Agreement for Energy Performance Contracting

Article I. Background

Energy Performance Contracting (EPC) is an innovative financing technique that uses cost savings from reduced energy consumption to repay the cost of installing energy conservation measures. This innovative financing technique allows building users to achieve energy savings without upfront capital expenses. The costs of the energy improvements are borne by the performance contractor and paid back out of the energy savings.

The agency is recommending the development of an energy performance contract to facilitate energy efficient upgrades to KCHA properties. The basic idea of an energy performance contract would be to move the agency forward in regards to energy efficiency while realizing a cost savings that would effectively serve as income to the properties as well as the COCC. The agency would take on long-term debt service which would be paid through the commodity cost savings – the idea being the savings on utilities would be substantial enough to both pay the debt service while also providing income to the properties. Staff recently met with representatives from Johnson Controls, Inc. to assess the property's ability to benefit from such a program. The initial assessment indicated the agency could save between \$150,000.00 and \$250,000.00 annually on utilities, which Johnson Controls would guarantee during the lifetime of the loan.

Representatives from Johnson Controls, Inc. presented information to the Board of Commissioners at its 08/29/2017 regular meeting. Representatives from Johnson Controls, Inc. provided an overview of their assessment of conditions at the agency and the energy performance contracting opportunities for the Knox County Housing Authority.

The KCHA wishes to enter into an intergovernmental agreement with the Housing Authority of the City of Tampa (THA) under an Energy Management Services Agreement with Johnson Controls, Inc. (FY17-PBJ-01, dated in April 24, 2017) for the purposes of energy performance contracting. The Department of Housing and Urban Development (HUD) encourages agencies to enter into intergovernmental agreements for the procurement of common or shared goods and services whenever possible. Regulations at 2 CFR §200.318(e) stipulate the purpose of this is to “foster greater economy and efficiency, and in accordance with efforts to promote cost-effective use of shared services across the Federal Government.” Further, the State of Illinois, Act 220 Intergovernmental Cooperation Act, § 5 ILCS 220/3 Sec. 3: Intergovernmental cooperation states “Any power or powers, privileges, functions, or authority exercised or which may be exercised by a public agency of this State may be exercised, combined, transferred, and enjoyed jointly with any other public agency of this State and jointly with



any public agency of any other state or of the United States to the extent that laws of such other state or of the United States do not prohibit joint exercise or enjoyment and except where specifically and expressly prohibited by law.”

Regulations at 2 CFR §200.318(h) requires that agencies “must award contracts only to responsible contractors possessing the ability to perform successfully under the terms and conditions of a proposed procurement,” with consideration given to such matters as contractor integrity, compliance with public policy, record of past performance, and financial and technical resources. Johnson Controls, Inc. having demonstrated sufficient experience in working with public housing authorities and HUD in the development and execution of such contracts, and is deemed to have met the requirement of this regulation.

Article II. Recommendation

It is the recommendation of the Executive Director the Board resolve to authorize entering into an intergovernmental agreement with the Housing Authority of the City of Tampa and with Johnson Controls, Inc. in connection with Energy Management Services Agreement FY17-PBJ-01 for the purposes of energy performance contracting.

RESOLUTION 2017-10

09/26/2017

Board of Commissioners

Derek Antoine, Executive Director

Intergovernmental Agreement for Energy Performance Contracting

WHEREAS, the Knox County Housing Authority (KCHA) seeks to secure services for an energy performance contract (an EPC); and

WHEREAS, the Housing Authority of the City of Tampa (THA) has followed the HUD procurement process at 2 CFR 200 and THA’s procurement policy in procuring EPC services from Johnson Control, Inc. (JCI) under an Energy Management Services Agreement FY17-PBJ-01 dated in April 24, 2017; and

WHEREAS, Federal regulations at 2 CFR §200.318(e) stipulate “to foster greater economy and efficiency, and in accordance with efforts to promote cost-effective use of shared services across the Federal Government, the non-Federal entity is encouraged to enter into state and local intergovernmental agreements or inter-entity agreements where appropriate for procurement or use of common or shared goods and services..”

WHEREAS, the State of Illinois, Act 220 Intergovernmental Cooperation Act, § 5 ILCS 220/3 Sec. 3: Intergovernmental cooperation. Any power or powers, privileges, functions, or authority exercised or which may be exercised by a public agency of this State may be exercised, combined, transferred, and enjoyed jointly with any other public agency of this State and jointly with any public agency of any other state or of the United States to the extent that laws of such other state or of the United States do not prohibit joint exercise or enjoyment and except where specifically and expressly prohibited by law; and

WHEREAS, KCHA wishes to enter into an intergovernmental agreement with THA and JCI for energy performance contracting services; and

WHEREAS, energy performance contracting will allow the KCHA to realize considerable energy savings through upgrades to its systems.

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RESOLUTION 2017-10

09/26/2017

Board of Commissioners

Derek Antoine, Executive Director

Intergovernmental Agreement for Energy Performance Contracting

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

1. The above recitals are true and correct, and together with the report from the Executive Director, form the basis for the Board's actions as set forth in this Resolution.
2. The Executive Director is hereby authorized to enter into an Intergovernmental Cooperative Purchasing Agreement with Johnson Controls, Inc. and the Housing Authority of the City of Tampa.
3. This Resolution shall be in accordance with all state and federal regulations and shall be effective as of September 26, 2017.

RESOLVED: September 26, 2017

Lomac Payton, Chairperson

Thomas Dunker, Vice-Chairperson

Paula Sanford, Resident Commissioner

Paul Stewart, Commissioner

Wayne Allen, Commissioner

Ben Burgland, Commissioner

Jared Hawkinson, Commissioner

Derek Antoine, Secretary/Executive Director (Attest)

RESOLUTION 2017-11

09/26/2017

Board of Commissioners

Derek Antoine, Executive Director

RE: Approval of Public Housing Program Flat Rent Schedule, Effective 10/01/2017

Article I. Background

The Quality Housing and Work Responsibility Act of 1998 (QHWRA) provided enabling legislation which requires Public Housing Agencies (PHAs) to provide options to residents in selecting a choice of rental payment. Annually, the Knox County Housing Authority (KCHA) must provide its public housing residents the opportunity to choose between paying "flat rent," which is based on a unit's market rental value, or "Income Based Rent," which is based on a percentage of adjusted family income. This requirement is codified at 24 CFR §960.253. Additionally, 24 CFR §960.253(b) stipulates PHAs must use a reasonable method to determine the flat rent for a unit.

Flat rents are designed to encourage and reward employment and economic self-sufficiency by setting a rent that will not automatically increase as the family's income increases.

Paragraph (2)(B)(i) of Section 3(a) of the United States Housing Act of 1937 (the Act), as amended by the Consolidated Appropriations Acts of 2014 and 2015, established new parameters that PHAs must use when determining the flat rent amounts. Specifically, flat rents were required to be set at no less than 80% of the applicable Fair Market Rent (FMR).

Notice 2015-13 outlines three options available to PHAs for determining their flat rents:

- PHAs have the option to continue using the regional FMRs as the basis for calculating their flat rents. Flat rents should be set no lower than 80% of FMR, with adjustments made for tenant paid utilities.
- PHAs have the option to use the zip-code based Small Area FMRs (SAFMR) for metropolitan counties or the unadjusted rents for counties not covered by SAFMRs as the basis for calculating their flat rents. As with traditional FMRs, flat rents should be set no lower than 80% of SAFMR, with adjustments made for tenant paid utilities.
- For communities in which the FMR and SAFMR do not appropriately reflect the market value of a property or unit, a PHA can apply to HUD for an exception. To apply for an exception, a PHA must demonstrate the need by assessing the value of the unit (market rent analysis). PHAs should consider location, quality, size, unit type, age of unit, amenities, services, maintenance, and included utilities when determining the market value. To the extent possible, these market analyses should be based on rents paid for similar units in the unassisted market.

For the current cycle, the Knox County Housing Authority has opted to continue using the regional FMRs as the basis for calculating our flat rents.



The table below represents the final FFY 2018 FMR rates, the current KCHA Public Housing Program Flat Rent Schedule, and the proposed FFY 2018 KCHA Public Housing Program Flat Rent Schedule (adjustments for utility payments have been made to the "Current" and "Proposed" flat rents listed):

FY 2017 Proposed FMR Rates - UA Update (08/01/2016)					
Bedroom Size	FFY 2018 FMR	Current Flat Rent	Proposed Flat Rent	+/-	%
0-BR	\$ 427.00	\$ 290.00	\$ 301.00	\$ 11.00	3.8%
1-BR	\$ 504.00	\$ 352.00	\$ 363.00	\$ 11.00	3.1%
2-BR (HR)	\$ 670.00	\$ 477.00	\$ 491.00	\$ 14.00	2.9%
2-BR (FAM)	\$ 670.00	\$ 383.00	\$ 381.00	\$ (2.00)	-0.5%
3-BR	\$ 848.00	\$ 496.00	\$ 506.00	\$ 10.00	2.0%
4-BR	\$ 913.00	\$ 546.00	\$ 541.00	\$ (5.00)	-0.9%
5-BR	\$ 1,050.00	\$ 638.00	\$ 634.00	\$ (4.00)	-0.6%

Article II. Recommendation

It is the recommendation of the Executive Director the Board resolve to approve and adopt the Knox County Housing Authority Public Housing Program Flat Rent Schedule, effective 10/01/2017. The approved rent schedule has been posted for 30 days to allow proper notice to KCHA Public Housing Program residents.



POSTING PERIOD
September 01, 2017
through
September 30, 2017

Review and Comment Public Housing Program Flat Rent Schedule Effective 10-01-2017

Moon Towers

	<u>Current</u>	<u>Proposed</u>
0-BR:	\$290.00	\$301.00
1-BR:	\$352.00	\$363.00
2-BR:	\$477.00	\$491.00

Family Sites

	<u>Current</u>	<u>Proposed</u>
2-BR:	\$383.00	\$381.00
3-BR:	\$496.00	\$506.00
4-BR:	\$546.00	\$541.00
5-BR:	\$638.00	\$634.00

Bluebell Tower

	<u>Current</u>	<u>Proposed</u>
1-BR:	\$352.00	\$363.00
2-BR:	\$477.00	\$491.00

Please submit all questions or comments regarding the changes in flat rent to us in writing to:

Knox County Housing Authority
 Flat Rent Review and Comment
 Attn: Derek Antoine
 216 W. Simmons St.
 Galesburg, IL 61401

Phone: 309.342.8129 Ext. 223
 Fax: 309.342.7206
 E-mail: dantoine@knoxhousing.org

On 08/31/2017, the Department of Housing and Urban Development (HUD) announced Fair Market Rents (FMR) for the federal fiscal year 10/1/2017 through 9/30/2018. FMRs are used in the calculation of flat rents for Public Housing units. The FY 2014 Appropriations Act, along with subsequent appropriations acts, require PHAs to establish flat rents at no less than 80 percent of the applicable Fair Market Rent (FMR), with implementation guidance in Notice PIH 2014-12 and Notice PIH 2015-13 (24 CFR §960.253(b)).

Further, as FMRs are developed to include shelter rent plus the cost of all necessary utilities, their inclusion for purposes of setting Public Housing flat rents may lead to families paying more in gross rent if the shelter rent is not adjusted to reflect utility payments. Thus, PHAs must consider who is responsible for direct utility payments to the utility company, and adjust the flat rent accordingly. In the case the family is responsible for making direct utility payments to the utility company, as is the case with KCHA public housing units, the PHA must adjust the flat rent amount downward, using a utility allowance, to account for reasonable utility costs of an energy-conservative household of modest circumstances consistent with the requirements of a safe, sanitary, and healthful living environment.

At all new admissions, families choose between the compliant flat rent amount and the income-based rent. During annual reexaminations, PHAs must offer an annual rent option, where the family may choose to pay either the lower of the compliant flat rents or the calculated income-based rent. (24 CFR §960.253).

The proposed changes to the Flat Rent Schedule reflect the adjustments to the FMRs for Knox County, Illinois, and the Knox County Housing Authority Utility Allowance schedule, adopted on 03/28/2017.

RESOLUTION 2017-11

09/26/2017

Board of Commissioners

Derek Antoine, Executive Director

Approval of Public Housing Program Flat Rent Schedule, Effective 10/01/2017

WHEREAS, the Annual Contributions Contract (ACC) between the Knox County Housing Authority (KCHA) and the United States Department of Housing and Urban Development (HUD) and federal program regulations require the KCHA to review, revise, and adopt as needed Public Housing Program Flat Rents; and

WHEREAS, the KCHA is a PHA that administers a Public Housing program; and

WHEREAS, Sections 210 and 243 of Title II of P.L. 113-76, the Consolidated Appropriations Act of 2014, and Section 238 of Title II of P.L. 113-235, the Department of Housing and Urban Development Appropriations Act of 2015, amended Paragraph (2)(B)(i) of Section 3(a) of the United States Housing Act of 1937 (the Act) establishing procedures PHAs must use when determining flat rent amounts; and

WHEREAS, the Knox County Housing Authority has demonstrated compliance with the amendments to the Act and provisions of HUD Notices PIH 2014-12 and PIH 2015-13 in determining and implementing revisions to its flat rent schedule;

WHEREAS, HUD's final FFY 2018 Fair Market Rents for Knox County, Illinois are as follows: 0-BR - \$427.00, 1-BR - \$504.00, 2-BR - \$670.00, 3-BR - \$848.00, 4-BR - \$913.00, and 5-BR - \$1050.00; and

WHEREAS, the KCHA has elected to utilize the regional FMRs as published by HUD as the basis for calculating its flat rents; and

WHEREAS, the KCHA has reviewed the final FFY 2018 FMR schedule for Knox County, Illinois and made adjustments to the current KCHA Public Housing Flat Rent Schedule; and

THEREFOR, the KCHA's proposed FFY 2018 Payment Standard Schedule is as follows: 0-BR - \$301.00, 1-BR - \$363.00, 2-BR(HR) - \$491.00, 2-BR(FAM) - \$381.00, 3-BR - \$506.00, 4-BR - \$541.00, and 5-BR - \$634.00; and

WHEREAS, the Executive Director recommends adjustment to the existing KCHA Public Housing Program Flat Rent Schedule to reflect the appropriate FFY 2018 Fair Market Rents as presented.

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RESOLUTION 2017-11

09/26/2017

Board of Commissioners

Derek Antoine, Executive Director

Approval of Public Housing Program Flat Rent Schedule, Effective 10/01/2017

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

1. The above recitals are true and correct, and together with the report from the Executive Director, form the Board's actions as set forth in this Resolution.
2. The proposed Knox County Housing Authority Public Housing Program Flat Rent Schedule is hereby approved and adopted.
3. The Executive Director is hereby authorized to amend the Knox County Housing Authority Public Housing Program Flat Rent Schedule as provided in this Resolution.
4. This Resolution shall be effective in accordance with federal regulations and be effective as of October 1, 2017 and through 09/30/2018.

RESOLVED: September 26, 2017

Lomac Payton, Chairperson

Thomas Dunker, Vice-Chairperson

Paula Sanford, Resident Commissioner

Paul Stewart, Commissioner

Wayne Allen, Commissioner

Ben Burgland, Commissioner

Jared Hawkinson, Commissioner

Derek Antoine, Secretary/Executive Director (Attest)

RESOLUTION 2017-12

09/26/2017

Board of Commissioners

Derek Antoine, Executive Director

RE: Approval of Housing Choice Voucher Payment Standard Schedule, Effective 10/01/2017

Article I. Background

Payment standards are used to calculate the housing assistance payments (HAP) the Knox County Housing Authority (KCHA) pays to the landlords/owners on behalf of the participant family leasing the unit. Public housing authorities have latitude in establishing a schedule of payment standard amounts by bedroom size. The range of possible payment standard amounts is based on HUD's published fair market rent (FMR) schedule for the FMR area in which the agency has jurisdiction. Payment standard amounts may range from 90% to 110% percent of the published FMRs, though PHAs are allowed set them higher or lower with prior HUD approval. Regulations on payment standards are set forth at 24 CFR §982.503. The Section Eight Management Assessment Program (SEMAP) measures a PHAs compliance with this requirement.

The level at which the payment standard amount is set directly affects the amount of subsidy a family will receive, and the amount of rent paid by program participants. If the payment standard amount is too low, families may need to pay more than they can afford, families could have a hard time finding acceptable units or units in more desirable areas, and housing choices for those families may be narrowed. If the payment standard amount is too high, landlords/owners may be encouraged to ask for higher than reasonable rents. Payment standard amounts should be high enough to allow families a reasonable selection of modest, decent, safe, and sanitary housing in a range of neighborhoods.

At least annually the KCHA reviews its payment standards to determine whether adjustments are needed for some or all unit sizes. In reviewing the adequacy of the payment standard amounts, the KCHA considers the following:

- Assisted families' rent burden
- Availability of suitable units
- Size and quality of available units
- Time to locate adequate housing
- Vouchers expiring without leasing
- Families that move out of the KCHA's jurisdiction (portability)

Historically, the Knox County Housing Authority has adhered to the published FMR rates when establishing its payment standard schedule. On occasion, amounts within the allowable range (90%-110%) have been utilized. The payment standard schedule coincides with the release of the annual FMR rates.



The tables below represent the FFY 2018 FMR rates, the basic range within which the KCHA may set the schedule, and the proposed FFY 2017 KCHA Payment Standard Schedule. The agency has opted to utilize rents at the 110% level for all bedroom sizes in an effort to keep currently housed participants in place and not limit the availability of rental housing in the jurisdiction.

Payment Standards	Efficiency	1-BR	2-BR	3-BR	4-BR	5-BR
FFY 2018 FMR	\$ 427.00	\$ 504.00	\$ 670.00	\$ 848.00	\$ 913.00	\$ 1,049.00
110%	\$ 469.00	\$ 554.00	\$ 737.00	\$ 932.00	\$ 1,004.00	\$ 1,153.00
100%	\$ 427.00	\$ 504.00	\$ 670.00	\$ 848.00	\$ 913.00	\$ 1,049.00
90%	\$ 385.00	\$ 454.00	\$ 603.00	\$ 764.00	\$ 822.00	\$ 945.00

Payment Standard Schedule		
BR Size	Current	FFY 2018
Efficiency	\$ 415.00	\$ 469.00
1-BR	\$ 492.00	\$ 554.00
2-BR	\$ 654.00	\$ 737.00
3-BR	\$ 818.00	\$ 932.00
4-BR	\$ 945.00	\$ 1,004.00
5-BR	\$ 1,086.00	\$ 1,153.00

Article II. Recommendation

It is the recommendation of the Executive Director the Board resolve to approve and adopt the proposed Knox County Housing Authority Payment Standard Schedule, effective 10/01/2017.



POSTING PERIOD
September 01, 2017
through
September 30, 2017

Review and Comment Changes to KCHA HCV Payment Standards Effective 10-01-2017

Housing Choice Voucher
Payment Standard Schedule

<u>Current</u>	<u>Proposed</u>
0-BR: \$415.00	\$469.00
1-BR: \$492.00	\$554.00
2-BR: \$654.00	\$737.00
3-BR: \$818.00	\$932.00
4-BR: \$945.00	\$1,004.00
5-BR: \$1,086.00	\$1,153.00

Payment standards are used to calculate the housing assistance payments (HAP) the Knox County Housing Authority (KCHA) pays to the landlords/ owners on behalf of the participant family leasing the unit. Public housing authorities (PHAs) have latitude in establishing a schedule of payment standard amounts by bedroom size. The range of possible payment standard amounts is based on HUD’s published fair market rent (FMR) schedule for the FMR area in which the agency has jurisdiction. Payment standard amounts may range from 90% to 110% percent of the published FMRs, though PHAs are allowed set them higher or lower with prior HUD approval. Regulations on payment standards are set forth at 24 CFR §982.503. The Section Eight Management Assessment Program (SEMAP) measures PHAs compliance with this requirement.

The level at which the payment standard amount is set directly affects the amount of subsidy a family will receive, and the amount of rent paid by program participants. If the payment standard amount is too low, families may need to pay more than they can afford, families could have a hard time finding acceptable units or units in more desirable areas, and housing choices for those families may be narrowed. If the payment standard amount is too high, landlords/owners may be encouraged to ask for higher than reasonable rents. Payment standard amounts should be high enough to allow families a reasonable selection of modest, decent, safe, and sanitary housing in a range of neighborhoods.

At least annually the KCHA reviews its payment standards to determine whether adjustments are needed for some or all unit sizes.

Please submit all questions or comments regarding the changes in rent to us in writing to:

Knox County Housing Authority
 HCV Payment Standards
 Review and Comment
 Attn: Derek Antoine
 216 W. Simmons St.
 Galesburg, IL 61401

Phone: 309.342.8129 Ext. 223
 Fax: 309.342.7206
 E-mail: dantoine@knoxhousing.org

RESOLUTION 2017-12

09/26/2017

Board of Commissioners

Derek Antoine, Executive Director

Approval of Housing Choice Voucher Payment Standard Schedule, Effective 10/01/2017

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

1. The above recitals are true and correct, and together with the report from the Executive Director, form the Board's actions as set forth in this Resolution.
2. The proposed Knox County Housing Authority Payment Standard Schedule is hereby approved and adopted.
3. The Executive Director is hereby authorized to amend the Knox County Housing Authority Payment Standard Schedule as provided in this Resolution.
4. This Resolution shall be effective in accordance with federal regulations and be effective as of October 01, 2017.

RESOLVED: September 26, 2017

Lomac Payton, Chairperson

Thomas Dunker, Vice-Chairperson

Paula Sanford, Resident Commissioner

Paul Stewart, Commissioner

Wayne Allen, Commissioner

Ben Burgland, Commissioner

Jared Hawkinson, Commissioner

Derek Antoine, Secretary/Executive Director (Attest)

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: 09/21/2017

FROM: Derek Antoine 
Executive Director

BOARD MEETING: 09/26/2017

SUBJECT: HCV SEMAP Score Adjustment CYE 12/31/2016

Executive Summary

On 05/30/2017, the Board of Commissioners adopted Resolution 2017-08 for the Section Eight Management Assessment Program (SEMAP) certification for FYE 03/31/2017. At that time, the agency had certified to attaining all applicable points, and thus reported a score of 100.0%.

The agency received a letter from the Department of Housing and Urban Development on 07/28/2017 indicating the Department had conducted a review of the agency's submission, and the agency had received an overall score of 85.0%. In their analysis, HUD indicated the KCHA was awarded zero points for Indicator 13 – Lease-Up. In the letter, HUD asked the agency to provide a written response detailing how the agency intended to resolve the issue.

On 09/05/2017, Executive Director Derek Antoine submitted the agency response to HUD. The letter, and accompanying documentation, is attached to this memo for Board information.

Fiscal Impact

None

Recommendation

None



Office Of Public Housing

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Illinois State Office
Metcalf Federal Building
77 West Jackson Boulevard – Room 2401
Chicago, Illinois 60604-3507
Telephone: (312) 353-1915 Fax: (312) 886-4060

July 28, 2017

Mr. Derek Antoine, Executive Director
Knox County Housing Authority
216 West Simmons St.
Galesburg, Illinois 61404

Dear Mr. Antoine:

Thank you for completing your Section 8 Management Assessment Program (SEMAP) certification for the **KNOX COUNTY HOUSING AUTHORITY**. We appreciate your time and attention to the SEMAP assessment process. SEMAP enables HUD to better manage the Section 8 tenant-based program by identifying PHA capabilities and deficiencies related to the administration of the Section 8 program. As a result, HUD will be able to provide more efficient program assistance to PHAs.

The **KNOX COUNTY HOUSING AUTHORITY's** final SEMAP score for the fiscal year ended **3/31/2017** is **85%**. The following are your scores on each indicator:

Indicator 1	Selection for the Waiting List (24 CFR 982.54(d)(1) and 982.204(a))	15
Indicator 2	Reasonable Rent (24 CFR 982.4, 982.54(d)(15), 982.158(f)(7) and 982.507)	20
Indicator 3	Determination of Adjusted Income (24 CFR part 5, subpart F and 24 CFR 982.516)	20
Indicator 4	Utility Allowance Schedule (24 CFR 982.517)	5
Indicator 5	HQS Quality Control (24 CFR 982.405(b))	5
Indicator 6	HQS Enforcement (24 CFR 982.404)	10
Indicator 7	Expanding Housing Opportunities	NA

Indicator 8	Payment Standards (24 CFR 982.503)	5
Indicator 9	Timely Annual Reexaminations (24 CFR 5.617)	10
Indicator 10	Correct Tenant Rent Calculations (24 CFR 982, Subpart K)	5
Indicator 11	Pre-Contract HQS Inspections (24 CFR 982.305)	5
Indicator 12	Annual HQS Inspections (24 CFR 982.405(a))	10
Indicator 13	Lease-Up	0
Indicator 14	Family Self-Sufficiency (24 CFR 984.105 and 984.305)	NA
Indicator 15	Deconcentration Bonus	--

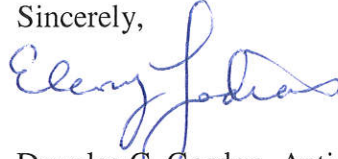
Your overall performance rating is **Standard**.

We have recorded that your PHA has been rated zero on Indicator 13, Lease Up. Please take the necessary corrective action to ensure compliance with program rules. **For each zero rating, you must send HUD a written report describing the corrective actions you have taken within 45 days of the date of this letter (by September 10, 2017). In this letter below, we describe the corrective actions that the HA must undertake before September 10, 2017.** If no letter is sent to our office within 45 days or corrections have not been made to the Housing Authority's program, HUD may require a written Corrective Action Plan. Please address your letter to **Douglas C. Gordon, attention Pam Kosuth, Public Housing Division**.

SEMAP Indicator 13 receives a zero score if the Housing Authority leased up less than 95% of its vouchers and utilized less than 95% of the voucher funds it received from HUD during the prior calendar year. Data submitted by the Housing Authority to HUD's Financial Management Center indicated that Knox County HA spent 90% of the voucher funding it received during calendar year 2016 and achieved 64% unit utilization. Please increase your lease-up rate so that the HA will spend as close to 100% of its current fiscal year voucher funds as possible. **By September 10, 2017 please send us a letter describing the steps you are taking to increase the voucher program's lease-up.**

Thank you for your cooperation with the SEMAP process. We look forward to working with you and answering any questions you have about SEMAP. If you have any questions, please contact Pamela Kosuth at (312) 913-8341.

Sincerely,

A handwritten signature in blue ink, appearing to read "Douglas C. Gordon".A handwritten flourish or initial in blue ink, consisting of a large, stylized letter 'D'.

Douglas C. Gordon, Acting Director
Illinois State Office of Public Housing
Region V



BUILDING COMMUNITY, PEOPLE, AND PARTNERSHIPS

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Lomac Payton, Chairman
Roger Peterson, Commissioner
Thomas Dunker, Commissioner
Wayne Allen, Commissioner
Paul Stewart, Commissioner
Ben Burgland, Commissioner
Paula Sanford, Commissioner
Derek Antoine, Exec. Director, Secretary
Jack P. Ball, Attorney

Tuesday, September 05, 2017
3:26 PM

Douglas C. Gordon
ATTN: Pam Kosuth
Public Housing Division
U.S. Department of Housing and Urban Development
Illinois State Office of Public Housing
Metcalfe Federal Building
77 West Jackson Boulevard – Room 2401
Chicago, IL 60604-3507

To Whom It May Concern:

This letter serves as the Knox County Housing Authority's (KCHA) response to the Section Eight Management Assessment Program (SEMAP) certification letter dated 07/28/2017 in which the agency received an overall performance rating of STANDARD. This letter addresses Indicator 13 – Lease-Up, for which the agency received zero (0) points.

Indicator 13 – Lease-Up

This indicator shows whether the PHA enters into HAP contracts for the number of the PHA's baseline voucher units (units that are contracted under a Consolidated ACC) for the calendar year that ends on or before the PHA's fiscal year or whether the PHA has expended its allocated budget authority for the same calendar year. Allocated budget authority will be based upon the PHA's eligibility, which includes budget authority obligated for the calendar year and any portion of HAP reserves attributable to the budget authority that was offset from reserves during the calendar year. HUD verifies this based on the percent of units leased under a tenant-based or project-based HAP contract or occupied by homeowners under the voucher homeownership option during the calendar year that ends on or before the assessed PHA's fiscal year, or the percent of allocated budget authority expended during the calendar year that ends on or before the assessed PHA's fiscal year (01/01/2016 – 12/31/2016). PHAs are rated in the following manner:

- The percent of units leased or occupied by homeowners under the voucher homeownership option, or the percent of allocated budget authority expended during the calendar year that ends on or before the assessed PHA fiscal year was 98 percent or more. **20 points**
- The percent of units leased or occupied by homeowners under the voucher homeownership option, or the percent of allocated budget authority expended during the calendar year that ends on or before the assessed PHA fiscal year was 95 to 97 percent. **15 points**

- The percent of units leased or occupied by homeowners under the voucher homeownership option, or the percent of allocated budget authority expended during the calendar year that ends on or before the assessed PHA fiscal year was less than 95 percent. **0 points**

The table below details voucher utilization for calendar year 2016:

Voucher Utilization	Baseline	Units Leased	% Utilization
January 2016	280	164	58.6
February 2016	280	162	57.9
March 2016	280	161	57.5
April 2016	280	162	57.9
May 2016	280	165	58.9
June 2016	280	166	59.3
July 2016	280	164	58.6
August 2016	280	164	58.6
September 2016	280	176	62.9
October 2016	280	176	62.9
November 2016	280	176	62.9
December 2016	280	177	63.2
TOTAL	3360	2013	59.9

The table below details HAP utilization for calendar year 2016:

HAP Utilization	Annual Budget Authority (ABA)	Actual HAP Disbursement	HUD-Held Reserve	CY 2016 HAP Expenses	% to ABA
CY 2016	\$859,565.00	\$647,485.00	\$212,080.00	\$690,239.00	80.3%

With voucher utilization at 59.9% and HAP utilization at 80.3%, the agency did not meet the standard (95%) by which the indicator is measured against, and thus achieved a certification of zero points in regards to lease-up.

Agency efforts have been underway to increase the number of leased vouchers for CY 2017. Since February 2016, the agency has leased 31 additional vouchers, and intends to lease approximately 5 to 10 more. The agency goal, based on forecasting, is to maintain a leased voucher count of 200 monthly, or 2,400 annually. While that only represents 71.4% of actual unit utilization, this number of vouchers will ensure the agency expends its annual budget authority without subjecting the program to shortfall. Agency staff will work closely with Financial Management Center (FMC) staff to monitor this number appropriately.

In addition to this, agency efforts include:

- Increased contact with potential landlords to build area participation;
- Increased supportive functions with current voucher holders not leased (increased communication, connecting them with landlords and area resources that will assist them in getting leased);

- Ensuring payment standards are reflective of market conditions, and adjusting within the limits when necessary to increase housing choice in the area; and
- Expediting processing efforts for potential lease-ups.

For calendar year 2017, the agency is realizing the results of this hard work. Through July 2017, agency calculations show the KCHA at 109.4% utilization. Forecasted through December 2017, the agency projects to spend 116.4% of annual budget authority, which is supported through net-restricted position, HUD-Held reserves, and agency reserves (post-2003).

Observations and Summary

The error in our self-certification is explained as a simple misunderstanding. The agency used actual disbursement numbers, as opposed to annual budget authority, to calculate utilization. After researching regulation and engaging various HUD staff on the topic, we are now fully aware of how utilization is tracked, and have adjusted our forecasting methods to use the annual budget authority as a spending guide rather than the disbursement schedule.

Leasing vouchers is vital to the success of our program. Leased units have increased to a sustainable level over the past 24 months, and staff will work diligently to maintain the current levels of leasing and spending. The Knox County Housing Authority will take the necessary steps, implement the appropriate processes, and strengthen quality control over the Housing Choice Voucher program to deliver on our mission to provide high-quality affordable housing opportunities for individuals and families, while promoting self-sufficiency, empowerment, and a sense of community development.

Should you require further clarification or information pertaining to this response, please do not hesitate to contact this office.

Respectfully,



Derek B. Antoine
Executive Director
Knox County Housing Authority
Enclosure

BOARD MEMO

216 W. Simmons St.
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TO: Board of Commissioners
Knox County Housing Authority

DATE: 09/21/2017

FROM: Derek Antoine 
Executive Director

BOARD MEETING: 09/26/2017

SUBJECT: PHADA Conference - Legislative Visits

Executive Summary

KCHA Executive Director Derek Antoine, Assistant Director Cheryl Lefler, and Commissioners Paula Sanford and Jared Hawkinson recently attended the Public Housing Authority Director's Association (PHADA) Legislative Conference in Washington D.C. The conference included training sessions on funding and disaster preparedness, as well as multiple panel discussion on the current political and regulatory climate surrounding public housing agencies and programs.

During this time in our nation's capital, the group was able to meet with congressional representatives from both the House and the Senate. Meetings were conducted with staff from Senators Durbin and Duckworth's offices, and with Representative Bustos herself. Advocacy efforts were focused on funding levels for agency programs, streamlining ineffective and outdated administrative requirements, and increased flexibility within the regulations governing public housing agency operations.

Advocacy in these areas and communication with our elected officials will continue as staff looks to host congressional representatives at the agency to meet with both program participants and representatives from other housing authorities.

Fiscal Impact

None

Recommendation

None

BOARD MEMO

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TO: Board of Commissioners
Knox County Housing Authority

DATE: 09/26/2017

FROM: Derek Antoine 
Executive Director

BOARD MEETING: 09/26/2017

SUBJECT: Personnel Update

Executive Summary

A number of personnel changes have been made at the Knox County Housing Authority. The following transitions have been made, or are in process:

- Amy Thompson has been promoted to the position of Property Manager – Scattered Family Sites. Amy has been with the agency for approximately 4 years, having previously served the agency in the role of Occupancy Specialist – Moon Towers from November 2013 through August 2017.
- Ashley Larimer has been promoted to the position of Occupancy Specialist – Moon Towers. Ashley has been with the agency for approximately 2 years, having previously served the agency in the role of Tenant Account Clerk – COCC from November 2015 through August 2017.
- Michelle Kim will transition out of the agency effective 09/29/2017. Michelle served at the agency as ROSS Coordinator and Resource Development Manager from February 2012 through September 2017.

Fiscal Impact

None

Recommendation

None