

board agenda



Knox County Housing Authority
Regular Meeting of the Board of Commissioners
Moon Towers Conference Room
7/1/2025
4:00 p.m.

Opening	Roll Call	Chairperson Hawkinson
	Review/Approve Previous Meeting Minutes	Chairperson Hawkinson
	Review/Ratify 03-2025 Financial Reports	
	Review/Ratify 04-2025 Financial Reports	
	Review/Ratify 05-2025 Financial Reports	
Public Comment	Open	
Old Business	None	
New Business	Review/Approve Pay Request #10 FINAL to Mechanical Service, Inc. – Furnace and Lighting Replacement Project	Derek Antoine
	Review/Approve Executive Director Compensation Structure	Derek Antoine
Reports	Executive Director's Report – 05/2025	Derek Antoine
	KCHA Legal Counsel Report – 06/2025	Jack Ball
Other Business	Executive Director Performance Appraisal	Chairperson Hawkinson Derek Antoine
Adjournment		

**MINUTES OF THE MONTHLY MEETING
OF THE BOARD OF COMMISSIONERS
OF THE KNOX COUNTY HOUSING AUTHORITY
March 25, 2025**

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

PRESENT: Jared Hawkinson
 Joseph Riley
 Dena Simkins
 Dena St. George

EXCUSED: LaToya Carson
 Joey Range
 Sara Robison

ABSENT:

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

Chairperson Hawkinson called the meeting to order at 4:06 p.m. and declared that a quorum was present.

Chairperson Hawkinson then asked if there were any additions or corrections to the previous meeting's minutes. Commissioner Riley made a motion to approve the previous meeting minutes as presented; Commissioner St. George seconded. Roll call was taken as follows:

Commissioner Hawkinson - aye
Commissioner Riley - aye
Commissioner Simkins - aye
Commissioner St. George - aye

Motion Carried, 4-0.

Chairperson Hawkinson then requested the Board review and ratify the February 2025 financial reports. After brief discussion, Commissioner St. George made a motion to ratify the financial reports for February 2025 as presented; Commissioner Riley seconded. Roll call was taken as follows:

Commissioner Hawkinson - aye
Commissioner Riley - aye
Commissioner Simkins - aye
Commissioner St. George - aye

Motion Carried, 4-0.

February 2025 claims against the HA Administration in the sum of \$577,610.37; Central Office Cost Center in the sum of \$412,763.42; Moon Towers in the sum of \$126,421.31; Family in the sum of \$107,748.04; Bluebell in the sum of \$34,317.64; Housing Choice Voucher Program in the sum of \$103,858.05; Brentwood (A.H.P.) in the sum of \$30,076.73; Prairieland (A.H.P.) in the sum of \$27,122.18; Capital Fund '20 in the sum of \$0.00; Capital Fund '21 in the sum of \$0.00; Capital Fund '22 in the sum of \$0.00; Capital Fund '23 in the sum of \$5,303.00; and Capital Fund '24 in the sum of \$0.00 were presented for approval. Commissioner Simkins made a motion to ratify the claims and bills for February 2025;

Commissioner Riley seconded. Roll call was taken as follows:

Commissioner Hawkinson - aye

Commissioner Riley - aye

Commissioner Simkins - aye

Commissioner St. George - aye

Motion Carried, 4-0.

PUBLIC COMMENT

None.

OLD BUSINESS

None.

NEW BUSINESS

Mr. Antoine asked the Board to review and approve Pay Request #9 from Mechanical Services Inc. for Lighting and Furnace Replacement Project. Alliance Architects has reviewed and signed approval for pay request #9. After brief discussion, Commissioner Simkins made a motion to approve Pay Request #9 from Mechanical Services Inc. for Lighting and Furnace Replacement Project in the amount of \$69,523.56; Commissioner Riley seconded. Roll call was taken as follows:

Commissioner Hawkinson - aye

Commissioner Riley - aye

Commissioner Simkins - aye

Commissioner St. George - aye

Motion Carried, 4-0.

Mr. Antoine asked the Board to review and approve Change Order #7 to Hein Construction for 504 Modification - Phase 3. This change order reduces the General Requirements Allowance from \$38,193.39 to \$0.00. Alliance Architects has reviewed and approved this proposed revised change order. After brief discussion, Commissioner Riley made a motion to approve Change Order #7 from Hein Construction for 504 Modification - Phase 3 as outlined in the Board memo; Commissioner St. George seconded. Roll call was taken as follows:

Commissioner Hawkinson - aye

Commissioner Riley - aye

Commissioner Simkins - aye

Commissioner St. George - aye

Motion Carried, 4-0.

Mr. Antoine asked the Board to review and approve Pay Request #21 from Hein Construction for 504 Modification - Phase 3. This pay application is the final pay application for this project. Alliance Architects has reviewed and signed approval for pay request #21. After brief discussion, Commissioner Simkins made a motion to approve Pay Request #21 from Hein Construction for 504 Modification - Phase 3 in the amount of \$128,054.35; Commissioner St. George seconded. Roll call was taken as follows:

Commissioner Hawkinson - aye

Commissioner Riley - aye

Commissioner Simkins - aye

Commissioner St. George - aye

Motion Carried, 4-0.

Mr. Antoine asked the Board to review and approve Resolution 2025-02 Uncollectible Debt Charge-Off for Period Ending 03/31/2025. After brief discussion, Commissioner Riley made a motion to approve Uncollectible Debt Charge-Off for Period Ending 03/31/2025 in the amount of \$28,425.75; Commissioner St. George seconded. Roll call was taken as follows:

Commissioner Hawkinson - aye
Commissioner Riley - aye
Commissioner Simkins - aye
Commissioner St. George - aye

Motion Carried, 4-0.

Mr. Antoine asked the Board to review and approve Resolution 2025-03 Supply/Service Vendor Listing for FYE 03/31/2026. Mr. Antoine reviewed the resolution and listing. After brief discussion, Commissioner Simkins made a motion to approve Resolution 2025-03 Supply/Service Vendor Listing FYE 03/31/2026; Commissioner Riley seconded. Roll call was taken as follows:

Commissioner Hawkinson - aye
Commissioner Riley - aye
Commissioner Simkins - aye
Commissioner St. George - aye

Motion Carried, 4-0.

Mr. Antoine asked the Board to review and approve Resolution 2025-04 KCHA FYE 03/31/2026 Operating Budget. Mr. Antoine referred to the budget spreadsheets highlighting budget information from each program. After brief discussion, Commissioner Simkins made a motion to approve Resolution 2025-04 KCHA FYE 03/31/2026 Operating Budget as presented; Commissioner Riley seconded. Roll call was taken as follows:

Commissioner Hawkinson - aye
Commissioner Riley - aye
Commissioner Simkins - aye
Commissioner St. George - aye

Motion Carried, 4-0.

Mr. Antoine handed out the Statement of Economic Interest for commissioners to complete, sign and return to him so that he can submit the forms to the Knox County Clerk.

REPORTS

Mr. Antoine stated that the Executive Director's Report was included in the Board packet.

Mr. Ball reviewed the Legal Counsel Report that was handed out at the meeting.

OTHER BUSINESS

None.

ADJOURNMENT

Commissioner St. George made a motion to adjourn the meeting at 4:38 p.m.; Commissioner Riley seconded. Roll call was taken as follows:

Commissioner Hawkinson - aye

Commissioner Riley - aye
Commissioner Simkins - aye
Commissioner St. George - aye
Motion Carried, 4-0.

Respectfully submitted,

Secretary

LOW RENT

COCC

	<u>Mar-25</u>	<u>Current YTD</u>
Operating Income	\$108,173.44	\$1,906,837.96
Operating Expenses	\$313,863.71	\$1,988,018.85
Net Revenue Income/(Loss)	(\$205,690.27)	(\$81,180.89)

COCC - Cash, Investments, A/R, & A/P **\$738,305**

MOON TOWERS

	<u>Mar-25</u>	<u>Current YTD</u>
Operating Income	\$98,684.91	\$1,229,850.47
Operating Expenses	\$113,639.11	\$1,251,286.43
Net Revenue Income/(Loss)	(\$14,954.20)	(\$21,435.96)

Moon - Cash, Investments, A/R, & A/P \$ 650,543

Minimum Reserve Position \$ 417,095

Over/(Under) Minimum Reserve Position **\$233,447**

FAMILY SITES

	<u>Mar-25</u>	<u>Current YTD</u>
Operating Income	\$136,998.37	\$1,508,029.10
Operating Expenses	\$1,991.95	\$1,343,960.18
Net Revenue Income/(Loss)	\$135,006.42	\$164,068.92

Family - Cash, Investments, A/R, & A/P \$ 853,601

Minimum Reserve Position \$ 447,987

Over/(Under) Minimum Reserve Position **\$405,614**

BLUEBELL

	<u>Mar-25</u>	<u>Current YTD</u>
Operating Income	\$26,801.82	\$345,511.78
Operating Expenses	\$46,392.65	\$347,872.43
Net Revenue Income/(Loss)	(\$19,590.83)	(\$2,360.65)

Bluebell - Cash, Investments, A/R, & A/P \$ 274,095

Minimum Reserve Position \$ 115,957

Over/(Under) Minimum Reserve Position **\$158,137**

Monthly Notes:

- For income: COCC received \$53,707.13 from maintenance charges along with \$73,354.14 in fees: \$43,165.64 from management fees, \$4,240 from asset management fees; \$5,692.50 from bookkeeping fees; \$6,732 each for mental health, participant, and safety/security fees.
- The amps received \$149,137 in subsidy from HUD with Moon Towers receiving \$49,892; Family \$90,011; and Bluebell \$9,234.
- Expenses worth noting are Nelrod and Clinic travel and training expenses along with year-end reconciliation of accounts and entries made to close FYE 2025 such as; recording compensated absences (sick/vacation value if all had to be paid as of 3/31/2025 totalling \$179,087.72 agency wide), moving eligible expenses to the fixed asset schedule to be depreciated, and accruing expenses for March that were paid in April and May (utilities, salaries, and benefits being the larger expenses). Transferred cash from COCC to help cover HCV's deficit. Redistributed the \$20,000 Community Foundation Grant that was showing as income for COCC to showing as tenant services income for Moon, Family, Brentwood, and Prairieland.
- After year-end reconciling entries, xfering cash to help HCV, and moving expenses to Fixed Asset schedule, Family ended up in black for the month and year-to-date with the others ending up in the red for the month and year-to-date.

AHP

BRENTWOOD

	<u>Mar-25</u>	<u>Current YTD</u>
Operating Income	\$45,141.60	\$499,871.25
Operating Expenses	\$46,142.78	\$410,262.80
Net Revenue Income/(Loss)	(\$1,001.18)	\$89,608.45

Brentwood's Cash, Investments, A/R, & A/P \$ 332,149.52
Restricted Cash (Sec. Dep. & Current Liabilities) \$ -

BW's Available Cash \$ 332,149.52

PRAIRIELAND

	<u>Mar-25</u>	<u>Current YTD</u>
Operating Income	\$42,414.95	\$453,039.10
Operating Expenses	\$54,744.10	\$394,686.20
Net Revenue Income/(Loss)	(\$12,329.15)	\$58,352.90

Prairieland's Cash, Investments, A/R, & A/P \$ (170,843.83)
Restricted Cash (Sec. Dep., Reserve, Receipts, liabs) \$ 352,191.87

PL's Available Cash \$181,348.04

Monthly Notes:

- For Income: Brentwood received \$42,620.50 in tenant income and Prairieland's received \$33,443 in tenant income.
- Expences worth noting for Brentwood and Prairieland are like mentioned above, the moving expenses to the Fixed Asset schedule to be depreciated along with expenses being accrued in March that were paid in April and May.
- Both ended up in the red for the month and remained in the black year-to-date.

HOUSING CHOICE VOUCHERS (HCV)

ADMINISTRATIVE

	Mar-25	Current YTD
Operating Income	\$2,380.65	\$161,348.25
Operating Expenses	(\$52,636.49)	\$165,415.63
Net Revenue Income/(Loss)	\$55,017.14	(\$4,067.38)

Unrestricted Net Position (UNP)

Prior Month Balance	\$	-
Investment in Fixed Assets	\$	-
Monthly HCV Admin Revenue - Gain/(Loss)	\$	1,509.09
Transfer to NRP or Adjustment	\$	-
UNP Ending Balance Per VMS	\$	1,509.09

Monthly Notes:

- HCV received \$14,040 in admin fee subsidy from HUD and shows an increase in revenue of \$55,017.14 for the month due to cash loan transfer from COCC that HCV will pay pack thus unrestricted net position shows balance of \$1,509.09.

HAP

	Mar-25	Current YTD
Operating Income	\$3,698.00	\$978,526.00
Operating Expenses	\$91,734.91	\$1,050,419.53
Net Revenue Income/(Loss)	(\$88,036.91)	(\$71,893.53)

Restricted Net Position (RNP)

Prior Month Balance	\$	7,023.00
Investment in Fixed Assets	\$	-
Monthly HCV HAP Revenue - Gain/(Loss)	\$	(3,806.00)
Adjustment/Transfer from COCC or UNP	\$	1,534.00
RNP Ending Balance per VMS	\$	4,751.00

Monthly Notes:

- HCV received \$88,256 in HAP subsidy and had a decrease in revenue of \$88,036.91 which was recorded as subsidy by the auditor for March 2024 as April 2024 subsidy was received in March 2024. Restricted Net Position shows a balance of \$3,759.85.

EMERGENCY HOUSING VOUCHERS (EHV)

ADMINISTRATIVE

	Mar-25	Current YTD
Operating Income	\$ 204.00	\$ 6,358.00
Operating Expenses	\$ 321.90	\$ 4,498.37
Net Revenue Income/(Loss)	(\$117.90)	\$1,859.63

EHV (UNP)

Prior Month Balance	\$	24,027.81
Monthly EHV Admin Revenue - Gain/(Loss)	\$	(117.90)
EHV UNP Ending Balance	\$	23,909.91

Monthly Notes:

- EHV received \$204 in admin fee subsidy from HUD and had an decrease in revenue of \$117.90 for the month.

HAP

	Mar-25	Current YTD
Operating Income	\$ 2,456.00	\$ 61,342.00
Operating Expenses	\$ 2,787.00	\$ 56,397.15
Net Revenue Income/(Loss)	(\$331.00)	\$4,944.85

EHV (RNP)

Prior Month Balance	\$	4,090.85
Monthly EHV HAP Revenue - Gain/(Loss)	\$	(\$331.00)
RNP Ending Balance per VMS	\$	3,759.85

Monthly Notes:

- EHV received \$2,456 in HAP subsidy and had a decrease in revenue of \$331 for the month.

MISCELLANEOUS

IDROP Bad Debt Submitted

Property Sites	Mar-25	Historical
Moon Towers	\$ 6,168.25	\$ 135,632.00
Family Sites	\$ 19,195.00	\$ 357,242.37
Bluebell	\$ 233.50	\$ 8,259.78
Brentwood	\$ 270.00	\$ 40,270.74
Prairieland	\$ 2,559.00	\$ 51,408.90
Housing Choice Voucher	\$ -	\$ 47,707.48
Total	\$ 28,425.75	\$ 640,521.27

IDROP Bad Debt Collected

Property Sites	Mar-25	Historical
Moon Towers	\$ -	\$ 11,672.27
Family Sites	\$ -	\$ 85,417.09
Bluebell	\$ -	\$ 100.00
Brentwood	\$ -	\$ 10,984.84
Prairieland	\$ -	\$ 10,318.09
Housing Choice Voucher	\$ -	\$ 13,337.10
Total	\$ -	\$ 131,829.39

Tenant Online Payments

Property Sites	Mar-25	FYE 2025
Moon Towers	\$ 3,545.36	\$ 42,351.78
Family Sites	\$ 10,770.00	\$ 117,254.84
Bluebell	\$ -	\$ 8,270.00
Brentwood	\$ 6,846.11	\$ 71,776.11
Prairieland	\$ 6,306.00	\$ 55,080.00
Housing Choice Voucher	\$ 66.96	\$ 7,167.96
Fiscal Year 2022 Total	\$ 27,534.43	\$ 301,900.69

Monthly Bad Debt Reported	\$28,425.75
Historical Bad Debt	\$1,241,104.10

	By IDROP	By Debtor
Historical Bad Debt Collected	\$131,829.39	\$ 35,165.37
	13.46%	2.83%

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	15.00	15.00	0.00	180.00	180.00	180.00	0.00
REVENUE							
FEE REVENUE							
70710 Management Fees							
10-1-000-000-3810.000 Management Fee Inc	-43,165.64	-42,476.00	-689.64	-509,712.00	-508,492.52	-509,712.00	-0.24
10-1-000-000-3810.010 Mgmt Fees CFP	0.00	-12,624.75	12,624.75	-151,497.00	-100,000.00	-151,497.00	-33.99
Total Line 70710	-43,165.64	-55,100.75	11,935.11	-661,209.00	-608,492.52	-661,209.00	-7.97
70720 Asset Management Fees							
10-1-000-000-3820.000 Asset Mgmnt Fee Inc	-4,240.00	-4,240.00	0.00	-50,880.00	-50,880.00	-50,880.00	0.00
Total Line 70720	-4,240.00	-4,240.00	0.00	-50,880.00	-50,880.00	-50,880.00	0.00
70730 Book Keeping Fees							
10-1-000-000-3830.000 Bookkeeping Fee Inc	-5,692.50	-5,822.00	129.50	-69,864.00	-69,060.00	-69,864.00	-1.15
Total Line 70730	-5,692.50	-5,822.00	129.50	-69,864.00	-69,060.00	-69,864.00	-1.15
70750 Other Fees							
10-1-000-000-3840.000 Other Fee Inc	-60.00	-50.00	-10.00	-600.00	-900.00	-600.00	50.00
10-1-000-000-3850.000 Inspection Income	0.00	-416.63	416.63	-5,000.00	0.00	-5,000.00	-100.00
10-1-000-000-3850.001 Maint Labor Income	-53,707.13	-57,439.00	3,731.87	-689,268.00	-702,295.88	-689,268.00	1.89
10-1-000-000-3850.004 Admin Fee Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3850.005 Maint Fee Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3850.006 Safety/Security Fee Inc	-6,732.00	-6,732.00	0.00	-80,784.00	-80,784.00	-80,784.00	0.00
10-1-000-000-3850.007 Mental Health Fee Inc	-6,732.00	-6,732.00	0.00	-80,784.00	-80,784.00	-80,784.00	0.00
10-1-000-000-3850.008 Participant Fee Income	-6,732.00	-6,732.00	0.00	-80,784.00	-80,784.00	-80,784.00	0.00
10-1-000-000-3850.010 Garb & Trash Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3850.020 Htg & Cooling Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3850.030 Snow Removal Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3850.050 Landscape & Grds Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3850.060 Unit Turnaround Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3850.070 Electrical Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3850.080 Plumbing Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3850.090 Exterminator Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3850.100 Janitorial Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3850.110 Routine Maint Inc	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	
Total Line 70750	-73,963.13	-78,101.63	4,138.50	-937,220.00	-945,547.88	-937,220.00	0.89
70700 TOTAL FEE REVENUE	-127,061.27	-143,264.38	16,203.11	-1,719,173.00	-1,673,980.40	-1,719,173.00	-2.63
OTHER REVENUE							
71100 Investment Income - Unrestricted							
10-1-000-000-3610.000 Interest Income	-810.91	-750.00	-60.91	-9,000.00	-10,359.08	-9,000.00	15.10
10-1-000-000-3610.023 Interest Income - HRA	-1.26	-1.00	-0.26	-12.00	-12.36	-12.00	3.00
Total Line 71100	-812.17	-751.00	-61.17	-9,012.00	-10,371.44	-9,012.00	15.08
71500 Other Revenue							
10-1-000-000-3690.000 Other Income	0.00	-200.00	200.00	-2,400.00	0.00	-2,400.00	-100.00
10-1-000-000-3690.300 T.S. Income - Grants	20,000.00	0.00	20,000.00	0.00	0.00	0.00	
10-1-001-000-3690.180 Shelter Income	-300.00	-20,875.00	20,575.00	-250,500.00	-222,486.12	-250,500.00	-11.18
Total Line 71500	19,700.00	-21,075.00	40,775.00	-252,900.00	-222,486.12	-252,900.00	-12.03
TOTAL OTHER REVENUE	18,887.83	-21,826.00	40,713.83	-261,912.00	-232,857.56	-261,912.00	-11.09
70000 TOTAL REVENUE	-108,173.44	-165,090.38	56,916.94	-1,981,085.00	-1,906,837.96	-1,981,085.00	-3.75

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
EXPENSES							
ADMINISTRATIVE							
91100 Administrative Salaries							
10-1-000-000-4110.000 Admin Salaries	53,416.58	39,258.00	14,158.58	471,096.00	477,164.84	471,096.00	1.29
10-1-001-000-4110.000 Warm Shelter Salaries	20,619.30	15,000.00	5,619.30	180,000.00	178,354.33	180,000.00	-0.91
Total Line 91100	74,035.88	54,258.00	19,777.88	651,096.00	655,519.17	651,096.00	0.68
91200 Auditing Fees							
10-1-000-000-4171.000 Audit Fee	0.00	267.00	-267.00	3,204.00	3,400.00	3,204.00	6.12
Total Line 91200	0.00	267.00	-267.00	3,204.00	3,400.00	3,204.00	6.12
91400 Advertising & Marketing							
10-1-000-000-4190.650 Advertising	0.00	83.37	-83.37	1,000.00	727.84	1,000.00	-27.22
Total Line 91400	0.00	83.37	-83.37	1,000.00	727.84	1,000.00	-27.22
91500 Benefit Contributions - Admin							
10-1-000-000-4110.500 Emp Benefit - Admin	18,394.48	13,666.63	4,727.85	164,000.00	178,216.60	164,000.00	8.67
10-1-000-000-4110.550 Benefit - Life Ins.	610.12	200.00	410.12	2,400.00	7,428.34	2,400.00	209.51
10-1-001-000-4110.500 Warm Shelter Benefits	10,668.24	4,800.00	5,868.24	57,600.00	25,677.73	57,600.00	-55.42
Total Line 91500	29,672.84	18,666.63	11,006.21	224,000.00	211,322.67	224,000.00	-5.66
91600 Office Expense							
10-1-000-000-4140.000 Training - Staff	8,864.00	833.37	8,030.63	10,000.00	20,755.34	10,000.00	107.55
10-1-000-000-4180.000 Telephone	230.03	666.63	-436.60	8,000.00	8,765.52	8,000.00	9.57
10-1-000-000-4190.000 Other Sundry	1,807.30	416.63	1,390.67	5,000.00	10,814.47	5,000.00	116.29
10-1-000-000-4190.050 Office Rent Exp	600.00	600.00	0.00	7,200.00	7,200.00	7,200.00	0.00
10-1-000-000-4190.100 Postage	-401.31	200.00	-601.31	2,400.00	2,805.36	2,400.00	16.89
10-1-000-000-4190.200 Office Supplies	160.77	166.63	-5.86	2,000.00	1,318.90	2,000.00	-34.06
10-1-000-000-4190.250 Office Furniture	210.00	41.63	168.37	500.00	-15.00	500.00	-103.00
10-1-000-000-4190.300 Paper Supplies	112.86	166.63	-53.77	2,000.00	778.92	2,000.00	-61.05
10-1-000-000-4190.400 Printing	0.00	100.00	-100.00	1,200.00	754.71	1,200.00	-37.11
10-1-000-000-4190.401 Printing Supplies	0.00	100.00	-100.00	1,200.00	2,365.72	1,200.00	97.14
10-1-000-000-4190.500 Printer/Copier Sup Cont	429.46	229.13	200.33	2,750.00	2,289.26	2,750.00	-16.75
10-1-000-000-4190.550 Computers/Software	1,849.87	20.87	1,829.00	250.00	5,993.45	250.00	2,297.38
10-1-000-000-4190.600 Publications	0.00	20.87	-20.87	250.00	0.00	250.00	-100.00
10-1-000-000-4190.700 Member Dues/Fees	-250.00	1,250.00	-1,500.00	15,000.00	-4,997.66	15,000.00	-133.32
10-1-000-000-4190.800 Internet Services	358.50	291.63	66.87	3,500.00	2,824.18	3,500.00	-19.31
10-1-000-000-4190.850 IT Support	0.00	416.63	-416.63	5,000.00	4,279.37	5,000.00	-14.41
Total Line 91600	13,971.48	5,520.65	8,450.83	66,250.00	65,932.54	66,250.00	-0.48
91700 Legal Expense							
10-1-000-000-4130.000 Legal Expense	1,600.00	800.00	800.00	9,600.00	9,600.00	9,600.00	0.00
10-1-000-000-4190.900 Court Costs	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91700	1,600.00	800.00	800.00	9,600.00	9,600.00	9,600.00	0.00
91800 Travel Expense							
10-1-000-000-4150.000 Travel - Staff	2,075.20	1,250.00	825.20	15,000.00	20,347.14	15,000.00	35.65
10-1-000-000-4150.010 Travel - Commissioners	0.00	750.00	-750.00	9,000.00	223.78	9,000.00	-97.51
10-1-000-000-4150.100 Mileage - Admin	118.99	125.00	-6.01	1,500.00	1,136.86	1,500.00	-24.21
Total Line 91800	2,194.19	2,125.00	69.19	25,500.00	21,707.78	25,500.00	-14.87
91900 Other Expense							
10-1-000-000-4120.400 Fee for Service Exp	416.27	500.00	-83.73	6,000.00	4,404.64	6,000.00	-26.59
10-1-000-000-4120.500 Other Fee Exp	0.00	8.37	-8.37	100.00	348.91	100.00	248.91
10-1-000-000-4140.010 Training - Commiss	0.00	250.00	-250.00	3,000.00	0.00	3,000.00	-100.00
10-1-000-000-4160.000 Consulting Services	1,310.19	1,350.00	-39.81	16,200.00	1,765.19	16,200.00	-89.10
10-1-000-000-4190.950 Background Verif	0.00	20.00	-20.00	240.00	63.10	240.00	-73.71

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10-1-001-000-4120.400 Fee for Serv Exp - WS	20.42	59.00	-38.58	708.00	-1.70	708.00	-100.24
10-1-001-000-4190.000 Admin Supplies - WS	-1,717.34	1,016.00	-2,733.34	12,192.00	10,120.23	12,192.00	-16.99
Total Line 91900	29.54	3,203.37	-3,173.83	38,440.00	16,700.37	38,440.00	-56.55
91000 TOTAL OPERATING EXPENSE - Admin	121,503.93	84,924.02	36,579.91	1,019,090.00	984,910.37	1,019,090.00	-3.35
UTILITIES							
93100 Water-200 Elect-300 Gas-600 Sewer							
10-1-000-000-4310.000 Water	95.91	30.00	65.91	360.00	309.04	360.00	-14.16
10-1-000-000-4315.000 Sewer	113.31	20.00	93.31	240.00	301.49	240.00	25.62
10-1-000-000-4320.000 Electric	666.94	375.00	291.94	4,500.00	3,704.35	4,500.00	-17.68
10-1-000-000-4330.000 Gas	547.71	200.00	347.71	2,400.00	2,640.09	2,400.00	10.00
10-1-001-000-4310.000 Water - W.S.	177.74	0.00	177.74	0.00	1,288.98	0.00	
10-1-001-000-4315.000 Sewer - W.S.	281.51	0.00	281.51	0.00	1,780.36	0.00	
10-1-001-000-4320.000 Electric - W.S.	401.47	0.00	401.47	0.00	4,598.84	0.00	
10-1-001-000-4330.000 Gas - W. S.	380.51	0.00	380.51	0.00	2,016.70	0.00	
Total Line 93100, 93200, 93300, 93600	2,665.10	625.00	2,040.10	7,500.00	16,639.85	7,500.00	121.86
93000 TOTAL UTILITIES EXPENSES	2,665.10	625.00	2,040.10	7,500.00	16,639.85	7,500.00	121.86
MAINTENANCE & OPERATIONS EXPENSE							
94100 Maintenance - Labor							
10-1-000-000-4410.000 Maint Labor	52,558.12	43,833.00	8,725.12	525,996.00	520,113.64	525,996.00	-1.12
10-1-000-000-4410.010 Maint Admin Salary	242.41	175.00	67.41	2,100.00	2,706.19	2,100.00	28.87
10-1-000-000-4410.100 Maint Labor - OT	1,008.09	810.00	198.09	9,720.00	9,694.01	9,720.00	-0.27
Total Line 94100	53,808.62	44,818.00	8,990.62	537,816.00	532,513.84	537,816.00	-0.99
94200 Maintenance - Materials/Supplies							
10-1-000-000-4420.010 Garbage&Trash Supp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4420.020 Htg & Cooling	0.00	10.00	-10.00	120.00	0.00	120.00	-100.00
10-1-000-000-4420.030 Snow Removal Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4420.050 Landscape/Grounds Sup	0.00	41.63	-41.63	500.00	1,093.10	500.00	118.62
10-1-000-000-4420.070 Electrical Supplies	0.00	10.00	-10.00	120.00	130.71	120.00	8.93
10-1-000-000-4420.080 Plumbing Supplies	0.00	10.00	-10.00	120.00	39.60	120.00	-67.00
10-1-000-000-4420.100 Janitorial Supplies	201.10	83.37	117.73	1,000.00	327.83	1,000.00	-67.22
10-1-000-000-4420.110 Routine Maint. Supplies	206.39	20.87	185.52	250.00	1,047.66	250.00	319.06
10-1-000-000-4420.120 Other Misc Supply	0.00	41.63	-41.63	500.00	346.00	500.00	-30.80
10-1-000-000-4420.125 Mileage	0.00	20.87	-20.87	250.00	17.95	250.00	-92.82
10-1-000-000-4420.126 Vehicle Supplies	170.44	62.50	107.94	750.00	685.03	750.00	-8.66
10-1-001-000-4420.000 Maint Supplies-WS	-53.82	0.00	-53.82	0.00	127.01	0.00	
10-1-001-000-4420.080 Plumbing Supplies-WS	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94200	524.11	300.87	223.24	3,610.00	3,814.89	3,610.00	5.68
94300 Maintenance - Contracts							
10-1-000-000-4430.010 Garbage & Trash Cont	92.40	41.63	50.77	500.00	277.20	500.00	-44.56
10-1-000-000-4430.020 Heating&Cooling Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.030 Snow Removal Contract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.050 Landscape & Grds Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.060 Unit Turnaround Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.070 Electrical Contract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.080 Plumbing Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.090 Extermination Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.100 Janitorial Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.110 Routine Maint Cont	0.00	0.00	0.00	0.00	-172.50	0.00	
10-1-000-000-4430.120 Other Misc Maint Cont	0.00	20.87	-20.87	250.00	356.40	250.00	42.56
10-1-000-000-4430.126 Vehicle Maint Cont	0.00	41.63	-41.63	500.00	430.93	500.00	-13.81

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10-1-001-000-4430.000 Maint Contracts-WS	-3,150.00	0.00	-3,150.00	0.00	866.67	0.00	
10-1-001-000-4430.070 Electrical Contract-WS	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-001-000-4430.080 Plumbing-WS	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94300 - (sub accts)	-3,057.60	104.13	-3,161.73	1,250.00	1,758.70	1,250.00	40.70
94500 Maintenance - Ordinary/Benefits							
10-1-000-000-4410.500 Maint Emp Benefit	19,144.43	18,658.00	486.43	223,896.00	211,619.83	223,896.00	-5.48
10-1-000-000-4410.510 Maint Admin Benefits	-16.34	186.00	-202.34	2,232.00	1,977.44	2,232.00	-11.41
Total Line 94500	19,128.09	18,844.00	284.09	226,128.00	213,597.27	226,128.00	-5.54
94000 TOTAL MAINTENANCE EXPENSE	70,403.22	64,067.00	6,336.22	768,804.00	751,684.70	768,804.00	-2.23
TOTAL PROTECTIVE SERVICES EXPENSE							
95100 Protective Services - Labor							
10-1-000-000-4481.000 Safety/Security Salary	5,900.78	4,431.00	1,469.78	53,172.00	53,146.58	53,172.00	-0.05
10-1-000-000-4481.500 Safety/Security Benefits	3,409.95	2,546.00	863.95	30,552.00	30,730.26	30,552.00	0.58
Total Line 95100	9,310.73	6,977.00	2,333.73	83,724.00	83,876.84	83,724.00	0.18
95200 Protective Services - Contract							
10-1-000-000-4480.000 Protective Service	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4480.100 ADT Contract	104.80	200.00	-95.20	2,400.00	1,624.49	2,400.00	-32.31
10-1-000-000-4480.500 Other Security Contract	0.00	83.37	-83.37	1,000.00	0.00	1,000.00	-100.00
10-1-001-000-4480.100 ADT Contract-WS	57.23	0.00	57.23	0.00	648.60	0.00	
Total Line 95200	162.03	283.37	-121.34	3,400.00	2,273.09	3,400.00	-33.14
95000 TOTAL PROTECTIVE SERVICES EXP	9,472.76	7,260.37	2,212.39	87,124.00	86,149.93	87,124.00	-1.12
INSURANCE PREMIUMS EXPENSE							
96110 120 130 - Property Liab Work Comp							
10-1-000-000-4510.010 Property Insurance	82.53	121.00	-38.47	1,452.00	1,313.49	1,452.00	-9.54
10-1-000-000-4510.020 Liability Insurance	36.96	0.00	36.96	0.00	442.17	0.00	
10-1-000-000-4510.030 Work Comp Insurance	2,893.02	2,613.00	280.02	31,356.00	31,734.63	31,356.00	1.21
Total Line 96110, 96120, 96130	3,012.51	2,734.00	278.51	32,808.00	33,490.29	32,808.00	2.08
96140 All Other Insurance							
10-1-000-000-4510.015 Equipment Insurance	17.10	17.00	0.10	204.00	195.92	204.00	-3.96
10-1-000-000-4510.025 PE & PO Insurance	715.51	700.00	15.51	8,400.00	8,324.21	8,400.00	-0.90
10-1-000-000-4510.035 Auto Insurance	50.00	51.00	-1.00	612.00	600.00	612.00	-1.96
10-1-000-000-4510.040 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96140	782.61	768.00	14.61	9,216.00	9,120.13	9,216.00	-1.04
96100 TOTAL INSURANCE PREMIUM EXP	3,795.12	3,502.00	293.12	42,024.00	42,610.42	42,024.00	1.40
GENERAL EXPENSES							
96200 Other General Expenses							
10-1-000-000-4590.000 Other General	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96200	0.00	0.00	0.00	0.00	0.00	0.00	
96210 Compensated Absences							
10-1-000-000-4110.001 Salaries Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4595.000 Compensated Absences	106,023.58	416.63	105,606.95	5,000.00	106,023.58	5,000.00	2,020.47
Total Line 96210	106,023.58	416.63	105,606.95	5,000.00	106,023.58	5,000.00	2,020.47
96000 TOTAL GENERAL EXPENSE	106,023.58	416.63	105,606.95	5,000.00	106,023.58	5,000.00	2,020.47
96900 TOTAL OPERATING EXPENSE	313,863.71	160,795.02	153,068.69	1,929,542.00	1,988,018.85	1,929,542.00	3.03
97000 NET REVENUE/EXPENSE - (GAIN)/LOSS	205,690.27	-4,295.36	209,985.63	-51,543.00	81,180.89	-51,543.00	-257.50

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MISCELLANEOUS EXPENSE							
97100 Extraordinary Maintenance							
10-1-000-000-4610.010 Extraordinary Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4610.020 Extraordinary Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4610.030 Extraordinary Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 97100	0.00	0.00	0.00	0.00	0.00	0.00	
97200 Casualty Losses - Non-capitalized							
10-1-000-000-4620.010 Casualty Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4620.020 Casualty Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4620.030 Casualty Contract Costs	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 97200	0.00	0.00	0.00	0.00	0.00	0.00	
97400 Depreciation Expense							
10-1-000-000-4800.000 Depreciation Exp COCC	760.27	1,000.00	-239.73	12,000.00	9,125.77	12,000.00	-23.95
Total Line 97400	760.27	1,000.00	-239.73	12,000.00	9,125.77	12,000.00	-23.95
TOTAL MISCELLANEOUS EXPENSE	760.27	1,000.00	-239.73	12,000.00	9,125.77	12,000.00	-23.95
90000 TOTAL EXPENSES	314,623.98	161,795.02	152,828.96	1,941,542.00	1,997,144.62	1,941,542.00	2.86
OTHER FINANCING SOURCES (USES)							
10010 Operating Transfer In							
Total Line 10010	0.00	0.00	0.00	0.00	0.00	0.00	
10020 Operating Transfer Out							
Total Line 10020	0.00	0.00	0.00	0.00	0.00	0.00	
10093 Xfer-In between Program & Project							
10-1-000-000-9111.000 Xfers In from Amps	0.00	-1,666.63	1,666.63	-20,000.00	0.00	-20,000.00	-100.00
Total Line 10093	0.00	-1,666.63	1,666.63	-20,000.00	0.00	-20,000.00	-100.00
10094 Xfer-Out between Program & Project							
10-1-000-000-9111.100 Xfers Out from Amps	79,326.00	0.00	79,326.00	0.00	79,326.00	0.00	
Total Line 10094	79,326.00	0.00	79,326.00	0.00	79,326.00	0.00	
10100 TOTAL OTHER FINANCING SOURCES-USES	79,326.00	-1,666.63	80,992.63	-20,000.00	79,326.00	-20,000.00	-496.63
10000 EXCESS REVENUE/EXPENSE GAIN/-LOSS	285,776.54	-4,961.99	290,738.53	-59,543.00	169,632.66	-59,543.00	-384.89

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	177.00	177.00	0.00	2,124.00	2,124.00	2,124.00	0.00
REVENUE							
70300 Net Tenant Rent Revenue							
10-1-000-001-3110.000 Dwelling Rent	-36,948.00	-33,416.63	-3,531.37	-401,000.00	-464,558.00	-401,000.00	15.85
10-1-000-001-3111.000 Utility Allowance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70300	-36,948.00	-33,416.63	-3,531.37	-401,000.00	-464,558.00	-401,000.00	15.85
70400 Tenant Revenue - Other							
10-1-000-001-3120.000 Excess Utilities	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3130.000 Cable TV Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3190.000 Nondwell Rent	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3690.000 Other Income	0.00	-250.00	250.00	-3,000.00	-148.39	-3,000.00	-95.05
10-1-000-001-3690.100 Late Fees	-675.00	-500.00	-175.00	-6,000.00	-7,242.00	-6,000.00	20.70
10-1-000-001-3690.120 Violation Fees	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3690.130 Court Cost Fees	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3690.140 Returned Check Charge	-25.00	-2.12	-22.88	-25.00	-300.00	-25.00	1,100.00
10-1-000-001-3690.150 Laundry Income	-1,401.55	-1,000.00	-401.55	-12,000.00	-13,171.05	-12,000.00	9.76
10-1-000-001-3690.160 Vending Machine Inc	-125.62	-100.00	-25.62	-1,200.00	-1,220.48	-1,200.00	1.71
10-1-000-001-3690.180 Labor	-699.75	-1,000.00	300.25	-12,000.00	-12,351.67	-12,000.00	2.93
10-1-000-001-3690.200 Materials	-36.97	-208.37	171.40	-2,500.00	-2,084.38	-2,500.00	-16.62
10-1-000-001-3690.500 Resid.Council Activ	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70400	-2,963.89	-3,060.49	96.60	-36,725.00	-36,517.97	-36,725.00	-0.56
70500 TOTAL TENANT REVENUE	-39,911.89	-36,477.12	-3,434.77	-437,725.00	-501,075.97	-437,725.00	14.47
70600 HUD PHA Operating Grants							
10-1-000-001-8020.000 Oper Sub - Curr Yr	-49,892.00	-47,288.00	-2,604.00	-567,456.00	-573,328.00	-567,456.00	1.03
10-1-000-001-8021.000 Oper Sub - Prior Yr	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70600	-49,892.00	-47,288.00	-2,604.00	-567,456.00	-573,328.00	-567,456.00	1.03
10010 Operating Tranfers In - CFP							
10-1-000-001-3404.010 Other Inc - Operations	0.00	-12,083.37	12,083.37	-145,000.00	-100,000.00	-145,000.00	-31.03
Total Line 10010	0.00	-12,083.37	12,083.37	-145,000.00	-100,000.00	-145,000.00	-31.03
70800 Other Government Grants							
10-1-000-001-3404.000 Rev other gov grants	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70800	0.00	0.00	0.00	0.00	0.00	0.00	
71100 Investment Income - Unrestricted							
10-1-000-001-3610.000 Interest Income	-579.15	-1,000.00	420.85	-12,000.00	-9,842.63	-12,000.00	-17.98
Total Line 71100	-579.15	-1,000.00	420.85	-12,000.00	-9,842.63	-12,000.00	-17.98
71300 Proceeds from Disposition of Asset							
Total Line 71300	0.00	0.00	0.00	0.00	0.00	0.00	
71500 Other Revenue							
10-1-000-001-3190.050 Office Rent Income	-300.00	-300.00	0.00	-3,600.00	-3,600.00	-3,600.00	0.00
10-1-000-001-3195.000 Day Care Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3690.300 T.S. Income - Grants	-8,001.87	0.00	-8,001.87	0.00	-8,001.87	0.00	
10-1-000-001-3850.000 Inspection Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3850.004 Admin Fee Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3850.005 Maint Fee Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3850.120 Other Misc Inc.	0.00	0.00	0.00	0.00	-34,002.00	0.00	
Total Line 71500	-8,301.87	-300.00	-8,001.87	-3,600.00	-45,603.87	-3,600.00	1,166.77
70000 TOTAL REVENUE	-98,684.91	-97,148.49	-1,536.42	-1,165,781.00	-1,229,850.47	-1,165,781.00	5.50

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
EXPENSES							
ADMINISTRATIVE							
91100 Administrative Salaries							
10-1-000-001-4110.000 Admin Salaries	8,621.61	6,630.00	1,991.61	79,560.00	79,104.62	79,560.00	-0.57
10-1-000-001-4110.200 Admin Exp - Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91100	8,621.61	6,630.00	1,991.61	79,560.00	79,104.62	79,560.00	-0.57
91200 Auditing Fees							
10-1-000-001-4171.000 Audit Fee	0.00	267.00	-267.00	3,204.00	3,570.00	3,204.00	11.42
Total Line 91200	0.00	267.00	-267.00	3,204.00	3,570.00	3,204.00	11.42
91300 Management Fee							
10-1-000-001-4120.100 Management Fee Exp	14,001.78	13,681.00	320.78	164,172.00	164,287.66	164,172.00	0.07
Total Line 91300	14,001.78	13,681.00	320.78	164,172.00	164,287.66	164,172.00	0.07
91310 Book-keeping Fee							
10-1-000-001-4120.300 Bookkeeping Fee Exp	1,305.00	1,328.00	-23.00	15,936.00	15,780.00	15,936.00	-0.98
Total Line 91310	1,305.00	1,328.00	-23.00	15,936.00	15,780.00	15,936.00	-0.98
91500 Benefit Contributions - Admin							
10-1-000-001-4110.500 Admin Emp Benefit	2,658.86	2,706.00	-47.14	32,472.00	29,447.80	32,472.00	-9.31
Total Line 91500	2,658.86	2,706.00	-47.14	32,472.00	29,447.80	32,472.00	-9.31
91600 Office Expense							
10-1-000-001-4140.000 Training - Staff	1,150.00	163.87	986.13	1,966.00	2,100.00	1,966.00	6.82
10-1-000-001-4180.000 Telephone	614.33	283.37	330.96	3,400.00	4,889.64	3,400.00	43.81
10-1-000-001-4190.100 Postage	71.76	79.13	-7.37	950.00	984.26	950.00	3.61
10-1-000-001-4190.200 Office Supplies	53.84	66.63	-12.79	800.00	655.05	800.00	-18.12
10-1-000-001-4190.250 Office Furniture	0.00	83.37	-83.37	1,000.00	0.00	1,000.00	-100.00
10-1-000-001-4190.300 Paper Supplies	350.89	100.00	250.89	1,200.00	553.90	1,200.00	-53.84
10-1-000-001-4190.400 Printing	0.00	83.37	-83.37	1,000.00	288.65	1,000.00	-71.14
10-1-000-001-4190.401 Printing Supplies	0.00	58.37	-58.37	700.00	118.26	700.00	-83.11
10-1-000-001-4190.500 Printer/Copier Sup Cont	304.51	208.37	96.14	2,500.00	1,953.46	2,500.00	-21.86
10-1-000-001-4190.550 Computers/Software	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4190.700 Member Dues/Fees	0.00	125.00	-125.00	1,500.00	700.00	1,500.00	-53.33
10-1-000-001-4190.800 Internet Services	87.11	91.63	-4.52	1,100.00	1,045.32	1,100.00	-4.97
10-1-000-001-4190.850 IT Support	0.00	83.37	-83.37	1,000.00	712.13	1,000.00	-28.79
Total Line 91600	2,632.44	1,426.48	1,205.96	17,116.00	14,000.67	17,116.00	-18.20
91700 Legal Expense							
Total Line 91700	0.00	0.00	0.00	0.00	0.00	0.00	
91800 Travel Expense							
10-1-000-001-4150.000 Travel - Staff	0.00	97.50	-97.50	1,170.00	1,986.93	1,170.00	69.82
10-1-000-001-4150.010 Travel - Commissioners	0.00	0.00	0.00	0.00	513.65	0.00	
10-1-000-001-4150.100 Mileage - Admin	0.00	8.37	-8.37	100.00	0.00	100.00	-100.00
Total Line 91800	0.00	105.87	-105.87	1,270.00	2,500.58	1,270.00	96.90
91900 Other Expense							
10-1-000-001-4120.400 Fee for Service Exp	23.18	125.00	-101.82	1,500.00	1,153.83	1,500.00	-23.08
10-1-000-001-4120.500 Other Fee Exp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4120.700 Mental Health Fee	2,124.00	2,124.00	0.00	25,488.00	31,506.00	25,488.00	23.61
10-1-000-001-4120.800 Participant Fee	2,124.00	2,124.00	0.00	25,488.00	21,240.00	25,488.00	-16.67
10-1-000-001-4160.000 Consulting Services	-29,500.00	125.00	-29,625.00	1,500.00	-29,500.00	1,500.00	-2,066.67
10-1-000-001-4160.100 Inspection Expense	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4190.000 Other Sundry	0.00	16.63	-16.63	200.00	50.68	200.00	-74.66
10-1-000-001-4190.950 Background Verification	0.00	708.37	-708.37	8,500.00	3,789.96	8,500.00	-55.41
Total Line 91900	-25,228.82	5,223.00	-30,451.82	62,676.00	28,240.47	62,676.00	-54.94

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
91000 TOTAL OPERATING EXPENSE - Admin	3,990.87	31,367.35	-27,376.48	376,406.00	336,931.80	376,406.00	-10.49
ASSET MANAGEMENT FEE							
92000 Asset Mangement Fee							
10-1-000-001-4120.200 Asset Mngt Fee Exp	1,770.00	1,770.00	0.00	21,240.00	21,240.00	21,240.00	0.00
Total Line 92000	1,770.00	1,770.00	0.00	21,240.00	21,240.00	21,240.00	0.00
92000 TOTAL ASSET MANAGEMENT FEE	1,770.00	1,770.00	0.00	21,240.00	21,240.00	21,240.00	0.00
TENANT SERVICES							
92400 Tenant Services - Other							
10-1-000-001-4220.050 Ten Ser-Cable/TV Exp	0.00	87.50	-87.50	1,050.00	0.00	1,050.00	-100.00
10-1-000-001-4220.100 Ten Ser-Supplies	0.00	33.37	-33.37	400.00	35.98	400.00	-91.01
10-1-000-001-4220.110 Ten Ser-Recreation	20.27	70.87	-50.60	850.00	173.78	850.00	-79.56
10-1-000-001-4220.120 Ten Ser-Education	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4220.125 Ten Ser-Other	0.00	125.00	-125.00	1,500.00	0.00	1,500.00	-100.00
10-1-000-001-4220.175 Garden Program Exp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4220.300 T.S. - Grant Expenses	1,864.02	0.00	1,864.02	0.00	7,671.55	0.00	
Total Line 92400	1,884.29	316.74	1,567.55	3,800.00	7,881.31	3,800.00	107.40
92500 TOTAL TENANT SERVICES EXPENSE	1,884.29	316.74	1,567.55	3,800.00	7,881.31	3,800.00	107.40
UTILITIES							
93100 Water-200 Elect-300 Gas-600 Sewer							
10-1-000-001-4310.000 Water	4,409.61	1,500.00	2,909.61	18,000.00	21,385.65	18,000.00	18.81
10-1-000-001-4315.000 Sewer	12,303.19	4,208.37	8,094.82	50,500.00	62,616.66	50,500.00	23.99
10-1-000-001-4320.000 Electric	4,040.44	2,750.00	1,290.44	33,000.00	23,749.52	33,000.00	-28.03
10-1-000-001-4330.000 Gas	13,145.07	5,833.37	7,311.70	70,000.00	58,080.26	70,000.00	-17.03
Total Line 93100, 93200, 93300, 93600	33,898.31	14,291.74	19,606.57	171,500.00	165,832.09	171,500.00	-3.30
93000 TOTAL UTILITIES EXPENSES	33,898.31	14,291.74	19,606.57	171,500.00	165,832.09	171,500.00	-3.30
MAINTENANCE & OPERATIONS EXPENSE							
94100 Maintenance - Labor							
10-1-000-001-4410.000 Maint Labor	3,232.05	4,537.13	-1,305.08	54,446.00	28,903.13	54,446.00	-46.91
10-1-000-001-4410.100 Maint Labor - OT	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4410.200 Maint Labor - Fee	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94100	3,232.05	4,537.13	-1,305.08	54,446.00	28,903.13	54,446.00	-46.91
94200 Maintenance - Materials/Supplies							
10-1-000-001-4420.010 Garbage&Trash Supp	0.00	33.37	-33.37	400.00	202.66	400.00	-49.34
10-1-000-001-4420.020 Heating&Cooling Supp	0.00	250.00	-250.00	3,000.00	2,393.93	3,000.00	-20.20
10-1-000-001-4420.030 Snow Removal Supplies	0.00	41.63	-41.63	500.00	0.00	500.00	-100.00
10-1-000-001-4420.040 Elevator Maint Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4420.050 Landscape/Grounds Sup	0.00	291.63	-291.63	3,500.00	2,501.94	3,500.00	-28.52
10-1-000-001-4420.070 Electrical Supplies	12,754.51	100.00	12,654.51	1,200.00	21,762.55	1,200.00	1,713.55
10-1-000-001-4420.080 Plumbing Supplies	878.51	208.37	670.14	2,500.00	2,520.55	2,500.00	108.82
10-1-000-001-4420.090 Extermination Supplies	0.00	183.37	-183.37	2,200.00	2,372.56	2,200.00	7.84
10-1-000-001-4420.100 Janitorial Supplies	724.53	541.63	182.90	6,500.00	5,664.52	6,500.00	-12.85
10-1-000-001-4420.110 Routine Maint. Supplies	7,733.23	4,166.63	3,566.60	50,000.00	27,387.37	50,000.00	-45.23
10-1-000-001-4420.120 Other Misc Supplies	0.00	125.00	-125.00	1,500.00	692.00	1,500.00	-53.87
10-1-000-001-4420.121 Laundry Supplies	0.00	0.00	0.00	0.00	325.00	0.00	
10-1-000-001-4420.125 Mileage	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4420.126 Vehicle Supplies	77.06	208.37	-131.31	2,500.00	1,675.76	2,500.00	-32.97
10-1-000-001-4420.130 Securtiy Supplies	0.00	0.00	0.00	0.00	0.00	0.00	

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Total Line 94200	22,167.84	6,150.00	16,017.84	73,800.00	70,198.84	73,800.00	-4.88
94300 Maintenance - Contracts							
10-1-000-001-4330.010 Refuse	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4430.000 Maint Labor Contract	12,307.00	18,399.00	-6,092.00	220,788.00	238,856.25	220,788.00	8.18
10-1-000-001-4430.010 Garbage & Trash Con	817.96	791.63	26.33	9,500.00	7,383.37	9,500.00	-22.28
10-1-000-001-4430.020 Heating & Cooling Cont	90.00	708.37	-618.37	8,500.00	2,430.00	8,500.00	-71.41
10-1-000-001-4430.030 Snow Removal Contract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4430.040 Elevator Maint Cont	890.00	1,750.00	-860.00	21,000.00	53,198.92	21,000.00	153.33
10-1-000-001-4430.050 Landscape & Grds Cont	0.00	1,250.00	-1,250.00	15,000.00	804.00	15,000.00	-94.64
10-1-000-001-4430.060 Unit Turnaround Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4430.070 Electrical Contracts	0.00	250.00	-250.00	3,000.00	1,489.88	3,000.00	-50.34
10-1-000-001-4430.080 Plumbing Contracts	1,735.00	333.37	1,401.63	4,000.00	14,231.09	4,000.00	255.78
10-1-000-001-4430.090 Extermination Contracts	4,830.50	3,750.00	1,080.50	45,000.00	72,759.50	45,000.00	61.69
10-1-000-001-4430.100 Janitorial Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4430.110 Routine Maint Cont	591.33	833.37	-242.04	10,000.00	6,288.92	10,000.00	-37.11
10-1-000-001-4430.111 Flooring Contract	-33,305.00	666.63	-33,971.63	8,000.00	2,387.50	8,000.00	-70.16
10-1-000-001-4430.120 Other Misc Cont Cost	0.00	208.37	-208.37	2,500.00	2,922.30	2,500.00	16.89
10-1-000-001-4430.121 Laundry Equip Contract	0.00	250.00	-250.00	3,000.00	1,025.00	3,000.00	-65.83
10-1-000-001-4430.126 Vehicle Maint Cont	0.00	41.63	-41.63	500.00	10.00	500.00	-98.00
10-1-000-001-4431.000 Trash Removal	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94300	-12,043.21	29,232.37	-41,275.58	350,788.00	403,786.73	350,788.00	15.11
94500 Maintenance - Ordinary/Benefits							
10-1-000-001-4410.500 Maint Emp Benefit	1,625.12	2,035.87	-410.75	24,430.00	13,740.92	24,430.00	-43.75
Total Line 94500	1,625.12	2,035.87	-410.75	24,430.00	13,740.92	24,430.00	-43.75
94000 TOTAL MAINTENANCE EXPENSES	14,981.80	41,955.37	-26,973.57	503,464.00	516,629.62	503,464.00	2.62
TOTAL PROTECTIVE SERVICES EXPENSE							
95200 Protective Services - Contract							
10-1-000-001-4480.000 Police Contract	0.00	208.37	-208.37	2,500.00	2,833.18	2,500.00	13.33
10-1-000-001-4480.006 Safety/Security Labor Fee	2,124.00	2,124.00	0.00	25,488.00	23,718.00	25,488.00	-6.94
10-1-000-001-4480.100 ADT Contract	540.58	241.63	298.95	2,900.00	3,384.86	2,900.00	16.72
10-1-000-001-4480.500 Other Security Contract	16,454.44	541.63	15,912.81	6,500.00	21,528.61	6,500.00	231.21
Total Line 95200	19,119.02	3,115.63	16,003.39	37,388.00	51,464.65	37,388.00	37.65
95300 Protective Services - Other							
Total Line 95300	0.00	0.00	0.00	0.00	0.00	0.00	
95000 TOTAL PROTECTIVE SERVICES EXP	19,119.02	3,115.63	16,003.39	37,388.00	51,464.65	37,388.00	37.65
INSURANCE PREMIUMS EXPENSE							
96110 Property 120 Liab. 130 Work Comp							
10-1-000-001-4510.010 Property	5,552.20	4,966.00	586.20	59,592.00	60,466.10	59,592.00	1.47
10-1-000-001-4510.020 Liability Insurance	443.51	444.00	-0.49	5,328.00	5,243.15	5,328.00	-1.59
10-1-000-001-4510.030 Work Comp Insurance	235.05	216.00	19.05	2,592.00	2,640.11	2,592.00	1.86
Total Line 96110, 96120, 96130	6,230.76	5,626.00	604.76	67,512.00	68,349.36	67,512.00	1.24
96140 All Other Insurance							
10-1-000-001-4510.015 Equipment Insurance	205.19	194.00	11.19	2,328.00	2,323.79	2,328.00	-0.18
10-1-000-001-4510.025 PE & PO Insurance	53.27	66.00	-12.73	792.00	716.22	792.00	-9.57
10-1-000-001-4510.035 Auto Insurance	50.00	51.00	-1.00	612.00	600.00	612.00	-1.96
10-1-000-001-4510.040 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96140	308.46	311.00	-2.54	3,732.00	3,640.01	3,732.00	-2.46
96100 TOTAL INSURANCE PREMIUMS EXP	6,539.22	5,937.00	602.22	71,244.00	71,989.37	71,244.00	1.05

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
GENERAL EXPENSES							
96200 Other General Expenses							
10-1-000-001-4590.000 Other General	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96200	0.00	0.00	0.00	0.00	0.00	0.00	
96210 Compensated Absences							
10-1-000-001-4110.001 Salaries Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4595.000 Compensated Absences	26,431.05	0.00	26,431.05	0.00	26,431.05	0.00	
Total Line 96210	26,431.05	0.00	26,431.05	0.00	26,431.05	0.00	
96300 Payment In Lieu Of Taxes - PILOT							
10-1-000-001-4520.000 Pay in lieu of Tax	304.97	2,218.62	-1,913.65	26,623.00	29,872.59	26,623.00	12.21
Total Line 96300	304.97	2,218.62	-1,913.65	26,623.00	29,872.59	26,623.00	12.21
96400 Bad Debt - Tenant Rents							
10-1-000-001-4570.000 Collection Losses	4,719.58	1,666.63	3,052.95	20,000.00	23,013.95	20,000.00	15.07
Total Line 96400	4,719.58	1,666.63	3,052.95	20,000.00	23,013.95	20,000.00	15.07
96800 Severance Expense							
10-1-000-001-4530.000 Term Leave Pay	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96800	0.00	0.00	0.00	0.00	0.00	0.00	
96000 TOTAL OTHER GENERAL EXPENSES	31,455.60	3,885.25	27,570.35	46,623.00	79,317.59	46,623.00	70.13
96900 TOTAL OPERATING EXPENSE	113,639.11	102,639.08	11,000.03	1,231,665.00	1,251,286.43	1,231,665.00	1.59
97000 NET REVENUE/EXPENSE (-Gain/Loss)	14,954.20	5,490.59	9,463.61	65,884.00	21,435.96	65,884.00	-67.46
MISCELLANEOUS EXPENSE							
97100 Extraordinary Maintenance							
10-1-000-001-4610.010 Extraordinary Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4610.020 Extraordinary Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4610.030 Extraordinary Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 97100	0.00	0.00	0.00	0.00	0.00	0.00	
97200 Casualty Losses - Non-capitalized							
10-1-000-001-4620.010 Casualty Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4620.020 Casualty Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4620.030 Casualty Contract Costs	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 97200	0.00	0.00	0.00	0.00	0.00	0.00	
97400 Depreciation Expense							
10-1-000-001-4800.000 Depreciation Exp MT	-1,764.92	13,750.00	-15,514.92	165,000.00	109,412.08	165,000.00	-33.69
Total Line 97400	-1,764.92	13,750.00	-15,514.92	165,000.00	109,412.08	165,000.00	-33.69
97500 Fraud Losses							
Total Line 97500	0.00	0.00	0.00	0.00	0.00	0.00	
97800 Dwelling Units Rent Expense							
Total Line 97800	0.00	0.00	0.00	0.00	0.00	0.00	
90000 TOTAL MISCELLANEOUS EXPENSE	-1,764.92	13,750.00	-15,514.92	165,000.00	109,412.08	165,000.00	-33.69

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
OTHER FINANCING SOURCES (USES)							
10010 Operating Transfer In							
Total Line 10010	0.00	0.00	0.00	0.00	0.00	0.00	
10020 Operating Transfer Out							
Total Line 10020	0.00	0.00	0.00	0.00	0.00	0.00	
10030 Operating Xfers from/to Government							
Total Line 10030	0.00	0.00	0.00	0.00	0.00	0.00	
10040 Oper Xfers from/to Component Unit							
Total Line 10040	0.00	0.00	0.00	0.00	0.00	0.00	
10060 Proceeds Sale Property -gain/loss							
Total Line 10060	0.00	0.00	0.00	0.00	0.00	0.00	
10070 Extraordinary Items Net -Gain/Loss							
Total Line 10050	0.00	0.00	0.00	0.00	0.00	0.00	
10080 Special Items (Net -Gain/Loss)							
Total Line 10060	0.00	0.00	0.00	0.00	0.00	0.00	
10093 Xfers - In between Amps							
10-1-000-001-9111.000 Xfers In from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10093 Xfers - In from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
10094 Xfer - Out between Amps							
10-1-000-001-9111.100 Xfers Out from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10094 Xfers - Out from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
10100 TOTAL OTHER FINANCING SOURCES-USES	0.00	0.00	0.00	0.00	0.00	0.00	
10000 EXCESS REVENUE/EXPENS (-Gain/Loss)	13,189.28	19,240.59	-6,051.31	230,884.00	130,848.04	230,884.00	-43.33

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	196.00	177.00	0.00	2,124.00	2,352.00	2,124.00	0.00
REVENUE							
70300 Net Tenant Rent Revenue							
10-1-000-002-3110.000 Dwelling Rent	-30,367.00	-20,416.63	-9,950.37	-245,000.00	-317,988.00	-245,000.00	29.79
10-1-000-002-3111.000 Utility Allowance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70300	-30,367.00	-20,416.63	-9,950.37	-245,000.00	-317,988.00	-245,000.00	29.79
70400 Tenant Revenue - Other							
10-1-000-002-3120.000 Excess Utilities	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3130.000 Cable TV Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3190.000 Nondwell Rent	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3190.050 Office Rent Income	-300.00	-300.00	0.00	-3,600.00	-3,600.00	-3,600.00	0.00
10-1-000-002-3690.000 Other Income	-30.00	-166.63	136.63	-2,000.00	-1,494.75	-2,000.00	-25.26
10-1-000-002-3690.100 Late Fees	-350.00	-750.00	400.00	-9,000.00	-11,650.00	-9,000.00	29.44
10-1-000-002-3690.120 Violation Fees	-1,550.00	-833.37	-716.63	-10,000.00	-13,235.00	-10,000.00	32.35
10-1-000-002-3690.130 Court Cost Fees	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3690.140 Returned Check Charge	0.00	-8.37	8.37	-100.00	-100.00	-100.00	0.00
10-1-000-002-3690.150 Laundry Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3690.160 Vending Machine Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3690.180 Labor	-3,957.00	-1,583.37	-2,373.63	-19,000.00	-18,602.50	-19,000.00	-2.09
10-1-000-002-3690.200 Materials	-1,092.75	-666.63	-426.12	-8,000.00	-9,772.19	-8,000.00	22.15
Total Line 70400	-7,279.75	-4,308.37	-2,971.38	-51,700.00	-58,454.44	-51,700.00	13.06
70500 TOTAL TENANT REVENUE	-37,646.75	-24,725.00	-12,921.75	-296,700.00	-376,442.44	-296,700.00	26.88
70600 HUD PHA Operating Grants							
10-1-000-002-8020.000 Oper Sub - Curr Yr	-90,011.00	-80,129.00	-9,882.00	-961,548.00	-988,356.00	-961,548.00	2.79
10-1-000-002-8021.000 Oper Sub - Prior Yr	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70600	-90,011.00	-80,129.00	-9,882.00	-961,548.00	-988,356.00	-961,548.00	2.79
10010 Operating Tranfers In - CFP							
10-1-000-002-3404.010 Other Inc - Operations	0.00	-13,750.00	13,750.00	-165,000.00	-120,000.00	-165,000.00	-27.27
Total Line 70610	0.00	-13,750.00	13,750.00	-165,000.00	-120,000.00	-165,000.00	-27.27
70800 Other Government Grants							
10-1-000-002-3404.000 Rev other gov grants	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70800	0.00	0.00	0.00	0.00	0.00	0.00	
71100 Investment Income - Unrestricted							
10-1-000-002-3610.000 Interest Income	-697.27	-1,000.00	302.73	-12,000.00	-12,087.31	-12,000.00	0.73
Total Line 71100	-697.27	-1,000.00	302.73	-12,000.00	-12,087.31	-12,000.00	0.73
71300 Proceeds from Disposition of Asset							
Total Line 71300	0.00	0.00	0.00	0.00	0.00	0.00	
71500 Other Revenue							
10-1-000-002-3195.000 Day Care Income	-200.00	-200.00	0.00	-2,400.00	-2,400.00	-2,400.00	0.00
10-1-000-002-3690.300 T.S. Income - Grants	-8,443.35	0.00	-8,443.35	0.00	-8,743.35	0.00	
10-1-000-002-3850.000 Inspection Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3850.004 Admin Fee Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3850.005 Maint Fee Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3850.120 Other Misc Inc	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 71500	-8,643.35	-200.00	-8,443.35	-2,400.00	-11,143.35	-2,400.00	364.31
70000 TOTAL REVENUE	-136,998.37	-119,804.00	-17,194.37	-1,437,648.00	-1,508,029.10	-1,437,648.00	4.90
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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
ADMINISTRATIVE							
91100 Administrative Salaries							
10-1-000-002-4110.000 Admin Salaries	10,348.65	7,833.00	2,515.65	93,996.00	93,234.45	93,996.00	-0.81
10-1-000-002-4110.200 Admin Exp - Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91100	10,348.65	7,833.00	2,515.65	93,996.00	93,234.45	93,996.00	-0.81
91200 Auditing Fees							
10-1-000-002-4171.000 Audit Fee	0.00	250.00	-250.00	3,000.00	3,910.00	3,000.00	30.33
Total Line 91200	0.00	250.00	-250.00	3,000.00	3,910.00	3,000.00	30.33
91300 Management Fee							
10-1-000-002-4120.100 Management Fee Exp	15,128.36	15,149.00	-20.64	181,788.00	179,972.41	181,788.00	-1.00
Total Line 91300	15,128.36	15,149.00	-20.64	181,788.00	179,972.41	181,788.00	-1.00
91310 Book-keeping Fee							
10-1-000-002-4120.300 Bookkeeping Fee Exp	1,410.00	1,470.00	-60.00	17,640.00	17,287.50	17,640.00	-2.00
Total Line 91310	1,410.00	1,470.00	-60.00	17,640.00	17,287.50	17,640.00	-2.00
91500 Benefit Contributions - Admin							
10-1-000-002-4110.500 Emp Benefit - Admin	3,227.98	2,602.00	625.98	31,224.00	31,127.40	31,224.00	-0.31
Total Line 91500	3,227.98	2,602.00	625.98	31,224.00	31,127.40	31,224.00	-0.31
91600 Office Expense							
10-1-000-002-4140.000 Training - Staff	1,150.00	250.00	900.00	3,000.00	2,699.00	3,000.00	-10.03
10-1-000-002-4180.000 Telephone	86.01	250.00	-163.99	3,000.00	4,230.54	3,000.00	41.02
10-1-000-002-4190.100 Postage	269.94	200.00	69.94	2,400.00	2,302.40	2,400.00	-4.07
10-1-000-002-4190.200 Office Supplies	533.69	100.00	433.69	1,200.00	1,122.83	1,200.00	-6.43
10-1-000-002-4190.250 Office Furniture	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4190.300 Paper Supplies	0.00	75.00	-75.00	900.00	566.15	900.00	-37.09
10-1-000-002-4190.400 Printing	333.25	0.00	333.25	0.00	1,814.75	0.00	
10-1-000-002-4190.401 Printing Supplies	0.00	0.00	0.00	0.00	118.26	0.00	
10-1-000-002-4190.500 Printer/Copier Sup Cont	148.88	125.00	23.88	1,500.00	1,364.04	1,500.00	-9.06
10-1-000-002-4190.550 Computers/Software	0.00	20.87	-20.87	250.00	4,449.06	250.00	1,679.62
10-1-000-002-4190.700 Member Dues/Fees	0.00	166.63	-166.63	2,000.00	0.00	2,000.00	-100.00
10-1-000-002-4190.800 Internet Services	935.92	600.00	335.92	7,200.00	8,023.97	7,200.00	11.44
10-1-000-002-4190.850 IT Support	0.00	83.37	-83.37	1,000.00	709.13	1,000.00	-29.09
Total Line 91600	3,457.69	1,870.87	1,586.82	22,450.00	27,400.13	22,450.00	22.05
91700 Legal Expense							
Total Line 91700	0.00	0.00	0.00	0.00	0.00	0.00	
91800 Travel Expense							
10-1-000-002-4150.000 Travel - Staff	577.05	100.00	477.05	1,200.00	3,755.03	1,200.00	212.92
10-1-000-002-4150.010 Travel - Commissioners	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4150.100 Mileage - Admin	0.00	75.00	-75.00	900.00	779.49	900.00	-13.39
Total Line 91800	577.05	175.00	402.05	2,100.00	4,534.52	2,100.00	115.93
91900 Other Expense							
10-1-000-002-4120.400 Fee for Service Exp	31.54	100.00	-68.46	1,200.00	1,265.32	1,200.00	5.44
10-1-000-002-4120.500 Other Fee Exp	10.00	2,602.50	-2,592.50	31,230.00	30.15	31,230.00	-99.90
10-1-000-002-4120.700 Mental Health Fee	2,352.00	2,352.00	0.00	28,224.00	34,888.00	28,224.00	23.61
10-1-000-002-4120.800 Participant Fee	2,352.00	2,352.00	0.00	28,224.00	23,520.00	28,224.00	-16.67
10-1-000-002-4160.000 Consulting Services	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4160.100 Inspection Expense	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4190.000 Other Sundry	0.00	5.00	-5.00	60.00	40.00	60.00	-33.33
10-1-000-002-4190.950 Background Verification	0.00	650.00	-650.00	7,800.00	25.24	7,800.00	-99.68
Total Line 91900	4,745.54	8,061.50	-3,315.96	96,738.00	59,768.71	96,738.00	-38.22
91000 TOTAL OPERATING EXPENSE - Admin	38,895.27	37,411.37	1,483.90	448,936.00	417,235.12	448,936.00	-7.06

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
ASSET MANAGEMENT FEE							
92000 Asset Mangement Fee							
10-1-000-002-4120.200 Asset Mgt Fee Exp	1,960.00	1,960.00	0.00	23,520.00	23,520.00	23,520.00	0.00
Total Line 92000	1,960.00	1,960.00	0.00	23,520.00	23,520.00	23,520.00	0.00
92000 TOTAL ASSET MANAGEMENT FEE	1,960.00	1,960.00	0.00	23,520.00	23,520.00	23,520.00	0.00
TENANT SERVICES							
92400 Tenant Services - Other							
10-1-000-002-4220.050 Ten Ser-Cable/TV Exp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4220.100 Ten Ser-Supplies	0.00	16.63	-16.63	200.00	-237.32	200.00	-218.66
10-1-000-002-4220.110 Ten Ser-Recreation	0.00	100.00	-100.00	1,200.00	1,056.83	1,200.00	-11.93
10-1-000-002-4220.120 Ten Ser-Education	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4220.125 Ten Ser-Other	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4220.175 Garden Program Exp	0.00	33.37	-33.37	400.00	0.00	400.00	-100.00
10-1-000-002-4220.300 T.S. - Grant Expenses	0.00	0.00	0.00	0.00	8,056.92	0.00	
Total Line 92400	0.00	150.00	-150.00	1,800.00	8,876.43	1,800.00	393.14
92500 TOTAL TENANT SERVICES EXPENSE	0.00	150.00	-150.00	1,800.00	8,876.43	1,800.00	393.14
UTILITIES							
93100 Water-200 Elect-300 Gas-600 Sewer							
10-1-000-002-4310.000 Water	350.50	150.00	200.50	1,800.00	1,653.99	1,800.00	-8.11
10-1-000-002-4315.000 Sewer	216.76	75.00	141.76	900.00	920.42	900.00	2.27
10-1-000-002-4320.000 Electric	2,060.36	1,291.63	768.73	15,500.00	13,563.51	15,500.00	-12.49
10-1-000-002-4330.000 Gas	3,727.44	1,250.00	2,477.44	15,000.00	11,442.07	15,000.00	-23.72
Total Line 93100 93200 93300 93600	6,355.06	2,766.63	3,588.43	33,200.00	27,579.99	33,200.00	-16.93
93000 TOTAL UTILITIES EXPENSES	6,355.06	2,766.63	3,588.43	33,200.00	27,579.99	33,200.00	-16.93
MAINTENANCE & OPERATIONS EXPENSE							
94100 Maintenance - Labor							
10-1-000-002-4410.000 Maint Labor	3,636.05	5,217.00	-1,580.95	62,604.00	32,516.00	62,604.00	-48.06
10-1-000-002-4410.100 Maint Labor - OT	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4410.200 Maint Labor - Other	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94100	3,636.05	5,217.00	-1,580.95	62,604.00	32,516.00	62,604.00	-48.06
94200 Maintenance - Materials/Supplies							
10-1-000-002-4420.010 Garbage&Trash Supp	0.00	4.13	-4.13	50.00	0.00	50.00	-100.00
10-1-000-002-4420.020 Heating&Cooling Supp	300.12	1,250.00	-949.88	15,000.00	-4,403.97	15,000.00	-129.36
10-1-000-002-4420.030 Snow Removal Supplies	0.00	16.63	-16.63	200.00	0.00	200.00	-100.00
10-1-000-002-4420.040 Elevator Maint Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4420.050 Landscape/Grounds Sup	0.00	250.00	-250.00	3,000.00	6,214.74	3,000.00	107.16
10-1-000-002-4420.070 Electrical Supplies	13,614.29	625.00	12,989.29	7,500.00	32,843.89	7,500.00	337.92
10-1-000-002-4420.080 Plumbing Supplies	1,076.89	1,250.00	-173.11	15,000.00	16,841.61	15,000.00	12.28
10-1-000-002-4420.090 Extermination Supplies	0.00	150.00	-150.00	1,800.00	2,562.26	1,800.00	42.35
10-1-000-002-4420.100 Janitorial Supplies	365.66	291.63	74.03	3,500.00	5,191.60	3,500.00	48.33
10-1-000-002-4420.110 Routine Maint. Supplies	5,058.51	6,000.00	-941.49	72,000.00	63,446.24	72,000.00	-11.88
10-1-000-002-4420.111 Flooring Supplies	0.00	0.00	0.00	0.00	14,837.30	0.00	
10-1-000-002-4420.120 Other Misc. Supplies	0.00	0.00	0.00	0.00	346.00	0.00	
10-1-000-002-4420.121 Laundry Supplies	-6,502.72	1,208.37	-7,711.09	14,500.00	-5,981.55	14,500.00	-141.25
10-1-000-002-4420.125 Mileage	0.00	8.37	-8.37	100.00	0.00	100.00	-100.00
10-1-000-002-4420.126 Vehicle Supplies	914.63	750.00	164.63	9,000.00	9,570.47	9,000.00	6.34
10-1-000-002-4420.130 Security Supplies	0.00	0.00	0.00	0.00	0.00	0.00	

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Total Line 94200	14,827.38	11,804.13	3,023.25	141,650.00	141,468.59	141,650.00	-0.13
94300 Maintenance - Contracts							
10-1-000-002-4330.010 Refuse	118.65	0.00	118.65	0.00	217.17	0.00	
10-1-000-002-4430.000 Maint Labor Contract	36,680.13	33,778.00	2,902.13	405,336.00	418,495.13	405,336.00	3.25
10-1-000-002-4430.010 Garbage&Trash Cont	382.20	250.00	132.20	3,000.00	3,438.48	3,000.00	14.62
10-1-000-002-4430.020 Heating&Cooling Cont	981.74	1,000.00	-18.26	12,000.00	1,722.99	12,000.00	-85.64
10-1-000-002-4430.030 Snow Removal Contract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4430.040 Elevator Maint Cont	-176.00	0.00	-176.00	0.00	0.00	0.00	
10-1-000-002-4430.050 Landscape & Grds Cont	0.00	1,666.63	-1,666.63	20,000.00	6,468.05	20,000.00	-67.66
10-1-000-002-4430.060 Unit Turnaround Cont	-2,276.66	0.00	-2,276.66	0.00	0.00	0.00	
10-1-000-002-4430.070 Electrical Contracts	0.00	25.00	-25.00	300.00	8,918.68	300.00	2,872.89
10-1-000-002-4430.080 Plumbing Contracts	966.00	1,166.63	-200.63	14,000.00	18,555.06	14,000.00	32.54
10-1-000-002-4430.090 Extermination Contracts	1,829.00	1,000.00	829.00	12,000.00	16,816.00	12,000.00	40.13
10-1-000-002-4430.100 Reg Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4430.110 Routine Maint Cont	858.92	20.00	838.92	240.00	1,418.61	240.00	491.09
10-1-000-002-4430.111 Flooring Contract	-150,881.00	4,333.37	-155,214.37	52,000.00	0.00	52,000.00	-100.00
10-1-000-002-4430.120 Other Misc Cont Cost	0.00	83.37	-83.37	1,000.00	3,014.10	1,000.00	201.41
10-1-000-002-4430.121 Laundry Equip Contract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4430.126 Vehicle Maint Cont	22.00	25.00	-3.00	300.00	977.12	300.00	225.71
10-1-000-002-4431.000 Trash Removal	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94300	-111,495.02	43,348.00	-154,843.02	520,176.00	480,041.39	520,176.00	-7.72
94500 Maintenance - Ordinary/Benefits							
10-1-000-002-4410.500 Emp Benefit - Maint	1,828.26	2,273.00	-444.74	27,276.00	15,458.61	27,276.00	-43.33
Total Line 94500	1,828.26	2,273.00	-444.74	27,276.00	15,458.61	27,276.00	-43.33
94000 TOTAL MAINTENANCE EXPENSES	-91,203.33	62,642.13	-153,845.46	751,706.00	669,484.59	751,706.00	-10.94
TOTAL PROTECTIVE SERVICES EXPENSE							
95200 Protective Services - Contract							
10-1-000-002-4480.000 Police Contract	0.00	250.00	-250.00	3,000.00	3,137.30	3,000.00	4.58
10-1-000-002-4480.006 Safety/Security Labor Fee	2,352.00	1,960.00	392.00	23,520.00	26,264.00	23,520.00	11.67
10-1-000-002-4480.100 ADT Contract	129.21	241.63	-112.42	2,900.00	3,961.04	2,900.00	36.59
10-1-000-002-4480.500 Other Security Contract	729.98	1,250.00	-520.02	15,000.00	2,539.58	15,000.00	-83.07
Total Line 95200	3,211.19	3,701.63	-490.44	44,420.00	35,901.92	44,420.00	-19.18
95300 Protective Services - Other							
Total Line 95300	0.00	0.00	0.00	0.00	0.00	0.00	
95000 TOTAL PROTECTIVE SERVICES EXP	3,211.19	3,701.63	-490.44	44,420.00	35,901.92	44,420.00	-19.18
INSURANCE PREMIUMS EXPENSE							
96110 Property 120 Liab. 130 Work Comp							
10-1-000-002-4510.010 Property Ins	4,985.75	5,239.00	-253.25	62,868.00	61,178.38	62,868.00	-2.69
10-1-000-002-4510.020 Liability Ins	490.42	492.00	-1.58	5,904.00	5,804.56	5,904.00	-1.68
10-1-000-002-4510.030 Work Comp Insurance	222.90	223.00	-0.10	2,676.00	2,505.18	2,676.00	-6.38
Total Line 96110 96120 96130	5,699.07	5,954.00	-254.93	71,448.00	69,488.12	71,448.00	-2.74
96140 All Other Insurance							
10-1-000-002-4510.015 Equipment Insurance	226.90	215.00	11.90	2,580.00	2,572.53	2,580.00	-0.29
10-1-000-002-4510.025 PE & PO Insurance	66.55	73.00	-6.45	876.00	817.46	876.00	-6.68
10-1-000-002-4510.035 Auto Insurance	200.00	204.00	-4.00	2,448.00	2,400.00	2,448.00	-1.96
10-1-000-002-4510.040 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96140	493.45	492.00	1.45	5,904.00	5,789.99	5,904.00	-1.93
96100 TOTAL INSURANCE PREMIUMS EXP	6,192.52	6,446.00	-253.48	77,352.00	75,278.11	77,352.00	-2.68

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
GENERAL EXPENSES							
96200 Other General Expenses							
10-1-000-002-4590.000 Other General	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96200	0.00	0.00	0.00	0.00	0.00	0.00	
96210 Compensated Absences							
10-1-000-002-4110.001 Salaries Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4595.000 Compensated Absences	16,877.47	0.00	16,877.47	0.00	16,877.47	0.00	
Total Line 96210	16,877.47	0.00	16,877.47	0.00	16,877.47	0.00	
96300 Payment In Lieu Of Taxes - PILOT							
10-1-000-002-4520.000 Pay in lieu of Tax	2,389.32	2,165.87	223.45	25,990.00	29,019.08	25,990.00	11.65
Total Line 96300	2,389.32	2,165.87	223.45	25,990.00	29,019.08	25,990.00	11.65
96400 Bad Debt - Tenant Rents							
10-1-000-002-4570.000 Collection Losses	17,314.45	0.00	17,314.45	0.00	40,187.47	0.00	
Total Line 96400	17,314.45	0.00	17,314.45	0.00	40,187.47	0.00	
96800 Severance Expense							
10-1-000-002-4530.000 Term Leave Pay	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96800	0.00	0.00	0.00	0.00	0.00	0.00	
96000 TOTAL OTHER GENERAL EXPENSES	36,581.24	2,165.87	34,415.37	25,990.00	86,084.02	25,990.00	231.22
96900 TOTAL OPERATING EXPENSE	1,991.95	117,243.63	-115,251.68	1,406,924.00	1,343,960.18	1,406,924.00	-4.48
97000 NET REVENUE/EXPENSE (-Gain/Loss)	-135,006.42	-2,560.37	-132,446.05	-30,724.00	-164,068.92	-30,724.00	434.01
 MISCELLANEOUS EXPENSE							
97100 Extraordinary Maintenance							
10-1-000-002-4610.010 Extraordinary Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4610.020 Extraordinary Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4610.030 Extraordinary Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 97100	0.00	0.00	0.00	0.00	0.00	0.00	
97200 Casualty Losses - Non-capitalized							
10-1-000-002-4620.010 Casualty Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4620.020 Casualty Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4620.030 Casualty Contract Costs	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 97200	0.00	0.00	0.00	0.00	0.00	0.00	
97400 Depreciation Expense							
10-1-000-002-4800.000 Depreciation Exp Fam	42,580.55	31,250.00	11,330.55	375,000.00	286,813.55	375,000.00	-23.52
Total Line 97400	42,580.55	31,250.00	11,330.55	375,000.00	286,813.55	375,000.00	-23.52
97500 Fraud Losses							
Total Line 97500	0.00	0.00	0.00	0.00	0.00	0.00	
97800 Dwelling Units Rent Expense							
Total Line 97800	0.00	0.00	0.00	0.00	0.00	0.00	
90000 TOTAL MISCELLANEOUS EXPENSE	42,580.55	31,250.00	11,330.55	375,000.00	286,813.55	375,000.00	-23.52

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
OTHER FINANCING SOURCES (USES)							
10010 Operating Transfer In							
Total Line 10010	0.00	0.00	0.00	0.00	0.00	0.00	
10020 Operating Transfer Out							
Total Line 10020	0.00	0.00	0.00	0.00	0.00	0.00	
10030 Operating Xfers from/to Government							
Total Line 10030	0.00	0.00	0.00	0.00	0.00	0.00	
10040 Oper Xfers from/to Component Unit							
Total Line 10040	0.00	0.00	0.00	0.00	0.00	0.00	
10060 Proceeds Sale Property -gain/loss							
Total Line 10060	0.00	0.00	0.00	0.00	0.00	0.00	
10070 Extraordinary Items Net -Gain/Loss							
Total Line 10050	0.00	0.00	0.00	0.00	0.00	0.00	
10080 Special Items (Net -Gain/Loss)							
Total Line 10060	0.00	0.00	0.00	0.00	0.00	0.00	
10093 Xfers - In between Amps							
10-1-000-002-9111.000 Xfers In from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10093 Xfers - In from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
10094 Xfer - Out between Amps							
10-1-000-002-9111.100 Xfers Out from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10094 Xfers - Out from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
10100 TOTAL OTHER FINANCING SOURCES-USES	0.00	0.00	0.00	0.00	0.00	0.00	
10000 EXCESS REVENUE/EXPENS (-Gain/Loss)	-92,425.87	28,689.63	-121,115.50	344,276.00	122,744.63	344,276.00	-64.35

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	51.00	177.00	0.00	2,124.00	612.00	2,124.00	0.00
REVENUE							
70300 Net Tenant Rent Revenue							
10-1-000-006-3110.000 Dwelling Rent	-16,316.00	-14,583.37	-1,732.63	-175,000.00	-190,583.00	-175,000.00	8.90
10-1-000-006-3111.000 Utility Allowance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70300	-16,316.00	-14,583.37	-1,732.63	-175,000.00	-190,583.00	-175,000.00	8.90
70400 Tenant Revenue - Other							
10-1-000-006-3120.000 Excess Utilities	0.00	-6.25	6.25	-75.00	-50.00	-75.00	-33.33
10-1-000-006-3130.000 Cable TV Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3190.000 Nondwell Rent	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3690.000 Other Income	0.00	-7.50	7.50	-90.00	479.00	-90.00	-632.22
10-1-000-006-3690.100 Late Fees	-200.00	-83.37	-116.63	-1,000.00	-1,525.00	-1,000.00	52.50
10-1-000-006-3690.120 Violation Fees	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3690.130 Court Cost Fees	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3690.140 Returned Check Charge	0.00	-2.12	2.12	-25.00	-125.00	-25.00	400.00
10-1-000-006-3690.150 Laundry Income	-475.50	-541.63	66.13	-6,500.00	-6,370.75	-6,500.00	-1.99
10-1-000-006-3690.160 Vending Machine Inc	-36.39	-33.37	-3.02	-400.00	-394.87	-400.00	-1.28
10-1-000-006-3690.180 Labor	-278.75	-125.00	-153.75	-1,500.00	-591.50	-1,500.00	-60.57
10-1-000-006-3690.200 Materials	-10.13	-33.37	23.24	-400.00	-66.13	-400.00	-83.47
Total Line 70400	-1,000.77	-832.61	-168.16	-9,990.00	-8,644.25	-9,990.00	-13.47
70500 TOTAL TENANT REVENUE	-17,316.77	-15,415.98	-1,900.79	-184,990.00	-199,227.25	-184,990.00	7.70
70600 HUD PHA Operating Grants							
10-1-000-006-8020.000 Oper Sub - Curr Yr	-9,234.00	-9,379.25	145.25	-112,551.00	-112,022.00	-112,551.00	-0.47
10-1-000-006-8021.000 Oper Sub - Prior Yr	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70600	-9,234.00	-9,379.25	145.25	-112,551.00	-112,022.00	-112,551.00	-0.47
10010 Operating Tranfers In - CFP							
10-1-000-006-3404.010 Other Inc - Operations	0.00	-3,333.37	3,333.37	-40,000.00	-30,000.00	-40,000.00	-25.00
Total Line 70610	0.00	-3,333.37	3,333.37	-40,000.00	-30,000.00	-40,000.00	-25.00
70800 Other Government Grants							
10-1-000-006-3404.000 Rev other gov grants	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70800	0.00	0.00	0.00	0.00	0.00	0.00	
71100 Investment Income - Unrestricted							
10-1-000-006-3610.000 Interest Income	-251.05	-229.13	-21.92	-2,750.00	-4,262.53	-2,750.00	55.00
Total Line 71100	-251.05	-229.13	-21.92	-2,750.00	-4,262.53	-2,750.00	55.00
71300 Proceeds from Disposition of Asset							
Total Line 71300	0.00	0.00	0.00	0.00	0.00	0.00	
71500 Other Revenue							
10-1-000-006-3190.050 Office Rent Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3195.000 Day Care Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3690.000 Other Income	0.00	-7.50	7.50	-90.00	479.00	-90.00	-632.22
10-1-000-006-3690.300 T.S. Income - Grants	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.000 Inspection Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.004 Admin Fee Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.005 Maint Fee Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.120 Other Misc Inc	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 71500	0.00	-7.50	7.50	-90.00	479.00	-90.00	-632.22
70000 TOTAL REVENUE	-26,801.82	-28,365.23	1,563.41	-340,381.00	-345,032.78	-340,381.00	1.37

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
EXPENSES							
ADMINISTRATIVE							
91100 Administrative Salaries							
10-1-000-006-4110.000 Admin Salaries	2,431.74	1,870.00	561.74	22,440.00	22,194.43	22,440.00	-1.09
10-1-000-006-4110.200 Admin Exp - Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91100	2,431.74	1,870.00	561.74	22,440.00	22,194.43	22,440.00	-1.09
91200 Auditing Fees							
10-1-000-006-4171.000 Audit Fee	0.00	100.00	-100.00	1,200.00	1,020.00	1,200.00	-15.00
Total Line 91200	0.00	100.00	-100.00	1,200.00	1,020.00	1,200.00	-15.00
91300 Management Fee							
10-1-000-006-4120.100 Management Fee Exp	4,023.50	3,942.00	81.50	47,304.00	47,237.45	47,304.00	-0.14
Total Line 91300	4,023.50	3,942.00	81.50	47,304.00	47,237.45	47,304.00	-0.14
91310 Book-keeping Fee							
10-1-000-006-4120.300 Bookkeeping Exp	375.00	383.00	-8.00	4,596.00	4,537.50	4,596.00	-1.27
Total Line 91310	375.00	383.00	-8.00	4,596.00	4,537.50	4,596.00	-1.27
91500 Benefit Contributions - Admin							
10-1-000-006-4110.500 Emp Benefit - Admin	749.92	764.00	-14.08	9,168.00	8,254.96	9,168.00	-9.96
Total Line 91500	749.92	764.00	-14.08	9,168.00	8,254.96	9,168.00	-9.96
91600 Office Expense							
10-1-000-006-4140.000 Training - Staff	0.00	46.13	-46.13	554.00	0.00	554.00	-100.00
10-1-000-006-4180.000 Telephone	453.91	383.37	70.54	4,600.00	5,745.96	4,600.00	24.91
10-1-000-006-4190.100 Postage	10.35	8.37	1.98	100.00	83.22	100.00	-16.78
10-1-000-006-4190.200 Office Supplies	0.00	6.25	-6.25	75.00	213.20	75.00	184.27
10-1-000-006-4190.250 Office Furniture	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4190.300 Paper Supplies	0.00	16.63	-16.63	200.00	311.23	200.00	55.62
10-1-000-006-4190.400 Printing	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4190.401 Printing Supplies	0.00	8.37	-8.37	100.00	167.67	100.00	67.67
10-1-000-006-4190.500 Printer/Copier	0.00	0.00	0.00	0.00	0.00	0.00	
Supply/Cont							
10-1-000-006-4190.550 Computers/Software	0.00	0.00	0.00	0.00	1,483.02	0.00	
10-1-000-006-4190.700 Member Dues/Fees	0.00	83.37	-83.37	1,000.00	0.00	1,000.00	-100.00
10-1-000-006-4190.800 Internet Services	475.11	237.50	237.61	2,850.00	2,868.04	2,850.00	0.63
10-1-000-006-4190.850 IT Support	0.00	41.63	-41.63	500.00	180.00	500.00	-64.00
Total Line 91600	939.37	831.62	107.75	9,979.00	11,052.34	9,979.00	10.76
91700 Legal Expense							
Total Line 91700	0.00	0.00	0.00	0.00	0.00	0.00	
91800 Travel Expense							
10-1-000-006-4150.000 Travel - Staff	0.00	27.50	-27.50	330.00	14.74	330.00	-95.53
10-1-000-006-4150.010 Travel - Commissioners	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4150.100 Mileage - Admin	0.00	4.13	-4.13	50.00	0.00	50.00	-100.00
Total Line 91800	0.00	31.63	-31.63	380.00	14.74	380.00	-96.12
91900 Other Expense							
10-1-000-006-4120.400 Fee for Service Exp	5.66	45.87	-40.21	550.00	362.57	550.00	-34.08
10-1-000-006-4120.500 Other Fee Exp	10.00	764.00	-754.00	9,168.00	11.61	9,168.00	-99.87
10-1-000-006-4120.700 Mental Health Fee	612.00	612.00	0.00	7,344.00	9,078.00	7,344.00	23.61
10-1-000-006-4120.800 Participant Fee	612.00	612.00	0.00	7,344.00	6,120.00	7,344.00	-16.67
10-1-000-006-4160.000 Consulting Services	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4160.100 Inspection Expense	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4190.000 Other Sundry	0.00	8.37	-8.37	100.00	46.51	100.00	-53.49
10-1-000-006-4190.950 Background Verification	0.00	16.63	-16.63	200.00	50.48	200.00	-74.76
Total Line 91900	1,239.66	2,058.87	-819.21	24,706.00	15,669.17	24,706.00	-36.58

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91000 TOTAL OPERATING EXPENSE - Admin	9,759.19	9,981.12	-221.93	119,773.00	109,980.59	119,773.00	-8.18
ASSET MANAGEMENT FEE							
92000 Asset Mangement Fee							
10-1-000-006-4120.200 Asset Mngt Fee Exp	510.00	510.00	0.00	6,120.00	6,120.00	6,120.00	0.00
Total Line 92000	510.00	510.00	0.00	6,120.00	6,120.00	6,120.00	0.00
92000 TOTAL ASSET MANAGEMENT FEE	510.00	510.00	0.00	6,120.00	6,120.00	6,120.00	0.00
TENANT SERVICES							
92400 Tenant Services - Other							
10-1-000-006-4220.050 Ten Ser-Cable/TV Exp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4220.100 Ten Ser-Supplies	0.00	458.37	-458.37	5,500.00	0.00	5,500.00	-100.00
10-1-000-006-4220.110 Ten Ser-Recreation	14.95	41.63	-26.68	500.00	147.62	500.00	-70.48
10-1-000-006-4220.120 Ten Ser-Education	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4220.125 Ten Ser-Other	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4220.175 Garden Program Exp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4230.000 Ten Ser Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 92400	14.95	500.00	-485.05	6,000.00	147.62	6,000.00	-97.54
92500 TOTAL TENANT SERVICES EXPENSE	14.95	500.00	-485.05	6,000.00	147.62	6,000.00	-97.54
UTILITIES							
93100 Water-200 Elect-300 Gas-600 Sewer							
10-1-000-006-4310.000 Water	960.94	375.00	585.94	4,500.00	4,301.55	4,500.00	-4.41
10-1-000-006-4315.000 Sewer	775.34	291.63	483.71	3,500.00	3,478.99	3,500.00	-0.60
10-1-000-006-4320.000 Electric	2,027.58	1,166.63	860.95	14,000.00	13,828.65	14,000.00	-1.22
10-1-000-006-4330.000 Gas	3,183.34	1,250.00	1,933.34	15,000.00	12,400.40	15,000.00	-17.33
Total Line 93100 93200 93300 93600	6,947.20	3,083.26	3,863.94	37,000.00	34,009.59	37,000.00	-8.08
93000 TOTAL UTILITIES EXPENSES	6,947.20	3,083.26	3,863.94	37,000.00	34,009.59	37,000.00	-8.08
MAINTENANCE & OPERATIONS EXPENSE							
94100 Maintenance - Labor							
10-1-000-006-4410.000 Maint Labor	969.62	1,361.00	-391.38	16,332.00	8,670.97	16,332.00	-46.91
10-1-000-006-4410.100 Maint Labor - OT	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4410.200 Maint Labor - Other	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94100	969.62	1,361.00	-391.38	16,332.00	8,670.97	16,332.00	-46.91
94200 Maintenance - Materials/Supplies							
10-1-000-006-4420.010 Garbage&Trash Supp	0.00	20.87	-20.87	250.00	0.00	250.00	-100.00
10-1-000-006-4420.020 Heating&Cooling Supp	4,860.00	83.37	4,776.63	1,000.00	6,830.93	1,000.00	583.09
10-1-000-006-4420.030 Snow Removal Supplies	0.00	8.37	-8.37	100.00	0.00	100.00	-100.00
10-1-000-006-4420.040 Elevator Maint Supplies	0.00	0.00	0.00	0.00	1,200.00	0.00	
10-1-000-006-4420.050 Landscape/Grounds Sup	0.00	83.37	-83.37	1,000.00	1,362.56	1,000.00	36.26
10-1-000-006-4420.070 Electrical Supplies	4,903.36	41.63	4,861.73	500.00	12,482.26	500.00	2,396.45
10-1-000-006-4420.080 Plumbing Supplies	6.58	45.87	-39.29	550.00	1,958.02	550.00	256.00
10-1-000-006-4420.090 Extermination Supplies	0.00	16.63	-16.63	200.00	562.74	200.00	181.37
10-1-000-006-4420.100 Janitorial Supplies	-92.57	208.37	-300.94	2,500.00	1,653.94	2,500.00	-33.84
10-1-000-006-4420.110 Routine Maint.Supplies	-3,973.83	1,625.00	-5,598.83	19,500.00	364.47	19,500.00	-98.13
10-1-000-006-4420.120 Other Misc Supplies	0.00	250.00	-250.00	3,000.00	587.50	3,000.00	-80.42
10-1-000-006-4420.121 Laundry Supplies	24.00	16.63	7.37	200.00	162.00	200.00	-19.00
10-1-000-006-4420.125 Mileage	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4420.126 Vehicle Supplies	77.04	54.13	22.91	650.00	962.77	650.00	48.12
10-1-000-006-4420.130 Security Supplies	0.00	0.00	0.00	0.00	0.00	0.00	

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Total Line 94200	5,804.58	2,454.24	3,350.34	29,450.00	28,127.19	29,450.00	-4.49
94300 Maintenance - Contracts							
10-1-000-006-4330.010 Refuse	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4430.000 Maint Labor Contract	4,564.00	5,262.00	-698.00	63,144.00	44,281.00	63,144.00	-29.87
10-1-000-006-4430.010 Garbage & Trash Cont	671.04	333.37	337.67	4,000.00	4,512.03	4,000.00	12.80
10-1-000-006-4430.020 Heating & Cooling Cont	5,341.21	3,750.00	1,591.21	45,000.00	9,616.21	45,000.00	-78.63
10-1-000-006-4430.030 Snow Removal Contract	0.00	41.63	-41.63	500.00	65.00	500.00	-87.00
10-1-000-006-4430.040 Elevator Maint Cont	440.00	208.37	231.63	2,500.00	7,472.43	2,500.00	198.90
10-1-000-006-4430.050 Landscape & Grds Cont	0.00	208.37	-208.37	2,500.00	392.00	2,500.00	-84.32
10-1-000-006-4430.060 Unit Turnaround Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4430.070 Electrical Contracts	0.00	83.37	-83.37	1,000.00	294.02	1,000.00	-70.60
10-1-000-006-4430.080 Plumbing Contracts	1,260.00	333.37	926.63	4,000.00	3,534.00	4,000.00	-11.65
10-1-000-006-4430.090 Extermination Contracts	4,600.00	208.37	4,391.63	2,500.00	17,580.50	2,500.00	603.22
10-1-000-006-4430.100 Janitorial Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4430.110 Routine Maint Cont	407.65	583.37	-175.72	7,000.00	2,181.31	7,000.00	-68.84
10-1-000-006-4430.111 Flooring Contract	-8,486.76	666.63	-9,153.39	8,000.00	0.00	8,000.00	-100.00
10-1-000-006-4430.120 Other Misc. Cont Cost	0.00	0.00	0.00	0.00	780.30	0.00	
10-1-000-006-4430.121 Laundry Equip Contract	80.00	166.63	-86.63	2,000.00	546.00	2,000.00	-72.70
10-1-000-006-4430.126 Vehicle Maint Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4431.000 Trash Removal	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94300	8,877.14	11,845.48	-2,968.34	142,144.00	91,254.80	142,144.00	-35.80
94500 Maintenance - Ordinary/Benefits							
10-1-000-006-4410.500 Maint Emp Benefit	487.55	593.00	-105.45	7,116.00	4,122.47	7,116.00	-42.07
Total Line 94500	487.55	593.00	-105.45	7,116.00	4,122.47	7,116.00	-42.07
94000 TOTAL MAINTENANCE EXPENSES	16,138.89	16,253.72	-114.83	195,042.00	132,175.43	195,042.00	-32.23
TOTAL PROTECTIVE SERVICES EXPENSE							
95200 Protective Services - Contract							
10-1-000-006-4480.000 Police Contract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4480.006 Safety/Security Labor Fee	612.00	510.00	102.00	6,120.00	6,834.00	6,120.00	11.67
10-1-000-006-4480.100 ADT Contract	155.03	150.00	5.03	1,800.00	5,158.42	1,800.00	186.58
10-1-000-006-4480.500 Other Security Contract	1,792.00	333.37	1,458.63	4,000.00	4,885.19	4,000.00	22.13
Total Line 95200	2,559.03	993.37	1,565.66	11,920.00	16,877.61	11,920.00	41.59
95300 Protective Services - Other							
Total Line 95300	0.00	0.00	0.00	0.00	0.00	0.00	
95000 TOTAL PROTECTIVE SERVICES EXP	2,559.03	993.37	1,565.66	11,920.00	16,877.61	11,920.00	41.59
INSURANCE PREMIUMS EXPENSE							
96110 Property 120 Liab. 130 Work Comp							
10-1-000-006-4510.010 Property Insurance	1,769.77	1,600.00	169.77	19,200.00	19,419.45	19,200.00	1.14
10-1-000-006-4510.020 Liability Insurance	127.93	129.00	-1.07	1,548.00	1,518.11	1,548.00	-1.93
10-1-000-006-4510.030 Work Comp	25.98	29.00	-3.02	348.00	291.11	348.00	-16.35
Total Line 96110 96120 96130	1,923.68	1,758.00	165.68	21,096.00	21,228.67	21,096.00	0.63
96140 All Other Insurance							
10-1-000-006-4510.015 Equipment Insurance	59.19	57.00	2.19	684.00	672.75	684.00	-1.64
10-1-000-006-4510.025 PE & PO Insurance	13.18	8.00	5.18	96.00	101.81	96.00	6.05
10-1-000-006-4510.035 Auto Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4510.040 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96140	72.37	65.00	7.37	780.00	774.56	780.00	-0.70
96100 TOTAL INSURANCE PREMIUMS EXP	1,996.05	1,823.00	173.05	21,876.00	22,003.23	21,876.00	0.58

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
GENERAL EXPENSES							
96200 Other General Expenses							
10-1-000-006-4590.000 Other General	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96200	0.00	0.00	0.00	0.00	0.00	0.00	
96210 Compensated Absences							
10-1-000-006-4110.001 Salaries Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4595.000 Compensated Absences	7,617.55	0.00	7,617.55	0.00	7,617.55	0.00	
Total Line 96210	7,617.55	0.00	7,617.55	0.00	7,617.55	0.00	
96300 Payment In Lieu Of Taxes - PILOT							
10-1-000-006-4520.000 Pay in lieu of Tax	936.88	1,233.25	-296.37	14,799.00	15,657.34	14,799.00	5.80
Total Line 96300	936.88	1,233.25	-296.37	14,799.00	15,657.34	14,799.00	5.80
96400 Bad Debt - Tenant Rents							
10-1-000-006-4570.000 Collection Losses	-87.09	0.00	-87.09	0.00	3,283.47	0.00	
Total Line 96400	-87.09	0.00	-87.09	0.00	3,283.47	0.00	
96800 Severance Expense							
10-1-000-006-4530.000 Term Leave Pay	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96800	0.00	0.00	0.00	0.00	0.00	0.00	
96000 TOTAL OTHER GENERAL EXPENSES	8,467.34	1,233.25	7,234.09	14,799.00	26,558.36	14,799.00	79.46
96900 TOTAL OPERATING EXPENSE	46,392.65	34,377.72	12,014.93	412,530.00	347,872.43	412,530.00	-15.67
97000 NET REVENUE/EXPENSE (-Gain/Loss)	19,590.83	6,012.49	13,578.34	72,149.00	2,839.65	72,149.00	-96.06
MISCELLANEOUS EXPENSE							
97100 Extraordinary Maintenance							
10-1-000-006-4610.010 Extraordinary Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4610.020 Extraordinary Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4610.030 Extraordinary Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 97100	0.00	0.00	0.00	0.00	0.00	0.00	
97200 Casualty Losses - Non-capitalized							
10-1-000-006-4620.010 Casualty Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4620.020 Casualty Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4620.030 Casualty Contract Costs	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 97200	0.00	0.00	0.00	0.00	0.00	0.00	
97400 Depreciation Expense							
10-1-000-006-4800.000 Depreciation Exp BB	-1,880.91	0.00	-1,880.91	0.00	37,444.09	0.00	
Total Line 97400	-1,880.91	0.00	-1,880.91	0.00	37,444.09	0.00	
97500 Fraud Losses							
Total Line 97500	0.00	0.00	0.00	0.00	0.00	0.00	
97800 Dwelling Units Rent Expense							
Total Line 97800	0.00	0.00	0.00	0.00	0.00	0.00	
90000 TOTAL MISCELLANEOUS EXPENSE	-1,880.91	0.00	-1,880.91	0.00	37,444.09	0.00	

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
OTHER FINANCING SOURCES (USES)							
10010 Operating Transfer In							
Total Line 10010	0.00	0.00	0.00	0.00	0.00	0.00	
10020 Operating Transfer Out							
Total Line 10020	0.00	0.00	0.00	0.00	0.00	0.00	
10030 Operating Xfers from/to Government							
Total Line 10030	0.00	0.00	0.00	0.00	0.00	0.00	
10040 Oper Xfers from/to Component Unit							
Total Line 10040	0.00	0.00	0.00	0.00	0.00	0.00	
10060 Proceeds Sale Property -gain/loss							
Total Line 10060	0.00	0.00	0.00	0.00	0.00	0.00	
10070 Extraordinary Items Net -Gain/Loss							
Total Line 10050	0.00	0.00	0.00	0.00	0.00	0.00	
10080 Special Items (Net -Gain/Loss)							
Total Line 10060	0.00	0.00	0.00	0.00	0.00	0.00	
10093 Xfers - In between Amps							
10-1-000-006-9111.000 Xfers In from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10093 Xfers - In from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
10094 Xfer - Out between Amps							
10-1-000-006-9111.100 Xfers Out from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10094 Xfers - Out from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
10100 TOTAL OTHER FINANCING SOURCES-USES	0.00	0.00	0.00	0.00	0.00	0.00	
10000 EXCESS REVENUE/EXPENS (-Gain/Loss)	17,709.92	6,019.99	11,689.93	72,239.00	39,804.74	72,239.00	-44.90

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	72.00	72.00	0.00	864.00	864.00	864.00	0.00
REVENUE							
70300 Net Tenant Rent Revenue							
60-1-000-000-5120.000 Rent - Brentwood	-32,539.00	-28,909.37	-3,629.63	-346,912.00	-360,897.00	-346,912.00	4.03
60-1-000-000-5125.000 PHA Rent	-9,105.00	-11,000.00	1,895.00	-132,000.00	-112,433.00	-132,000.00	-14.82
60-1-000-000-5220.000 Vacancies - BW	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5320.000 Rent Adjustments	29.00	0.00	29.00	0.00	-1,196.00	0.00	
60-1-000-000-5970.000 Excess Rent	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5971.000 Excess Rent to HUD	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70300	-41,615.00	-39,909.37	-1,705.63	-478,912.00	-474,526.00	-478,912.00	-0.92
70400 Tenant Revenue - Other							
60-1-000-000-5910.000 Laundry Income	-738.50	-625.00	-113.50	-7,500.00	-7,697.25	-7,500.00	2.63
60-1-000-000-5920.000 Bad Check Charges	0.00	-3.37	3.37	-40.00	-65.00	-40.00	62.50
60-1-000-000-5920.100 Deposits Forfeited	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5922.000 Labor & Materials	-67.00	-600.00	533.00	-7,200.00	-6,713.53	-7,200.00	-6.76
60-1-000-000-5923.000 Misc Charges	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5925.000 Late Charges	-200.00	-60.00	-140.00	-720.00	-2,281.56	-720.00	216.88
60-1-000-000-5926.000 Violation Charges	0.00	-40.38	40.38	-485.00	-500.00	-485.00	3.09
60-1-000-000-5930.000 Retained HAP	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70400	-1,005.50	-1,328.75	323.25	-15,945.00	-17,257.34	-15,945.00	8.23
70500 TOTAL TENANT REVENUE	-42,620.50	-41,238.12	-1,382.38	-494,857.00	-491,783.34	-494,857.00	-0.62
70600 HUD PHA Operating Grants							
60-1-000-000-5126.000 HAP - Brentwood S8	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5500.000 HUD Interest Payment	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70600	0.00	0.00	0.00	0.00	0.00	0.00	
70800 Other Government Grants							
60-1-000-000-5990.000 Income from Grants	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70800	0.00	0.00	0.00	0.00	0.00	0.00	
71100 Investment Income - Unrestricted							
60-1-000-000-5410.000 Interest Income	-845.21	-700.00	-145.21	-8,400.00	-6,359.84	-8,400.00	-24.29
60-1-000-000-5410.025 Interest Inc - Sec Dep	-0.58	-0.62	0.04	-7.00	-6.76	-7.00	-3.43
Total Line 71100	-845.79	-700.62	-145.17	-8,407.00	-6,366.60	-8,407.00	-24.27
71400 Fraud Recovery							
Total Line 71400	0.00	0.00	0.00	0.00	0.00	0.00	
71500 Other Revenue							
60-1-000-000-5127.000 Office Rent Receipt	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5900.000 Other Income	-76.00	-16.63	-59.37	-200.00	-122.00	-200.00	-39.00
60-1-000-000-5901.000 Income - LR Amps	0.00	-83.37	83.37	-1,000.00	0.00	-1,000.00	-100.00
60-1-000-000-5990.300 T.S. Income - Grants	-1,599.31	0.00	-1,599.31	0.00	-1,599.31	0.00	
Total Line 71500	-1,675.31	-100.00	-1,575.31	-1,200.00	-1,721.31	-1,200.00	43.44
72000 Investment Income - Restricted							
60-1-000-000-5440.000 Rep Res Interest	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5450.000 Residual Res Int Inc	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 72000	0.00	0.00	0.00	0.00	0.00	0.00	
70000 TOTAL REVENUE	-45,141.60	-42,038.74	-3,102.86	-504,464.00	-499,871.25	-504,464.00	-0.91

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
EXPENSES							
ADMINISTRATIVE							
91100 Administrative Salaries							
60-1-000-000-6310.000 Admin Salaries	2,006.42	1,507.00	499.42	18,084.00	14,983.88	18,084.00	-17.14
60-1-000-000-6330.000 Manager Salaries	3,624.65	2,875.00	749.65	34,500.00	34,373.89	34,500.00	-0.37
Total Line 91100	5,631.07	4,382.00	1,249.07	52,584.00	49,357.77	52,584.00	-6.14
91200 Auditing Fees							
60-1-000-000-6350.000 Audit	0.00	117.00	-117.00	1,404.00	1,360.00	1,404.00	-3.13
Total Line 91200	0.00	117.00	-117.00	1,404.00	1,360.00	1,404.00	-3.13
91300 Management Fee							
60-1-000-000-6320.000 Management Fees	3,960.00	3,744.00	216.00	44,928.00	45,209.00	44,928.00	0.63
Total Line 91300	3,960.00	3,744.00	216.00	44,928.00	45,209.00	44,928.00	0.63
91310 Book-keeping Fee							
60-1-000-000-6351.000 Bookkeeping Fees	540.00	540.00	0.00	6,480.00	6,427.50	6,480.00	-0.81
Total Line 91310	540.00	540.00	0.00	6,480.00	6,427.50	6,480.00	-0.81
91400 Advertising & Marketing							
60-1-000-000-6210.000 Advertising	0.00	30.00	-30.00	360.00	0.00	360.00	-100.00
Total Line 91400	0.00	30.00	-30.00	360.00	0.00	360.00	-100.00
91500 Benefit Contributions - Admin							
60-1-000-000-6310.500 Admin Benefits	477.83	374.00	103.83	4,488.00	3,657.55	4,488.00	-18.50
60-1-000-000-6330.500 Manager's Benefits	1,248.65	1,033.00	215.65	12,396.00	12,121.67	12,396.00	-2.21
Total Line 91500	1,726.48	1,407.00	319.48	16,884.00	15,779.22	16,884.00	-6.54
91600 Office Expense							
60-1-000-000-6250.000 Misc Rent Expense	20.00	125.00	-105.00	1,500.00	924.49	1,500.00	-38.37
60-1-000-000-6311.000 Office Exp - BW	-16.71	202.50	-219.21	2,430.00	2,416.79	2,430.00	-0.54
60-1-000-000-6311.050 Office Rental Exp	298.00	271.50	26.50	3,258.00	3,411.00	3,258.00	4.70
60-1-000-000-6311.100 Phone/Internet Exp	112.88	116.63	-3.75	1,400.00	1,575.23	1,400.00	12.52
60-1-000-000-6311.150 IT Support	0.00	166.63	-166.63	2,000.00	901.79	2,000.00	-54.91
60-1-000-000-6311.200 Office Furniture	0.00	16.63	-16.63	200.00	0.00	200.00	-100.00
Total Line 91600	414.17	898.89	-484.72	10,788.00	9,229.30	10,788.00	-14.45
91700 Legal Expense							
60-1-000-000-6340.000 Legal	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91700	0.00	0.00	0.00	0.00	0.00	0.00	
91800 Travel Expense							
60-1-000-000-6365.000 Travel - Staff	0.00	100.00	-100.00	1,200.00	259.47	1,200.00	-78.38
60-1-000-000-6365.010 Travel - Commissioners	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6365.100 Mileage, Staff - BW	197.91	110.00	87.91	1,320.00	1,416.71	1,320.00	7.33
Total Line 91800	197.91	210.00	-12.09	2,520.00	1,676.18	2,520.00	-33.48
91900 Other Expense							
60-1-000-000-6350.700 Mental Health Fee	864.00	864.00	0.00	10,368.00	10,368.00	10,368.00	0.00
60-1-000-000-6350.800 Participant Fee	864.00	864.00	0.00	10,368.00	10,368.00	10,368.00	0.00
60-1-000-000-6352.500 Other Fee Exp	1.61	1.63	-0.02	20.00	91.61	20.00	358.05
60-1-000-000-6360.000 Training - Staff	0.00	166.63	-166.63	2,000.00	437.50	2,000.00	-78.13
60-1-000-000-6360.010 Training - Commiss	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6380.000 Consulting Services	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6380.100 Inspection Expense	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6380.500 Translating Services	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6390.000 Fee for Service Exp	23.77	50.00	-26.23	600.00	281.67	600.00	-53.06
60-1-000-000-6399.000 Other Administrative	1,599.31	83.37	1,515.94	1,000.00	1,668.30	1,000.00	66.83
Total Line 91900	3,352.69	2,029.63	1,323.06	24,356.00	23,215.08	24,356.00	-4.68

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
91000 TOTAL OPERATING EXPENSE - Admin UTILITIES	15,822.32	13,358.52	2,463.80	160,304.00	152,254.05	160,304.00	-5.02
93100 Water,200 Elect,300 Gas,600 Sewer							
60-1-000-000-6450.000 Utilites - Electric	1,319.82	425.00	894.82	5,100.00	6,999.29	5,100.00	37.24
60-1-000-000-6451.000 Utilities - Water	2,200.47	900.00	1,300.47	10,800.00	13,368.86	10,800.00	23.79
60-1-000-000-6452.000 Utilities - Gas	384.96	125.00	259.96	1,500.00	1,814.34	1,500.00	20.96
60-1-000-000-6453.000 Utilities - Sewer	5,292.51	1,800.00	3,492.51	21,600.00	31,265.75	21,600.00	44.75
Total Line 93100, 93200, 93300, 93600	9,197.76	3,250.00	5,947.76	39,000.00	53,448.24	39,000.00	37.05
93000 TOTAL UTILITIES EXPENSES	9,197.76	3,250.00	5,947.76	39,000.00	53,448.24	39,000.00	37.05
MAINTENANCE & OPERATIONS EXPENSE							
94100 Maintenance - Labor							
60-1-000-000-6510.000 Maint Salaries	5,644.56	4,141.63	1,502.93	49,700.00	50,855.84	49,700.00	2.33
60-1-000-000-6510.100 OT Maintenance	349.45	200.00	149.45	2,400.00	1,042.51	2,400.00	-56.56
60-1-000-000-6510.200 Maint from Amps	30.00	166.63	-136.63	2,000.00	432.50	2,000.00	-78.38
Total Line 94100	6,024.01	4,508.26	1,515.75	54,100.00	52,330.85	54,100.00	-3.27
94200 Maintenance - Materials/Supplies							
60-1-000-000-6515.010 Garbage/Trash Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6515.020 Heat/Cool Supplies	0.00	166.63	-166.63	2,000.00	361.00	2,000.00	-81.95
60-1-000-000-6515.030 Snow Removal Supplies	0.00	58.37	-58.37	700.00	0.00	700.00	-100.00
60-1-000-000-6515.040 Roofing Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6515.050 Lndscape/Grnd Supplies	13.11	250.00	-236.89	3,000.00	462.36	3,000.00	-84.59
60-1-000-000-6515.070 Electrical Supplies	61.99	135.00	-73.01	1,620.00	1,170.17	1,620.00	-27.77
60-1-000-000-6515.080 Plumbing Supplies	0.00	400.00	-400.00	4,800.00	4,642.79	4,800.00	-3.28
60-1-000-000-6515.090 Extermination Supplies	0.00	16.63	-16.63	200.00	0.00	200.00	-100.00
60-1-000-000-6515.100 Janitorial Supplies	0.00	150.00	-150.00	1,800.00	425.29	1,800.00	-76.37
60-1-000-000-6515.110 Routine Maint. Supplies	-4,396.96	983.37	-5,380.33	11,800.00	4,351.16	11,800.00	-63.13
60-1-000-000-6515.114 Painting Supplies - BW	0.00	140.00	-140.00	1,680.00	1,894.01	1,680.00	12.74
60-1-000-000-6515.115 Refrigerators	0.00	275.00	-275.00	3,300.00	4,747.00	3,300.00	43.85
60-1-000-000-6515.116 Stoves	0.00	150.00	-150.00	1,800.00	0.00	1,800.00	-100.00
60-1-000-000-6515.120 Misc. Other Supplies	0.00	62.50	-62.50	750.00	189.72	750.00	-74.70
60-1-000-000-6515.500 Small Tools/Equipment	0.00	16.63	-16.63	200.00	79.99	200.00	-60.01
Total Line 94200	-4,321.86	2,804.13	-7,125.99	33,650.00	18,323.49	33,650.00	-45.55
94300 Maintenance - Contracts							
60-1-000-000-6520.010 Garbage/Trash Contract	923.70	1,183.37	-259.67	14,200.00	12,281.10	14,200.00	-13.51
60-1-000-000-6520.020 Heat/Cool Contract	0.00	291.63	-291.63	3,500.00	0.00	3,500.00	-100.00
60-1-000-000-6520.030 Snow Removal Contract	246.00	166.63	79.37	2,000.00	246.00	2,000.00	-87.70
60-1-000-000-6520.040 Roofing Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6520.050 Landscape&Grds Cont	0.00	916.63	-916.63	11,000.00	1,066.00	11,000.00	-90.31
60-1-000-000-6520.060 Unit Turn Contract	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6520.070 Electrical Contract	528.00	65.00	463.00	780.00	528.00	780.00	-32.31
60-1-000-000-6520.080 Plumbing Contract	305.00	666.63	-361.63	8,000.00	2,654.43	8,000.00	-66.82
60-1-000-000-6520.090 Extermination Contract	588.00	485.00	103.00	5,820.00	5,502.00	5,820.00	-5.46
60-1-000-000-6520.100 Janitorial Contract	0.00	97.88	-97.88	1,175.00	900.00	1,175.00	-23.40
60-1-000-000-6520.110 Routine Maint. Contract	28.00	1,491.63	-1,463.63	17,900.00	3,092.30	17,900.00	-82.72
60-1-000-000-6520.111 Carpet Repr/Repl Cont.	-3,188.00	1,383.37	-4,571.37	16,600.00	0.00	16,600.00	-100.00
60-1-000-000-6520.120 Misc. Other Contracts	0.00	1,766.63	-1,766.63	21,200.00	0.00	21,200.00	-100.00
Total Line 94300 - (sub accts)	-569.30	8,514.40	-9,083.70	102,175.00	26,269.83	102,175.00	-74.29
94500 Maintenance - Ordinary/Benefits							
60-1-000-000-6510.500 Maint. Employee Ben.	2,203.73	1,666.63	537.10	20,000.00	20,648.54	20,000.00	3.24
Total Line 94500	2,203.73	1,666.63	537.10	20,000.00	20,648.54	20,000.00	3.24
94000 TOTAL MAINTENANCE EXPENSES	3,336.58	17,493.42	-14,156.84	209,925.00	117,572.71	209,925.00	-43.99

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
TOTAL PROTECTIVE SERVICES EXPENSE							
95100 Protective Services - Labor							
Total Line 95100	0.00	0.00	0.00	0.00	0.00	0.00	
95200 Protective Services - Contract							
60-1-000-000-6580.006 Safety/Sec Labor Fee	864.00	720.00	144.00	8,640.00	10,368.00	8,640.00	20.00
60-1-000-000-6580.100 ADT Contract	106.14	99.00	7.14	1,188.00	1,292.99	1,188.00	8.84
60-1-000-000-6580.500 Other Safety Contracts	0.00	61.63	-61.63	740.00	295.50	740.00	-60.07
Total Line 95200	970.14	880.63	89.51	10,568.00	11,956.49	10,568.00	13.14
95300 Protective Services - Other							
Total Line 95300	0.00	0.00	0.00	0.00	0.00	0.00	
95000 TOTAL PROTECTIVE SERVICES EXP	970.14	880.63	89.51	10,568.00	11,956.49	10,568.00	13.14
INSURANCE PREMIUMS EXPENSE							
96110 Property Insurance							
60-1-000-000-6720.000 Property Insurance	1,776.06	1,583.00	193.06	18,996.00	19,291.80	18,996.00	1.56
Total Line 96110	1,776.06	1,583.00	193.06	18,996.00	19,291.80	18,996.00	1.56
96120 Liability Insurance							
60-1-000-000-6721.000 Liability Insurance	160.63	181.00	-20.37	2,172.00	2,074.98	2,172.00	-4.47
Total Line 96120	160.63	181.00	-20.37	2,172.00	2,074.98	2,172.00	-4.47
96130 Workmen's Compensation							
60-1-000-000-6722.000 Work Comp Insurance	253.48	302.00	-48.52	3,624.00	2,842.95	3,624.00	-21.55
Total Line 96130	253.48	302.00	-48.52	3,624.00	2,842.95	3,624.00	-21.55
96140 All Other Insurance							
60-1-000-000-6720.500 Equipment Insurance	74.32	79.00	-4.68	948.00	918.44	948.00	-3.12
60-1-000-000-6721.500 PE & PO Insuranace	83.25	91.00	-7.75	1,092.00	1,021.65	1,092.00	-6.44
60-1-000-000-6724.000 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96140	157.57	170.00	-12.43	2,040.00	1,940.09	2,040.00	-4.90
96100 TOTAL INSURANCE PREMIUMS EXP	2,347.74	2,236.00	111.74	26,832.00	26,149.82	26,832.00	-2.54
GENERAL EXPENSES							
96200 Other General Expenses							
60-1-000-000-6790.000 Other General Exp	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96200	0.00	0.00	0.00	0.00	0.00	0.00	
96210 Compensated Absenses							
60-1-000-000-6795.000 Compensated Absences	10,348.30	41.63	10,306.67	500.00	10,348.30	500.00	1,969.66
Total Line 96210	10,348.30	41.63	10,306.67	500.00	10,348.30	500.00	1,969.66
96300 Payment In Lieu Of Taxes - PILOT							
60-1-000-000-6710.000 PILOT - Real Estate Tax	1,620.86	2,264.38	-643.52	27,173.00	21,053.89	27,173.00	-22.52
Total Line 96300	1,620.86	2,264.38	-643.52	27,173.00	21,053.89	27,173.00	-22.52
96400 Bad Debt - Tenant Rents							
60-1-000-000-6370.000 Bad Debt	197.79	266.63	-68.84	3,200.00	1,173.01	3,200.00	-63.34
Total Line 96400	197.79	266.63	-68.84	3,200.00	1,173.01	3,200.00	-63.34
96000 TOTAL OTHER GENERAL EXPENSES	12,166.95	2,572.64	9,594.31	30,873.00	32,575.20	30,873.00	5.51
INTEREST & AMORTIZATION EXPENSE							
96710 Interest of Mortgage/Bond Payable							
60-1-000-000-6810.000 Interest Exp Payable	2,301.29	1,440.00	861.29	17,280.00	16,306.29	17,280.00	-5.63
60-1-000-000-6860.000 Security Deposit Interest	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96710	2,301.29	1,440.00	861.29	17,280.00	16,306.29	17,280.00	-5.63
96700 TOTAL INTEREST EXP & AMORT	2,301.29	1,440.00	861.29	17,280.00	16,306.29	17,280.00	-5.63
96900 TOTAL OPERATING EXPENSE	46,142.78	41,231.21	4,911.57	494,782.00	410,262.80	494,782.00	-17.08
97000 NET REVENUE/EXPENSE (GAIN/-LOSS)	1,001.18	-807.53	1,808.71	-9,682.00	-89,608.45	-9,682.00	825.52

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
MISCELLANEOUS EXPENSE							
97100 Extraordinary Maintenance							
60-1-000-000-6910.010 Extraordinary Labor	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6910.020 Extraordinary Materials	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6910.030 Extraordinary Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 97100	0.00	0.00	0.00	0.00	0.00	0.00	
97200 Casualty Losses - Non-capitalized							
60-1-000-000-6920.010 Casualty Labor	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6920.020 Casualty Materials	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6920.030 Casualty Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 97200	0.00	0.00	0.00	0.00	0.00	0.00	
97400 Depreciation Expense							
60-1-000-000-6600.000 Depreciation Exp - BW	7,897.73	8,333.37	-435.64	100,000.00	116,500.73	100,000.00	16.50
Total Line 97400	7,897.73	8,333.37	-435.64	100,000.00	116,500.73	100,000.00	16.50
TOTAL MISCELLANEOUS EXPENSES	7,897.73	8,333.37	-435.64	100,000.00	116,500.73	100,000.00	16.50
90000 TOTAL EXPENSES	54,040.51	49,564.58	4,475.93	594,782.00	526,763.53	594,782.00	-11.44
OTHER FINANCING SOURCES (USES)							
10093 Xfers							
60-1-000-000-9111.000 Xfers In from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10093	0.00	0.00	0.00	0.00	0.00	0.00	
10094							
60-1-000-000-9111.100 Xfers Out from Amps	0.00	1,814.87	-1,814.87	21,778.00	0.00	21,778.00	-100.00
Total Line 10094	0.00	1,814.87	-1,814.87	21,778.00	0.00	21,778.00	-100.00
10100 TOTAL OTHER FINANCING SOURCES	0.00	1,814.87	-1,814.87	21,778.00	0.00	21,778.00	-100.00
10000 EXCESS REVENUE/EXPENSE GAIN/-LOSS	8,898.91	11,155.58	-2,256.67	133,874.00	26,892.28	133,874.00	-79.91
MEMO ACCOUNT INFORMATION							
11020 Req'd Annual Debt Principal Pmts							
Total 2130.000 accts on BS's	0.00	0.00	0.00	0.00	0.00	0.00	

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	65.00	72.00	0.00	864.00	780.00	864.00	0.00
REVENUE							
70300 Net Tenant Rent Revenue							
60-1-000-001-5120.000 Rent - Prairieland	-27,681.00	-28,277.00	596.00	-339,324.00	-324,044.00	-339,324.00	-4.50
60-1-000-001-5125.000 PHA Rent	-4,063.00	-3,083.00	-980.00	-36,996.00	-42,093.00	-36,996.00	13.78
60-1-000-001-5220.000 Vacancies - PL	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5320.000 Rent Adjustments	0.00	0.00	0.00	0.00	1,787.00	0.00	
60-1-000-001-5970.000 Excess Rent	0.00	-400.00	400.00	-4,800.00	-4,924.00	-4,800.00	2.58
60-1-000-001-5971.000 Excess Rent to HUD	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70300	-31,744.00	-31,760.00	16.00	-381,120.00	-369,274.00	-381,120.00	-3.11
70400 Tenant Revenue - Other							
60-1-000-001-5910.000 Laundry Income	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5920.000 Bad Check Charges	0.00	-3.37	3.37	-40.00	-165.00	-40.00	312.50
60-1-000-001-5920.100 Deposits Forfeited	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5922.000 Labor & Materials	-1,374.00	-625.00	-749.00	-7,500.00	-5,473.71	-7,500.00	-27.02
60-1-000-001-5923.000 Misc Charges	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5925.000 Late Charges	-325.00	-100.00	-225.00	-1,200.00	-3,100.00	-1,200.00	158.33
60-1-000-001-5926.000 Violation Charges	0.00	-42.50	42.50	-510.00	-595.00	-510.00	16.67
60-1-000-001-5930.000 Retained HAP	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70400	-1,699.00	-770.87	-928.13	-9,250.00	-9,333.71	-9,250.00	0.90
70500 TOTAL TENANT REVENUE	-33,443.00	-32,530.87	-912.13	-390,370.00	-378,607.71	-390,370.00	-3.01
70600 HUD PHA Operating Grants							
60-1-000-001-5126.000 HAP - Prairie S8	-5,462.00	-4,600.00	-862.00	-55,200.00	-65,389.00	-55,200.00	18.46
60-1-000-001-5500.000 HUD Interest Payment	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70600	-5,462.00	-4,600.00	-862.00	-55,200.00	-65,389.00	-55,200.00	18.46
70800 Other Government Grants							
60-1-000-001-5990.000 Income from Grants	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70800	0.00	0.00	0.00	0.00	0.00	0.00	
71100 Investment Income - Unrestricted							
60-1-000-001-5410.000 Interest Income	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5410.025 Interest Inc - Sec Dep	-0.46	-0.38	-0.08	-5.00	-5.42	-5.00	8.40
Total Line 71100	-0.46	-0.38	-0.08	-5.00	-5.42	-5.00	8.40
71400 Fraud Recovery							
Total Line 71400	0.00	0.00	0.00	0.00	0.00	0.00	
71500 Other Revenue							
60-1-000-001-5127.000 Office Rent Receipt	-298.00	-271.50	-26.50	-3,258.00	-3,411.00	-3,258.00	4.70
60-1-000-001-5900.000 Other Income	0.00	0.00	0.00	0.00	-389.00	0.00	
60-1-000-001-5901.000 Income - LR Amps	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5990.300 T.S. Income - Grants	-2,543.47	0.00	-2,543.47	0.00	-2,543.47	0.00	
Total Line 71500	-2,841.47	-271.50	-2,569.97	-3,258.00	-6,343.47	-3,258.00	94.70
72000 Investment Income - Restricted							
60-1-000-001-5440.000 Rep Res Interest	-666.68	-178.00	-488.68	-2,136.00	-2,688.06	-2,136.00	25.85
60-1-000-001-5450.000 Residual Res Int Inc	-1.34	-4.50	3.16	-54.00	-5.44	-54.00	-89.93
Total Line 72000	-668.02	-182.50	-485.52	-2,190.00	-2,693.50	-2,190.00	22.99
70000 TOTAL REVENUE	-42,414.95	-37,585.25	-4,829.70	-451,023.00	-453,039.10	-451,023.00	0.45

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
EXPENSES							
ADMINISTRATIVE							
91100 Administrative Salaries							
60-1-000-001-6310.000 Admin Salaries	2,006.45	1,507.00	499.45	18,084.00	14,984.09	18,084.00	-17.14
60-1-000-001-6330.000 Manager's Salaries	3,624.62	2,875.00	749.62	34,500.00	34,373.62	34,500.00	-0.37
Total Line 91100	5,631.07	4,382.00	1,249.07	52,584.00	49,357.71	52,584.00	-6.14
91200 Auditing Fees							
60-1-000-001-6350.000 Audit	0.00	650.00	-650.00	7,800.00	1,190.00	7,800.00	-84.74
Total Line 91200	0.00	650.00	-650.00	7,800.00	1,190.00	7,800.00	-84.74
91300 Management Fee							
60-1-000-001-6320.000 Management Fees	3,520.00	3,380.00	140.00	40,560.00	41,090.00	40,560.00	1.31
Total Line 91300	3,520.00	3,380.00	140.00	40,560.00	41,090.00	40,560.00	1.31
91310 Book-keeping Fee							
60-1-000-001-6351.000 Bookkeeping Fees	480.00	488.00	-8.00	5,856.00	5,842.50	5,856.00	-0.23
Total Line 91310	480.00	488.00	-8.00	5,856.00	5,842.50	5,856.00	-0.23
91400 Advertising & Marketing							
60-1-000-001-6210.000 Advertising	0.00	33.37	-33.37	400.00	0.00	400.00	-100.00
Total Line 91400	0.00	33.37	-33.37	400.00	0.00	400.00	-100.00
91500 Benefit Contributions - Admin							
60-1-000-001-6310.500 Admin Benefits	477.86	374.00	103.86	4,488.00	3,657.77	4,488.00	-18.50
60-1-000-001-6330.500 Manager's Benefits	1,248.61	1,033.00	215.61	12,396.00	12,121.40	12,396.00	-2.22
Total Line 91500	1,726.47	1,407.00	319.47	16,884.00	15,779.17	16,884.00	-6.54
91600 Office Expense							
60-1-000-001-6250.000 Misc. Rent Expense	60.00	108.37	-48.37	1,300.00	836.76	1,300.00	-35.63
60-1-000-001-6311.000 Office Exp - PL	-16.71	202.50	-219.21	2,430.00	2,482.29	2,430.00	2.15
60-1-000-001-6311.050 Office Rental Exp	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6311.100 Phone/Internet Exp	112.86	116.63	-3.77	1,400.00	1,574.99	1,400.00	12.50
60-1-000-001-6311.150 IT Support	0.00	166.63	-166.63	2,000.00	1,177.33	2,000.00	-41.13
60-1-000-001-6311.200 Office Furniture	0.00	16.63	-16.63	200.00	0.00	200.00	-100.00
Total Line 91600	156.15	610.76	-454.61	7,330.00	6,071.37	7,330.00	-17.17
91700 Legal Expense							
60-1-000-001-6340.000 Legal	0.00	117.00	-117.00	1,404.00	0.00	1,404.00	-100.00
Total Line 91700	0.00	117.00	-117.00	1,404.00	0.00	1,404.00	-100.00
91800 Travel Expense							
60-1-000-001-6365.000 Travel - Staff	0.00	100.00	-100.00	1,200.00	259.47	1,200.00	-78.38
60-1-000-001-6365.010 Travel - Commissioners	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6365.100 Mileage, Staff - PL	197.91	100.00	97.91	1,200.00	1,691.82	1,200.00	40.99
Total Line 91800	197.91	200.00	-2.09	2,400.00	1,951.29	2,400.00	-18.70
91900 Other Expense							
60-1-000-001-6350.700 Mental Health Fee	780.00	780.00	0.00	9,360.00	9,360.00	9,360.00	0.00
60-1-000-001-6350.800 Participant Fee	780.00	780.00	0.00	9,360.00	9,360.00	9,360.00	0.00
60-1-000-001-6352.500 Other Fee Exp	1.61	1.63	-0.02	20.00	41.61	20.00	108.05
60-1-000-001-6360.000 Training - Staff	0.00	166.63	-166.63	2,000.00	437.50	2,000.00	-78.13
60-1-000-001-6360.010 Training - Commiss	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6380.000 Consulting Services	0.00	83.37	-83.37	1,000.00	0.00	1,000.00	-100.00
60-1-000-001-6380.100 Inspection Expense	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6380.500 Translating Services	0.00	116.63	-116.63	1,400.00	0.00	1,400.00	-100.00
60-1-000-001-6390.000 Fee for Service Exp	17.35	45.87	-28.52	550.00	231.35	550.00	-57.94
60-1-000-001-6399.000 Other Administrative	0.00	0.00	0.00	0.00	2,655.11	0.00	
Total Line 91900	1,578.96	1,974.13	-395.17	23,690.00	22,085.57	23,690.00	-6.77

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
91000 TOTAL OPERATING EXPENSE - Admin	13,290.56	13,242.26	48.30	158,908.00	143,367.61	158,908.00	-9.78
UTILITIES							
93100 Water,200 Elect,300 Gas,600 Sewer							
60-1-000-001-6450.000 Utilities Electric	1,188.72	310.00	878.72	3,720.00	5,572.60	3,720.00	49.80
60-1-000-001-6451.000 Utilities Water	1,823.24	1,035.00	788.24	12,420.00	14,376.74	12,420.00	15.75
60-1-000-001-6452.000 Utilities Gas	409.66	140.00	269.66	1,680.00	1,941.64	1,680.00	15.57
60-1-000-001-6453.000 Utilities Sewer	6,205.01	2,200.00	4,005.01	26,400.00	35,128.24	26,400.00	33.06
Total Line 93100, 93200, 93300, 93600	9,626.63	3,685.00	5,941.63	44,220.00	57,019.22	44,220.00	28.94
93000 TOTAL UTILITIES EXPENSES	9,626.63	3,685.00	5,941.63	44,220.00	57,019.22	44,220.00	28.94
MAINTENANCE & OPERATIONS EXPENSE							
94100 Maintenance - Labor							
60-1-000-001-6510.000 Maintenance Salaries	5,644.56	4,141.63	1,502.93	49,700.00	50,855.84	49,700.00	2.33
60-1-000-001-6510.100 OT Maintenance	349.46	200.00	149.46	2,400.00	1,042.58	2,400.00	-56.56
60-1-000-001-6510.200 Maint from Amps	0.00	166.63	-166.63	2,000.00	0.00	2,000.00	-100.00
Total Line 94100	5,994.02	4,508.26	1,485.76	54,100.00	51,898.42	54,100.00	-4.07
94200 Maintenance - Materials/Supplies							
60-1-000-001-6515.010 Garbage/Trash Supples	0.00	0.00	0.00	0.00	482.20	0.00	
60-1-000-001-6515.020 Heat/Cool Supplies	13.11	185.00	-171.89	2,220.00	1,546.33	2,220.00	-30.35
60-1-000-001-6515.030 Snow Removal Supplies	0.00	58.37	-58.37	700.00	0.00	700.00	-100.00
60-1-000-001-6515.040 Roofing Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6515.050 Lndscape/Grnd Supplies	0.00	450.00	-450.00	5,400.00	3,322.45	5,400.00	-38.47
60-1-000-001-6515.070 Electrical Supplies	0.00	100.00	-100.00	1,200.00	896.49	1,200.00	-25.29
60-1-000-001-6515.080 Plumbing Supplies	214.89	656.63	-441.74	7,880.00	4,112.57	7,880.00	-47.81
60-1-000-001-6515.090 Extermination Supplies	0.00	25.00	-25.00	300.00	0.00	300.00	-100.00
60-1-000-001-6515.100 Janitorial Supplies	0.00	60.00	-60.00	720.00	648.32	720.00	-9.96
60-1-000-001-6515.110 Routine Maint. Supplies	1,160.83	666.63	494.20	8,000.00	6,353.60	8,000.00	-20.58
60-1-000-001-6515.114 Painting Supplies - PL	436.80	185.00	251.80	2,220.00	1,188.19	2,220.00	-46.48
60-1-000-001-6515.115 Refrigerators	642.00	275.00	367.00	3,300.00	642.00	3,300.00	-80.55
60-1-000-001-6515.116 Stoves	475.00	225.00	250.00	2,700.00	475.00	2,700.00	-82.41
60-1-000-001-6515.120 Other Misc. Supplies	0.00	83.37	-83.37	1,000.00	190.39	1,000.00	-80.96
60-1-000-001-6515.500 Small Tools/Equipment	0.00	33.37	-33.37	400.00	0.00	400.00	-100.00
Total Line 94200	2,942.63	3,003.37	-60.74	36,040.00	19,857.54	36,040.00	-44.90
94300 Maintenance - Contracts							
60-1-000-001-6520.010 Garbage/Trash Contract	972.25	725.00	247.25	8,700.00	8,983.39	8,700.00	3.26
60-1-000-001-6520.020 Heat/Cool Contract	0.00	375.00	-375.00	4,500.00	1,464.90	4,500.00	-67.45
60-1-000-001-6520.030 Snow Removal Contract	246.00	166.63	79.37	2,000.00	246.00	2,000.00	-87.70
60-1-000-001-6520.040 Roofing Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6520.050 Landscape&Grnds Cont	0.00	1,341.63	-1,341.63	16,100.00	3,000.00	16,100.00	-81.37
60-1-000-001-6520.060 Unit Turn Contract	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6520.070 Electrical Contract	0.00	16.63	-16.63	200.00	0.00	200.00	-100.00
60-1-000-001-6520.080 Plumbing Contract	0.00	550.00	-550.00	6,600.00	205.19	6,600.00	-96.89
60-1-000-001-6520.090 Extermin Contract	535.50	283.37	252.13	3,400.00	2,142.00	3,400.00	-37.00
60-1-000-001-6520.100 Janitorial	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6520.110 Routine Main. Contract	7.08	75.00	-67.92	900.00	643.65	900.00	-28.48
60-1-000-001-6520.111 Carpet Repr/Repl Cont.	0.00	1,118.37	-1,118.37	13,420.00	0.00	13,420.00	-100.00
60-1-000-001-6520.120 Other Misc. Contracts	0.00	1,333.37	-1,333.37	16,000.00	0.00	16,000.00	-100.00
Total Line 94300 - (sub accts)	1,760.83	5,985.00	-4,224.17	71,820.00	16,685.13	71,820.00	-76.77
94500 Maintenance - Ordinary/Benefits							
60-1-000-001-6510.500 Maint.Benefits	2,203.81	1,666.63	537.18	20,000.00	20,649.27	20,000.00	3.25
Total Line 94500	2,203.81	1,666.63	537.18	20,000.00	20,649.27	20,000.00	3.25
94000 TOTAL MAINTENANCE EXPENSES	12,901.29	15,163.26	-2,261.97	181,960.00	109,090.36	181,960.00	-40.05

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
TOTAL PROTECTIVE SERVICES EXPENSE							
95100 Protective Services - Labor							
Total Line 95100	0.00	0.00	0.00	0.00	0.00	0.00	
95200 Protective Services - Contract							
60-1-000-001-6580.006 Safety/Sec Labor Fee	780.00	780.00	0.00	9,360.00	9,360.00	9,360.00	0.00
60-1-000-001-6580.100 ADT Contract	106.12	98.00	8.12	1,176.00	1,292.77	1,176.00	9.93
60-1-000-001-6580.500 Other Safety Contracts	71.95	30.00	41.95	360.00	215.20	360.00	-40.22
Total Line 95200	958.07	908.00	50.07	10,896.00	10,867.97	10,896.00	-0.26
95300 Protective Services - Other							
Total Line 95300	0.00	0.00	0.00	0.00	0.00	0.00	
95000 TOTAL PROTECTIVE SERVICES EXP	958.07	908.00	50.07	10,896.00	10,867.97	10,896.00	-0.26
INSURANCE PREMIUMS EXPENSE							
96110 Property Insurance							
60-1-000-001-6720.000 Prpoerty Insurance	1,582.45	1,250.00	332.45	15,000.00	18,817.53	15,000.00	25.45
Total Line 96110	1,582.45	1,250.00	332.45	15,000.00	18,817.53	15,000.00	25.45
96120 Liability Insurance							
60-1-000-001-6721.000 Liability Insurance	162.05	165.00	-2.95	1,980.00	1,926.42	1,980.00	-2.71
Total Line 96120	162.05	165.00	-2.95	1,980.00	1,926.42	1,980.00	-2.71
96130 Workmen's Compensation							
60-1-000-001-6722.000 Work Comp Insurance	253.48	291.63	-38.15	3,500.00	2,842.95	3,500.00	-18.77
Total Line 96130	253.48	291.63	-38.15	3,500.00	2,842.95	3,500.00	-18.77
96140 All Other Insurance							
60-1-000-001-6720.500 Equipment Insurance	74.97	66.63	8.34	800.00	853.70	800.00	6.71
60-1-000-001-6721.500 PE & PO Insuranace	83.25	91.00	-7.75	1,092.00	1,021.65	1,092.00	-6.44
60-1-000-001-6724.000 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96140	158.22	157.63	0.59	1,892.00	1,875.35	1,892.00	-0.88
96100 TOTAL INSURANCE PREMIUMS EXP	2,156.20	1,864.26	291.94	22,372.00	25,462.25	22,372.00	13.81
GENERAL EXPENSES							
96200 Other General Expenses							
60-1-000-001-6790.000 Other General Expense	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96200	0.00	0.00	0.00	0.00	0.00	0.00	
96210 Compensated Absenses							
60-1-000-001-6795.000 Comp Absences	10,348.30	0.00	10,348.30	0.00	10,348.30	0.00	
Total Line 96210	10,348.30	0.00	10,348.30	0.00	10,348.30	0.00	
96300 Payment In Lieu Of Taxes - PILOT							
60-1-000-001-6710.000 PILOT - Real Estate Tax	1,393.87	1,440.25	-46.38	17,283.00	18,806.54	17,283.00	8.82
Total Line 96300	1,393.87	1,440.25	-46.38	17,283.00	18,806.54	17,283.00	8.82
96400 Bad Debt - Tenant Rents							
60-1-000-001-6370.000 Bad Debt	1,767.90	87.50	1,680.40	1,050.00	3,417.72	1,050.00	225.50
Total Line 96400	1,767.90	87.50	1,680.40	1,050.00	3,417.72	1,050.00	225.50
96000 TOTAL OTHER GENERAL EXPENSES	13,510.07	1,527.75	11,982.32	18,333.00	32,572.56	18,333.00	77.67
INTEREST & AMORTIZATION EXPENSE							
96710 Interest of Mortgage/Bond Payable							
60-1-000-001-6810.000 Interest Exp Payable	2,301.28	1,500.00	801.28	18,000.00	16,306.23	18,000.00	-9.41
60-1-000-001-6860.000 Sec Dep Int	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96710	2,301.28	1,500.00	801.28	18,000.00	16,306.23	18,000.00	-9.41
96700 TOTAL INTEREST EXP & AMORT	2,301.28	1,500.00	801.28	18,000.00	16,306.23	18,000.00	-9.41
96900 TOTAL OPERATING EXPENSE	54,744.10	37,890.53	16,853.57	454,689.00	394,686.20	454,689.00	-13.20
97000 NET REVENUE/EXPENSE (GAIN/-LOSS)	12,329.15	305.28	12,023.87	3,666.00	-58,352.90	3,666.00	-1,691.73

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
MISCELLANEOUS EXPENSE							
97100 Extraordinary Maintenance							
60-1-000-001-6910.010 Extraordinary Labor	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6910.020 Extraordinary Materials	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6910.030 Extraordinary Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 97100	0.00	0.00	0.00	0.00	0.00	0.00	
97200 Casualty Losses - Non-capitalized							
60-1-000-001-6920.010 Casualty Labor	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6920.020 Casualty Material	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6920.030 Casualty Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 97200	0.00	0.00	0.00	0.00	0.00	0.00	
97400 Depreciation Expense							
60-1-000-001-6600.000 Depreciation Exp - PL	8,483.88	7,210.50	1,273.38	86,526.00	88,068.88	86,526.00	1.78
Total Line 97400	8,483.88	7,210.50	1,273.38	86,526.00	88,068.88	86,526.00	1.78
TOTAL MISCELLANEOUS EXPENSES	8,483.88	7,210.50	1,273.38	86,526.00	88,068.88	86,526.00	1.78
90000 TOTAL EXPENSES	63,227.98	45,101.03	18,126.95	541,215.00	482,755.08	541,215.00	-10.80
OTHER FINANCING SOURCES (USES)							
10093 Xfers							
60-1-000-001-9111.000 Xfers In from Amps	0.00	-1,814.87	1,814.87	-21,778.00	0.00	-21,778.00	-100.00
Total Line 10093	0.00	-1,814.87	1,814.87	-21,778.00	0.00	-21,778.00	-100.00
10094							
60-1-000-001-9111.100 Xfers Out from Amps	0.00	1,666.63	-1,666.63	20,000.00	0.00	20,000.00	-100.00
Total Line 10094	0.00	1,666.63	-1,666.63	20,000.00	0.00	20,000.00	-100.00
10100 TOTAL OTHER FINANCING SOURCES	0.00	-148.24	148.24	-1,778.00	0.00	-1,778.00	-100.00
10000 EXCESS REVENUE/EXPENSE GAIN/-LOSS	20,813.03	7,219.30	13,593.73	86,636.00	29,715.98	86,636.00	-65.70

MEMO ACCOUNT INFORMATION

11020 Req'd Annual Debt Principal Pmts							
Total 2130.000 accts on BS's	0.00	0.00	0.00	0.00	0.00	0.00	

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Knox County Housing Authority
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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Total PUM (including Port Outs)	280.00	280.00	0.00	3,360.00	3,360.00	3,360.00	0.00
ADMIN REVENUE							
<u>ADMIN OPERATING INCOME</u>							
Admin Fee Subsidy							
30-1-000-000-8026.500 Admin Fee Sub - Cur Yr	-406.00	-12,496.13	12,090.13	-149,954.00	-156,915.00	-149,954.00	4.64
Total Admin Fee Subsidy	-406.00	-12,496.13	12,090.13	-149,954.00	-156,915.00	-149,954.00	4.64
Interest Income							
30-1-000-000-3300.000 Int Reserve	-10.65	-5.00	-5.65	-60.00	-93.25	-60.00	55.42
Surplus-Admin							
30-1-000-000-3610.000 Interest Income	0.00	0.00	0.00	0.00	0.00	0.00	
Total Interest Income	-10.65	-5.00	-5.65	-60.00	-93.25	-60.00	55.42
Other Income							
30-1-000-000-3300.010 Inc - Portable	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-3300.100 Fraud Recovery - Admin	0.00	-140.00	140.00	-1,680.00	-2,376.00	-1,680.00	41.43
30-1-000-000-3300.170 Admin Fees Port	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-3690.000 Other Income	-1,964.00	0.00	-1,964.00	0.00	-1,964.00	0.00	
30-1-000-000-3690.100 Other Income - Admin	0.00	0.00	0.00	0.00	0.00	0.00	
Total Other Income	-1,964.00	-140.00	-1,824.00	-1,680.00	-4,340.00	-1,680.00	158.33
TOTAL ADMIN OPERATING INCOME	-2,380.65	-12,641.13	10,260.48	-151,694.00	-161,348.25	-151,694.00	6.36
ADMIN EXPENSES							
<u>ADMIN OPERATING EXPENSE</u>							
Admin Salaries							
30-1-000-000-4110.000 Admin Salaries	11,488.64	9,266.00	2,222.64	111,192.00	105,132.69	111,192.00	-5.45
Total Admin Salaries	11,488.64	9,266.00	2,222.64	111,192.00	105,132.69	111,192.00	-5.45
Audit Fee Expense							
30-1-000-000-4171.000 Audit Fee	0.00	200.00	-200.00	2,400.00	2,550.00	2,400.00	6.25
Total Audit Fee Expense	0.00	200.00	-200.00	2,400.00	2,550.00	2,400.00	6.25
Fee Expense							
30-1-000-000-4120.100 Management Fees	2,448.00	2,460.00	-12.00	29,520.00	29,472.00	29,520.00	-0.16
30-1-000-000-4120.300 Bookkeep. Fees	1,530.00	1,538.00	-8.00	18,456.00	18,420.00	18,456.00	-0.20
Total Fees Expense	3,978.00	3,998.00	-20.00	47,976.00	47,892.00	47,976.00	-0.18
Benefit Contribution Expense							
30-1-000-000-4110.500 Emp Benefit - Admin	6,159.47	3,713.00	2,446.47	44,556.00	53,718.00	44,556.00	20.56
Total Benefit Contribution Exp	6,159.47	3,713.00	2,446.47	44,556.00	53,718.00	44,556.00	20.56
Office Expense							
30-1-000-000-4180.000 Telephone	21.52	96.13	-74.61	1,154.00	1,831.43	1,154.00	58.70
30-1-000-000-4190.100 Postage	180.69	166.63	14.06	2,000.00	2,013.57	2,000.00	0.68
30-1-000-000-4190.250 Office Furniture	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4190.400 Printing	0.00	25.00	-25.00	300.00	429.09	300.00	43.03
30-1-000-000-4190.401 Printing Supplies	0.00	16.63	-16.63	200.00	0.00	200.00	-100.00
30-1-000-000-4190.550 Computers/Software	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4190.850 IT Support	0.00	41.63	-41.63	500.00	1,268.00	500.00	153.60
Total Office Expense	202.21	346.02	-143.81	4,154.00	5,542.09	4,154.00	33.42

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Legal & Travel Expense							
30-1-000-000-4130.000 Legal Expense	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4150.000 Travel - Staff	513.65	100.00	413.65	1,200.00	1,343.10	1,200.00	11.93
Total Legal & Travel Expense	513.65	100.00	413.65	1,200.00	1,343.10	1,200.00	11.93
Other Expense							
30-1-000-000-4120.400 Fee for Service Fee	16.00	16.00	0.00	192.00	193.00	192.00	0.52
30-1-000-000-4120.700 Mental Health Fee	0.00	0.00	0.00	0.00	280.00	0.00	
30-1-000-000-4140.000 Training - Staff	1,292.00	166.63	1,125.37	2,000.00	2,106.00	2,000.00	5.30
30-1-000-000-4160.000 Publications	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4160.300 Consulting Services	0.00	0.00	0.00	0.00	2,773.00	0.00	
30-1-000-000-4160.500 Translating/Interp Serv.	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4190.000 Other Sundry	145.60	166.63	-21.03	2,000.00	601.64	2,000.00	-69.92
30-1-000-000-4190.200 Inspection Exp	0.00	416.63	-416.63	5,000.00	0.00	5,000.00	-100.00
30-1-000-000-4190.700 Member Dues/Fees	0.00	83.37	-83.37	1,000.00	0.00	1,000.00	-100.00
30-1-000-000-4190.950 Background Verification	794.34	20.87	773.47	250.00	8,839.09	250.00	3,435.64
30-1-000-000-4480.006 Safety/Security Labor Fee	0.00	0.00	0.00	0.00	-280.00	0.00	
30-1-000-000-4480.100 ADT Contract	35.99	35.88	0.11	431.00	431.88	431.00	0.20
Total Other Expense	2,283.93	906.01	1,377.92	10,873.00	14,944.61	10,873.00	37.45
Maintenance Expense							
30-1-000-000-4420.126 Vehicle Supplies	0.00	8.37	-8.37	100.00	175.47	100.00	75.47
30-1-000-000-4430.126 Vehicle Maint Cont	0.00	0.00	0.00	0.00	0.00	0.00	
Total Maintenance Expense	0.00	8.37	-8.37	100.00	175.47	100.00	75.47
TOTAL ADMIN EXPENSE	24,625.90	18,537.40	6,088.50	222,451.00	231,297.96	222,451.00	3.98
Insurance Premiums Expense							
30-1-000-000-4510.000 Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4510.025 PE & PO Insurance	83.25	55.00	28.25	660.00	1,176.90	660.00	78.32
30-1-000-000-4510.030 Work Comp Insurance	305.85	200.00	105.85	2,400.00	2,508.14	2,400.00	4.51
30-1-000-000-4510.035 Auto Insurance	50.00	51.00	-1.00	612.00	600.00	612.00	-1.96
Total Insurance Premium Expenses	439.10	306.00	133.10	3,672.00	4,285.04	3,672.00	16.69
TOTAL INSURANCE EXPENSE	439.10	306.00	133.10	3,672.00	4,285.04	3,672.00	16.69
General Expense							
30-1-000-000-4110.001 Salaries Comp Absences	1,441.47	0.00	1,441.47	0.00	1,441.47	0.00	
30-1-000-000-4570.100 Collection Loss Admin	-379.00	0.00	-379.00	0.00	-1,143.79	0.00	
30-1-000-000-4580.000 Sec Dep Pmt Exp	0.00	0.00	0.00	0.00	2,063.00	0.00	
30-1-000-000-4590.010 Admin Gen Exp-Port	101.84	250.00	-148.16	3,000.00	1,233.75	3,000.00	-58.88
Total General Expense	1,164.31	250.00	914.31	3,000.00	3,594.43	3,000.00	19.81
TOTAL GENERAL EXPENSE	1,164.31	250.00	914.31	3,000.00	3,594.43	3,000.00	19.81
TOTAL EXPENSES - ADMIN	26,229.31	19,093.40	7,135.91	229,123.00	239,177.43	229,123.00	4.39
ADMIN (Profit)/Loss	23,848.66	6,452.27	17,396.39	77,429.00	77,829.18	77,429.00	0.52
MISCELLANEOUS EXPENSE							
Depreciation Expense							
30-1-000-000-4800.000 Dpreciation Expense	460.20	465.00	-4.80	5,580.00	5,564.20	5,580.00	-0.28
Total Depreciation Expense	460.20	465.00	-4.80	5,580.00	5,564.20	5,580.00	-0.28
TOTAL MISC EXPENSE	460.20	465.00	-4.80	5,580.00	5,564.20	5,580.00	-0.28

OTHER FINANCING SOURCES (USES)

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Knox County Housing Authority
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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
10093 Xfers							
30-1-000-000-9111.000 Xfers In from Amps	-79,326.00	0.00	-79,326.00	0.00	-79,326.00	0.00	
Total Line 10093	-79,326.00	0.00	-79,326.00	0.00	-79,326.00	0.00	
10094 Xfers							
Total Line 10094	0.00	0.00	0.00	0.00	0.00	0.00	
10100 TOTAL OTHER FINANCING SOURCES	-79,326.00	0.00	-79,326.00	0.00	-79,326.00	0.00	
 TOTAL ADMIN EXPENSES w/ DEPR EXP	 -52,636.49	 19,558.40	 -72,194.89	 234,703.00	 165,415.63	 234,703.00	 -29.52
ADMIN (Profit)/Loss w/ Depreciation	-55,017.14	6,917.27	-61,934.41	83,009.00	4,067.38	83,009.00	-95.10
HAP REVENUE							
HAP Income							
30-1-000-000-3300.200 Fraud Recovery - HAP	0.00	-140.00	140.00	-1,680.00	-2,376.00	-1,680.00	41.43
30-1-000-000-3300.500 Int Reserve Surplus-HAP	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-8026.000 HAP Subsidy - Cur Yr	-3,698.00	-88,348.37	84,650.37	-1,060,180.00	-976,150.00	-1,060,180.00	-7.93
30-1-000-000-8027.000 Ann Contr - Pr Yr	0.00	0.00	0.00	0.00	0.00	0.00	
Total Income	-3,698.00	-88,488.37	84,790.37	-1,061,860.00	-978,526.00	-1,061,860.00	-7.85
TOTAL HAP INCOME	-3,698.00	-88,488.37	84,790.37	-1,061,860.00	-978,526.00	-1,061,860.00	-7.85
HAP EXPENSES							
HAP Expenses							
30-1-000-000-4715.010 HAP Tenant Pmts	86,215.00	76,875.00	9,340.00	922,500.00	993,384.00	922,500.00	7.68
30-1-000-000-4715.015 HAP Mid-month Pmt	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4715.030 HAP Port In Pmts	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4715.040 HAP Utility Pmts	1,893.00	108.37	1,784.63	1,300.00	26,033.00	1,300.00	1,902.54
30-1-000-000-4715.050 HAP Homeownership	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4715.070 HAP Port Out Pmts	4,007.00	6,000.00	-1,993.00	72,000.00	30,800.21	72,000.00	-57.22
Total HAP Expenses	92,115.00	82,983.37	9,131.63	995,800.00	1,050,217.21	995,800.00	5.46
TOTAL HAP EXPENSE	92,115.00	82,983.37	9,131.63	995,800.00	1,050,217.21	995,800.00	5.46
General HAP Expenses							
30-1-000-000-4570.200 Collection Loss HUD	-380.09	24.13	-404.22	290.00	202.32	290.00	-30.23
Total General HAP Expenses	-380.09	24.13	-404.22	290.00	202.32	290.00	-30.23
TOTAL GENERAL HAP EXPENSES	-380.09	24.13	-404.22	290.00	202.32	290.00	-30.23
Prior Year Adj - HAP							
30-1-000-000-6010.010 Prior Year Adj HAP	0.00	0.00	0.00	0.00	0.00	0.00	
Total Prior Year Adj HAP	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL HAP EXPENSES	91,734.91	83,007.50	8,727.41	996,090.00	1,050,419.53	996,090.00	5.45
 Remaining HAP (to)/from Reserve	 88,036.91	 -5,480.87	 93,517.78	 -65,770.00	 71,893.53	 -65,770.00	 -209.31
 Clearing Total	 33,019.77	 1,436.40	 31,583.37	 17,239.00	 75,960.91	 17,239.00	 340.63

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INCOME STATEMENT - EHV (HAP & ADMIN)
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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Total PUM (including Port Outs)	15.00	0.00	0.00	0.00	180.00	0.00	0.00
EHV - HAP INCOME STATEMENT							
<u>EHV - HAP INCOME</u>							
HAP Income							
30-1-000-001-8026.000 EHV HAP Subsidy Inc	-2,456.00	-4,507.12	2,051.12	-54,085.00	-61,342.00	-54,085.00	13.42
Total HAP Income	-2,456.00	-4,507.12	2,051.12	-54,085.00	-61,342.00	-54,085.00	13.42
TOTAL HAP INCOME	-2,456.00	-4,507.12	2,051.12	-54,085.00	-61,342.00	-54,085.00	13.42
<u>EHV - HAP EXPENSE</u>							
HAP Expenses							
30-1-000-001-4715.010 EHV HAP Tenant Pmts	2,745.00	4,000.00	-1,255.00	48,000.00	52,621.00	48,000.00	9.63
30-1-000-001-4715.040 EHV HAP Utility Pmts	42.00	507.12	-465.12	6,085.00	3,019.00	6,085.00	-50.39
30-1-000-001-4715.070 EHV HAP Port Out Pmts	0.00	0.00	0.00	0.00	757.15	0.00	
Total HAP Expense	2,787.00	4,507.12	-1,720.12	54,085.00	56,397.15	54,085.00	4.28
TOTAL HAP EXPENSE	2,787.00	4,507.12	-1,720.12	54,085.00	56,397.15	54,085.00	4.28
EHV HAP (to)/from Reserve	331.00	0.00	331.00	0.00	-4,944.85	0.00	

EHV - ADMIN INCOME STATEMENT

ADMIN INCOME - EHV

EHV - ADMIN INCOME

Admin Fee Subsidy							
30-1-000-001-8026.500 EHV Ongo Admin Sub	-204.00	-1,363.87	1,159.87	-16,366.00	-6,358.00	-16,366.00	-61.15
30-1-000-001-8026.501 EHV Preliminary Fee Inc	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-001-8026.502 EHV Service Fee Inc	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-001-8026.503 EHV Placement Fee Inc	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-001-8026.504 EHV Issuance Fee Inc	0.00	0.00	0.00	0.00	0.00	0.00	
Total Admin Fee Subsidy	-204.00	-1,363.87	1,159.87	-16,366.00	-6,358.00	-16,366.00	-61.15
Interest Income							
Total Interest Income	0.00	0.00	0.00	0.00	0.00	0.00	
Other Income							
Total Other Income	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL EHV ADMIN INCOME	-204.00	-1,363.87	1,159.87	-16,366.00	-6,358.00	-16,366.00	-61.15

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
ADMIN EXPENSES - EHV							
<u>PRELIMINARY FEE EXPENSES</u>							
Preliminary Fee Expenses							
30-1-000-001-4130.100 EHV Preliminary Exps	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-001-4190.200 Inspection Exp	0.00	0.00	0.00	0.00	0.00	0.00	
Total Preliminary Fee Expenses	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL PRELIMINARY FEE EXPENSES	0.00	0.00	0.00	0.00	0.00	0.00	
<u>PLACEMENT/ISSUANCE EXPENSES</u>							
Admin Placement/Issuance Fee Exp							
Total Placement/Issuance Fee Exp	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL PLACEMENT/ISSUANCE EXPENSES	0.00	0.00	0.00	0.00	0.00	0.00	
<u>ONGOING ADMINISTRATIVE EXPENSES</u>							
Ongoing Admin Expenses							
30-1-000-001-4110.000 EHV Salary Exp	78.75	158.37	-79.62	1,900.00	1,010.66	1,900.00	-46.81
30-1-000-001-4110.200 Admin Exp - Amps	0.00	125.00	-125.00	1,500.00	0.00	1,500.00	-100.00
30-1-000-001-4110.500 EHV Emp Benefit Exp	46.65	100.00	-53.35	1,200.00	598.71	1,200.00	-50.11
30-1-000-001-4120.100 EHV Management Fee	84.00	132.00	-48.00	1,584.00	1,224.00	1,584.00	-22.73
30-1-000-001-4120.300 EHV Bookkeeping Fee	52.50	82.50	-30.00	990.00	765.00	990.00	-22.73
30-1-000-001-4130.200 EHV Other Ongoing	60.00	0.00	60.00	0.00	900.00	0.00	
Total Ongoing Admin Expenses	321.90	597.87	-275.97	7,174.00	4,498.37	7,174.00	-37.30
TOTAL ONGOING ADMIN EXPENSES	321.90	597.87	-275.97	7,174.00	4,498.37	7,174.00	-37.30
<u>SERVICE FEE EXPENSES</u>							
Housing Search Assistance Exps							
Total Housing Search Assistance Exps	0.00	0.00	0.00	0.00	0.00	0.00	
Security/Utility/Holding Deposits							
30-1-000-001-4130.300 EHV Deposit Expenses	0.00	0.00	0.00	0.00	0.00	0.00	
Total Security/Utility/Holding Deposits	0.00	0.00	0.00	0.00	0.00	0.00	
Owner Incentive Expense							
30-1-000-001-4130.320 EHV Owner Incentive Exp	0.00	0.00	0.00	0.00	0.00	0.00	
Total Owner Incentive Expenses	0.00	0.00	0.00	0.00	0.00	0.00	
Other Eligible Expenses							
30-1-000-001-4130.330 EHV Other Service Exp	0.00	0.00	0.00	0.00	0.00	0.00	
Total Other Eligible Expenses	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL SERVICE FEE EXPENSES	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL EHV ADMIN EXPENSES	321.90	597.87	-275.97	7,174.00	4,498.37	7,174.00	-37.30
EHV ADMINI (Profit)/Loss	117.90	-766.00	883.90	-9,192.00	-1,859.63	-9,192.00	-79.77

Knox County Housing Authority
BOARD - COCC CASH FLOW STATEMENT
March 31, 2025

	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
COCC - OPERATING STATEMENT						
OPERATING INCOME						
Total Operating Income	108,173.44	165,090.38	-56,916.94	1,906,837.96	1,981,085.00	-3.75
TOTAL OPERATING INCOME	<u>108,173.44</u>	<u>165,090.38</u>	<u>-56,916.94</u>	<u>1,906,837.96</u>	<u>1,981,085.00</u>	<u>-3.75</u>
OPERATING EXPENSE						
Total Administration Expenses	121,503.93	84,924.02	36,579.91	984,910.37	1,019,090.00	-3.35
Total Tenant Service Expenses	0.00	0.00	0.00	0.00	0.00	
Total Utility Expenses	2,665.10	625.00	2,040.10	16,639.85	7,500.00	121.86
Total Maintenance Expenses	70,403.22	64,067.00	6,336.22	751,684.70	768,804.00	-2.23
Total Protective Expenses	9,472.76	7,260.37	2,212.39	86,149.93	87,124.00	-1.12
General Expenses	109,818.70	3,918.63	105,900.07	148,634.00	47,024.00	216.08
TOTAL ROUTINE OPERATING EXPENSES	<u>313,863.71</u>	<u>160,795.02</u>	<u>153,068.69</u>	<u>1,988,018.85</u>	<u>1,929,542.00</u>	<u>3.03</u>
Total Non-Routine Expense	0.00	0.00	0.00	0.00	0.00	
Total Other Credit & Charges	0.00	0.00	0.00	0.00	0.00	
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	
Total Prov. for Operating Reserve	0.00	0.00	0.00	0.00	0.00	
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
TOTAL OPERATING EXPENSES	<u>313,863.71</u>	<u>160,795.02</u>	<u>153,068.69</u>	<u>1,988,018.85</u>	<u>1,929,542.00</u>	<u>3.03</u>
NET REVENUE/-EXPENSE PROFIT/-LOSS	<u>-205,690.27</u>	<u>4,295.36</u>	<u>-209,985.63</u>	<u>-81,180.89</u>	<u>51,543.00</u>	<u>-257.50</u>
Total Depreciation Expense	760.27	1,000.00	-239.73	9,125.77	12,000.00	-23.95
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	<u>-206,450.54</u>	<u>3,295.36</u>	<u>-209,745.90</u>	<u>-90,306.66</u>	<u>39,543.00</u>	<u>-328.38</u>

Knox County Housing Authority
BOARD - AMP001 CASH FLOW STATEMENT
March 31, 2025

	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
MOON TOWERS - OPERATING STATEMENT						
OPERATING INCOME						
Total Operating Income	98,684.91	97,148.49	1,536.42	1,229,850.47	1,165,781.00	5.50
TOTAL OPERATING INCOME	<u>98,684.91</u>	<u>97,148.49</u>	<u>1,536.42</u>	<u>1,229,850.47</u>	<u>1,165,781.00</u>	<u>5.50</u>
OPERATING EXPENSE						
Total Administration Expenses	5,760.87	33,137.35	-27,376.48	358,171.80	397,646.00	-9.93
Total Tenant Service Expenses	1,884.29	316.74	1,567.55	7,881.31	3,800.00	107.40
Total Utility Expenses	33,898.31	14,291.74	19,606.57	165,832.09	171,500.00	-3.30
Total Maintenance Expenses	14,981.80	41,955.37	-26,973.57	516,629.62	503,464.00	2.62
Total Protective Service Expenses	19,119.02	3,115.63	16,003.39	51,464.65	37,388.00	37.65
General Expenses	37,994.82	9,822.25	28,172.57	151,306.96	117,867.00	28.37
TOTAL ROUTINE OPERATING EXPENSES	<u>113,639.11</u>	<u>102,639.08</u>	<u>11,000.03</u>	<u>1,251,286.43</u>	<u>1,231,665.00</u>	<u>1.59</u>
Total Non-Routine Expense	0.00	0.00	0.00	0.00	0.00	
Total Other Credit & Charges	0.00	0.00	0.00	0.00	0.00	
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	
Total Prov. for Operating Reserve	0.00	0.00	0.00	0.00	0.00	
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
TOTAL OPERATING EXPENSES	<u>113,639.11</u>	<u>102,639.08</u>	<u>11,000.03</u>	<u>1,251,286.43</u>	<u>1,231,665.00</u>	<u>1.59</u>
NET REVENUE/EXPENSE PROFIT/-LOSS	<u>-14,954.20</u>	<u>-5,490.59</u>	<u>-9,463.61</u>	<u>-21,435.96</u>	<u>-65,884.00</u>	<u>-67.46</u>
Total Depreciation Expense	-1,764.92	13,750.00	-15,514.92	109,412.08	165,000.00	-33.69
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	<u>-13,189.28</u>	<u>-19,240.59</u>	<u>6,051.31</u>	<u>-130,848.04</u>	<u>-230,884.00</u>	<u>-43.33</u>

Knox County Housing Authority
BOARD - AMP002 CASH FLOW STATEMENT
March 31, 2025

	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
FAMILY - OPERATING STATEMENT						
OPERATING INCOME						
Total Operating Income	136,998.37	119,804.00	17,194.37	1,508,029.10	1,437,648.00	4.90
TOTAL OPERATING INCOME	<u>136,998.37</u>	<u>119,804.00</u>	<u>17,194.37</u>	<u>1,508,029.10</u>	<u>1,437,648.00</u>	<u>4.90</u>
OPERATING EXPENSE						
Total Administration Expenses	40,855.27	39,371.37	1,483.90	440,755.12	472,456.00	-6.71
Total Tenant Service Expenses	0.00	150.00	-150.00	8,876.43	1,800.00	393.14
Total Utility Expenses	6,473.71	2,766.63	3,707.08	27,797.16	33,200.00	-16.27
Total Maintenance Expenses	-91,321.98	62,642.13	-153,964.11	669,267.42	751,706.00	-10.97
Total Protective Service Expenses	3,211.19	3,701.63	-490.44	35,901.92	44,420.00	-19.18
General Expenses	42,773.76	8,611.87	34,161.89	161,362.13	103,342.00	56.14
TOTAL ROUTINE OPERATING EXPENSES	<u>1,991.95</u>	<u>117,243.63</u>	<u>-115,251.68</u>	<u>1,343,960.18</u>	<u>1,406,924.00</u>	<u>-4.48</u>
Total Non-Routine Expense	0.00	0.00	0.00	0.00	0.00	
Total Other Credit & Charges	0.00	0.00	0.00	0.00	0.00	
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	
Total Prov. for Operating Reserve	0.00	0.00	0.00	0.00	0.00	
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
TOTAL OPERATING EXPENSES	<u>1,991.95</u>	<u>117,243.63</u>	<u>-115,251.68</u>	<u>1,343,960.18</u>	<u>1,406,924.00</u>	<u>-4.48</u>
NET REVENUE/EXPENSE PROFIT/-LOSS	<u>135,006.42</u>	<u>2,560.37</u>	<u>132,446.05</u>	<u>164,068.92</u>	<u>30,724.00</u>	<u>434.01</u>
Total Depreciation Expense	42,580.55	31,250.00	11,330.55	286,813.55	375,000.00	-23.52
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	<u>92,425.87</u>	<u>-28,689.63</u>	<u>121,115.50</u>	<u>-122,744.63</u>	<u>-344,276.00</u>	<u>-64.35</u>

Knox County Housing Authority
BOARD - AMP003 CASH FLOW STATEMENT
March 31, 2025

	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
BLUEBELL - OPERATING STATEMENT						
OPERATING INCOME						
Total Operating Income	26,801.82	28,357.73	-1,555.91	345,511.78	340,291.00	1.53
TOTAL OPERATING INCOME	<u>26,801.82</u>	<u>28,357.73</u>	<u>-1,555.91</u>	<u>345,511.78</u>	<u>340,291.00</u>	<u>1.53</u>
OPERATING EXPENSE						
Total Administration Expenses	10,269.19	10,491.12	-221.93	116,100.59	125,893.00	-7.78
Total Tenant Service Expenses	14.95	500.00	-485.05	147.62	6,000.00	-97.54
Total Utility Expenses	6,947.20	3,083.26	3,863.94	34,009.59	37,000.00	-8.08
Total Maintenance Expenses	16,138.89	16,253.72	-114.83	132,175.43	195,042.00	-32.23
Total Protective Service Expenses	2,559.03	993.37	1,565.66	16,877.61	11,920.00	41.59
General Expenses	10,463.39	3,056.25	7,407.14	48,561.59	36,675.00	32.41
TOTAL ROUTINE OPERATING EXPENSES	<u>46,392.65</u>	<u>34,377.72</u>	<u>12,014.93</u>	<u>347,872.43</u>	<u>412,530.00</u>	<u>-15.67</u>
Total Non-Routine Expense	0.00	0.00	0.00	0.00	0.00	
Total Other Credit & Charges	0.00	0.00	0.00	0.00	0.00	
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	
Total Prov. for Operating Reserve	0.00	0.00	0.00	0.00	0.00	
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
TOTAL OPERATING EXPENSES	<u>46,392.65</u>	<u>34,377.72</u>	<u>12,014.93</u>	<u>347,872.43</u>	<u>412,530.00</u>	<u>-15.67</u>
NET REVENUE/EXPENSE PROFIT/-LOSS	<u>-19,590.83</u>	<u>-6,019.99</u>	<u>-13,570.84</u>	<u>-2,360.65</u>	<u>-72,239.00</u>	<u>-96.73</u>
Total Depreciation Expense	-1,880.91	0.00	-1,880.91	37,444.09	0.00	
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	<u>-17,709.92</u>	<u>-6,019.99</u>	<u>-11,689.93</u>	<u>-39,804.74</u>	<u>-72,239.00</u>	<u>-44.90</u>

Knox County Housing Authority
BOARD - HCV CASH FLOW STATEMENT
March 31, 2025

	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
HCV - OPERATING STATEMENT						
ADMIN OPERATING INCOME						
Total Admin Operating Income	2,380.65	12,641.13	-10,260.48	161,348.25	151,694.00	6.36
TOTAL ADMIN OPERATING INCOME	2,380.65	12,641.13	-10,260.48	161,348.25	151,694.00	6.36
OPERATING EXPENSES						
Total Admin Expenses	22,037.38	14,279.15	7,758.23	181,497.08	171,352.00	5.92
Total Fees Expenses	3,994.00	4,214.00	-220.00	50,915.00	50,568.00	0.69
Total General Expenses	197.93	600.25	-402.32	4,702.35	7,203.00	-34.72
TOTAL OPERATING EXPENSES	26,229.31	19,093.40	7,135.91	237,114.43	229,123.00	3.49
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	
Total Provision for Reserve	0.00	0.00	0.00	0.00	0.00	
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
TOTAL EXPENSES	26,229.31	19,093.40	7,135.91	237,114.43	229,123.00	3.49
NET REVENUE PROFIT/-LOSS	-23,848.66	-6,452.27	-17,396.39	-75,766.18	-77,429.00	-2.15
Total Depreciation Expense	460.20	465.00	-4.80	5,564.20	5,580.00	-0.28
NET REVENUE w/Deprecitation PROFIT/-LOSS	-24,308.86	-6,917.27	-17,391.59	-81,330.38	-83,009.00	-2.02

HAP - OPERATING STATEMENT

HAP INCOME						
Total Income	3,698.00	88,488.37	-84,790.37	978,526.00	1,061,860.00	-7.85
TOTAL HAP INCOME	3,698.00	88,488.37	-84,790.37	978,526.00	1,061,860.00	-7.85
HAP EXPENSES						
Total HAP Expenses	92,115.00	82,983.37	9,131.63	1,050,217.21	995,800.00	5.46
Total General HAP Expenses	-380.09	24.13	-404.22	202.32	290.00	-30.23
TOTAL HAP EXPENSES	91,734.91	83,007.50	8,727.41	1,050,419.53	996,090.00	5.45
Total Prior Year Adj HAP	0.00	0.00	0.00	0.00	0.00	
REMAINING HAP from RESERVE +/-LOSS	-88,036.91	5,480.87	-93,517.78	-71,893.53	65,770.00	-209.31

Knox County Housing Authority
BOARD - BRENTWOOD CASH FLOW STATEMENT
March 31, 2025

	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
BRENTWOOD - OPERATING STATEMENT						
OPERATING INCOME						
Total Operating Income	45,141.60	42,038.74	3,102.86	499,871.25	504,464.00	-0.91
TOTAL OPERATING INCOME	<u>45,141.60</u>	<u>42,038.74</u>	<u>3,102.86</u>	<u>499,871.25</u>	<u>504,464.00</u>	<u>-0.91</u>
OPERATING EXPENSE						
Total Administration Expenses	11,518.50	9,339.52	2,178.98	101,698.95	112,076.00	-9.26
Total Fee Expenses	4,501.61	4,285.63	215.98	51,728.11	51,428.00	0.58
Total Utilities Expenses	9,197.76	3,250.00	5,947.76	53,448.24	39,000.00	37.05
Total Maintenance Expenses	4,306.72	18,374.05	-14,067.33	129,529.20	220,493.00	-41.25
Total Taxes & Insurance Expense	14,316.90	4,542.01	9,774.89	57,552.01	54,505.00	5.59
Total Financial Expenses	2,301.29	1,440.00	861.29	16,306.29	17,280.00	-5.63
TOTAL ROUTINE OPERATING EXPENSE	<u>46,142.78</u>	<u>41,231.21</u>	<u>4,911.57</u>	<u>410,262.80</u>	<u>494,782.00</u>	<u>-17.08</u>
Total Amortization Expense	0.00	0.00	0.00	0.00	0.00	
Total Provision for Reserve	0.00	0.00	0.00	0.00	0.00	
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Transfers In/Out	0.00	0.00	0.00	0.00	0.00	
TOTAL ALL EXPENSES BEFORE DEPRECIATION	<u>46,142.78</u>	<u>41,231.21</u>	<u>4,911.57</u>	<u>410,262.80</u>	<u>494,782.00</u>	<u>-17.08</u>
NET REVENUE PROFIT/-LOSS	<u>-1,001.18</u>	<u>807.53</u>	<u>-1,808.71</u>	<u>89,608.45</u>	<u>9,682.00</u>	<u>825.52</u>
Total Depreciation Expense	7,897.73	8,333.37	-435.64	116,500.73	100,000.00	16.50
NET REVENUE w/Depreciation PROFIT/-LOSS	<u>-8,898.91</u>	<u>-7,525.84</u>	<u>-1,373.07</u>	<u>-26,892.28</u>	<u>-90,318.00</u>	<u>-70.22</u>

Knox County Housing Authority
BOARD - PRAIRIELAND CASH FLOW STATEMENT
March 31, 2025

	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
PRAIRIELAND - OPERATING STATEMENT						
OPERATING INCOME						
Total Opetating Income	42,414.95	37,585.25	4,829.70	453,039.10	451,023.00	0.45
TOTAL OPERATING INCOME	<u>42,414.95</u>	<u>37,585.25</u>	<u>4,829.70</u>	<u>453,039.10</u>	<u>451,023.00</u>	<u>0.45</u>
OPERATING EXPENSE						
Total Administration Expenses	11,056.85	9,460.13	1,596.72	99,811.22	113,522.00	-12.08
Total Fee Expenses	4,001.61	3,869.63	131.98	46,974.11	46,436.00	1.16
Total Utilities Expenses	9,626.63	3,685.00	5,941.63	57,019.22	44,220.00	28.94
Total Maintenance Expenses	13,859.36	16,071.26	-2,211.90	119,958.33	192,856.00	-37.80
Total Taxes & Insurance Expense	13,898.37	3,304.51	10,593.86	54,617.09	39,655.00	37.73
Total Financial Expenses	2,301.28	1,500.00	801.28	16,306.23	18,000.00	-9.41
TOTAL ROUTINE OPERATING EXPENSE	<u>54,744.10</u>	<u>37,890.53</u>	<u>16,853.57</u>	<u>394,686.20</u>	<u>454,689.00</u>	<u>-13.20</u>
Total Amortization Expense	0.00	0.00	0.00	0.00	0.00	
Total Provision for Reserve	0.00	0.00	0.00	0.00	0.00	
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Transfers In/Out	0.00	-1,814.87	1,814.87	0.00	-21,778.00	-100.00
TOTAL ALL EXPENSES BEFORE DEPRECIATION	<u>54,744.10</u>	<u>36,075.66</u>	<u>18,668.44</u>	<u>394,686.20</u>	<u>432,911.00</u>	<u>-8.83</u>
NET REVENUE PROFIT/-LOSS	<u>-12,329.15</u>	<u>1,509.59</u>	<u>-13,838.74</u>	<u>58,352.90</u>	<u>18,112.00</u>	<u>222.18</u>
Total Depreciation Expense	8,483.88	7,210.50	1,273.38	88,068.88	86,526.00	1.78
NET REVENUE w/Depreciation PROFIT/-LOSS	<u>-20,813.03</u>	<u>-5,700.91</u>	<u>-15,112.12</u>	<u>-29,715.98</u>	<u>-68,414.00</u>	<u>-56.56</u>

Knox County Housing Authority
BOARD - LOW RENT CASH FLOW STATEMENT
March 31, 2025

COCC, MT, FAMILY, BB COMBINED OS	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	370,358.54	389,525.60	-19,167.06	4,767,743.19	4,674,305.00	2.00
TOTAL OPERATING INCOME	<u>370,358.54</u>	<u>389,525.60</u>	<u>-19,167.06</u>	<u>4,767,743.19</u>	<u>4,674,305.00</u>	<u>2.00</u>
OPERATING EXPENSE						
Total Administration Expenses	148,798.64	147,048.86	1,749.78	1,685,787.29	1,764,585.00	-4.47
Total Tenant Service Expenses	1,899.24	966.74	932.50	16,905.36	11,600.00	45.74
Total Utility Expenses	48,743.09	20,766.63	27,976.46	234,593.81	249,200.00	-5.86
Total Maintenance Expenses	13,405.75	184,918.22	-171,512.47	2,068,763.49	2,219,016.00	-6.77
Total Protective Service Expenses	34,304.77	15,071.00	19,233.77	189,745.51	180,852.00	4.92
General Expenses	201,050.67	25,409.00	175,641.67	509,864.68	304,908.00	67.22
TOTAL ROUTINE OPERATING EXPENSES	<u>448,202.16</u>	<u>394,180.45</u>	<u>54,021.71</u>	<u>4,705,660.14</u>	<u>4,730,161.00</u>	<u>-0.52</u>
Total Non-Routine Expense	0.00	0.00	0.00	0.00	0.00	
Total Other Credit & Charges	0.00	0.00	0.00	0.00	0.00	
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	
Total Prov. for Operating Reserve	0.00	0.00	0.00	0.00	0.00	
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
TOTAL OPERATING EXPENSES	<u>448,202.16</u>	<u>394,180.45</u>	<u>54,021.71</u>	<u>4,705,660.14</u>	<u>4,730,161.00</u>	<u>-0.52</u>
NET REVENUE/EXPENSE PROFIT/-LOSS	<u>-77,843.62</u>	<u>-4,654.85</u>	<u>-73,188.77</u>	<u>62,083.05</u>	<u>-55,856.00</u>	<u>-211.15</u>
Total Depreciation Expense	39,694.99	46,000.00	-6,305.01	442,795.49	552,000.00	-19.78
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	<u>-117,538.61</u>	<u>-50,654.85</u>	<u>-66,883.76</u>	<u>-380,712.44</u>	<u>-607,856.00</u>	<u>-37.37</u>

Knox County Housing Authority
BOARD - AHP CASH FLOW STATEMENT
March 31, 2025

BRENTWOOD & PRAIRIELAND COMBINED	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	87,556.55	79,623.99	7,932.56	952,910.35	955,487.00	-0.27
TOTAL OPERATING INCOME	87,556.55	79,623.99	7,932.56	952,910.35	955,487.00	-0.27
OPERATING EXPENSE						
Total Administration Expenses	22,575.35	18,799.65	3,775.70	201,510.17	225,598.00	-10.68
Total Fee Expenses	8,503.22	8,155.26	347.96	98,702.22	97,864.00	0.86
Total Utilities Expenses	18,824.39	6,935.00	11,889.39	110,467.46	83,220.00	32.74
Total Maintenance Expenses	18,166.08	34,445.31	-16,279.23	249,487.53	413,349.00	-39.64
Total Taxes & Insurance Expense	28,215.27	7,846.52	20,368.75	112,169.10	94,160.00	19.13
Total Financial Expenses	4,602.57	2,940.00	1,662.57	32,612.52	35,280.00	-7.56
TOTAL ROUTINE OPERATING EXPENSE	100,886.88	79,121.74	21,765.14	804,949.00	949,471.00	-15.22
Total Amortization Expense	0.00	0.00	0.00	0.00	0.00	
Total Provision for Reserve	0.00	0.00	0.00	0.00	0.00	
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Transfers In/Out	0.00	-1,814.87	1,814.87	0.00	-21,778.00	-100.00
TOTAL ALL EXPENSES BEFORE DEPRECIATION	100,886.88	77,306.87	23,580.01	804,949.00	927,693.00	-13.23
NET REVENUE PROFIT/-LOSS	-13,330.33	2,317.12	-15,647.45	147,961.35	27,794.00	432.35
Total Depreciation Expense	16,381.61	15,543.87	837.74	204,569.61	186,526.00	9.67
NET REVENUE w/Depreciation PROFIT/-LOSS	-29,711.94	-13,226.75	-16,485.19	-56,608.26	-158,732.00	-64.34

Knox County Housing Authority
CLAIMS REPORT - LOW RENT
March, 2025

	Current Period	Last Year Same	Variance	Current Year
AMP001 - MOON TOWERS				
Salaries	14,512.52	-5,135.55	19,648.07	137,455.55
Employee W/H Payments	0.00	0.00	0.00	0.00
Fee Expenses	21,347.96	18,412.70	2,935.26	255,207.49
Administrative Expenses	-26,867.56	31,800.82	-58,668.38	-5,588.11
Teneant Services	1,884.29	0.00	1,884.29	7,881.31
Utilities	33,898.31	30,860.75	3,037.56	165,832.09
Maint/Protective Serv - Supplies/Conts	29,243.65	-17,708.74	46,952.39	525,125.22
Mileage	0.00	0.00	0.00	0.00
Insurance & General Expenses	37,994.82	8,114.97	29,879.85	151,306.96
Non-Routine Expense	0.00	0.00	0.00	0.00
TOTAL MOON TOWERS CLAIMS	112,013.99	66,344.95	45,669.04	1,237,220.51
AMP002 - FAMILY				
Salaries	17,212.68	11,568.49	5,644.19	156,877.85
Employee W/H Payments	0.00	0.00	0.00	0.00
Fee Expenses	23,243.90	20,593.92	2,649.98	280,483.38
Administrative Expenses	4,034.74	2,195.97	1,838.77	35,909.89
Teneant Services	0.00	0.00	0.00	8,876.43
Utilities	6,473.71	3,587.17	2,886.54	27,797.16
Maint/Protective Serv - Supplies/Conts	-87,072.38	-189,651.42	102,579.04	648,338.98
Mileage	0.00	0.00	0.00	0.00
Insurance & General Expenses	42,773.76	9,332.73	33,441.03	161,362.13
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL FAMILY CLAIMS	6,666.41	-142,373.14	149,039.55	1,319,645.82
AMP003 - BLUEBELL				
Salaries	4,151.28	17,761.16	-13,609.88	39,120.36
Employee W/H Payments	0.00	0.00	0.00	0.00
Fee Expenses	6,148.16	5,271.94	876.22	73,467.13
Administrative Expenses	939.37	869.11	70.26	12,184.07
Teneant Services	14.95	0.00	14.95	147.62
Utilities	6,947.20	5,796.05	1,151.15	34,009.59
Maint/Protective Serv - Supplies/Conts	17,216.75	13,997.84	3,218.91	136,097.60
Mileage	0.00	0.00	0.00	0.00
Insurance & General Expenses	10,463.39	4,126.36	6,337.03	48,561.59
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL BLUEBELL CLAIMS	45,881.10	47,822.46	-1,941.36	343,587.96
COCC				
Salaries	176,645.43	159,136.55	17,508.88	1,612,952.95
Employee W/H Payments	16,782.00	2,088.42	14,693.58	14,897.59
Fee Expenses	436.69	682.24	-245.55	4,402.94
Administrative Expenses	17,358.52	21,228.13	-3,869.61	113,665.59
Teneant Services	0.00	-273.50	273.50	0.00
Utilities	1,423.87	-273.28	1,697.15	6,954.97
Maint/Protective Serv - Supplies/Conts	775.13	701.26	73.87	6,186.45
Mileage	0.00	0.00	0.00	17.95
Insurance & General Expenses	109,818.70	3,162.57	106,656.13	148,634.00
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL COCC CLAIMS	323,240.34	186,452.39	136,787.95	1,907,712.44
COMBINED - AMP1, AMP2, AMP3, & COCC				
Salaries	216,462.84	183,330.65	33,132.19	1,979,728.71
Employee W/H Payments	16,782.00	2,088.42	14,693.58	14,897.59
Fee Expenses	51,176.71	44,960.80	6,215.91	613,909.85
Administrative Expenses	46,641.78	101,054.83	-54,413.05	769,732.38
Teneant Services	1,899.24	-273.50	2,172.74	16,905.36
Utilities	49,984.32	42,108.86	7,875.46	244,278.69
Maint/Protective Serv - Supplies/Conts	-42,983.44	-192,396.11	149,412.67	1,317,390.53
Mileage	0.00	0.00	0.00	17.95
Insurance & General Expenses	201,050.67	24,736.63	176,314.04	509,864.68
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL LOW RENT CLAIMS	541,014.12	205,610.58	335,403.54	5,466,725.74

Knox County Housing Authority
CLAIMS REPORT - AHP / HCV
March, 2025

	Current Period	Last Year Same Period	Variance
BRENTWOOD			
Salaries	15,585.29	12,609.71	2,975.58
Employee W/H Payments	0.00	0.00	0.00
Management Fees	4,500.00	4,224.50	275.50
Administrative Expenses	2,432.95	1,856.80	576.15
Utilities	9,197.76	7,351.55	1,846.21
Maintenance Supplies/Contracts	-4,891.16	-59,186.74	54,295.58
Security, Tax, & Insurance Expenses	15,287.04	6,080.95	9,206.09
Finacial Expenses	2,301.29	8,561.70	-6,260.41
TOTAL BRENTWOOD CLAIMS	44,413.17	-18,501.53	62,914.70
PRAIRIELAND			
Salaries	15,555.37	13,585.35	1,970.02
Employee W/H Payments	0.00	0.00	0.00
Management Fees	4,000.00	3,808.00	192.00
Administrative Expenses	2,139.31	444.99	1,694.32
Utilities	9,626.63	10,345.51	-718.88
Maintenance Supplies/Contracts	4,703.46	-6,697.15	11,400.61
Security, Taxes, & Insurance Expenses	14,856.44	5,631.59	9,224.85
Financial Expenses	2,301.28	8,561.70	-6,260.42
TOTAL PRAIRIELAND CLAIMS	53,182.49	35,679.99	17,502.50
AHP - BRENTWOOD & PRAIRIELAND			
Salaries	31,140.66	26,195.06	4,945.60
Employee W/H Payments	0.00	0.00	0.00
Management Fees	8,500.00	8,032.50	467.50
Administrative Expenses	4,572.26	2,301.79	2,270.47
Utilities	18,824.39	17,697.06	1,127.33
Maintenance Supplies	-187.70	-65,883.89	65,696.19
Security, Tax, & Insurance Expenses	30,143.48	11,712.54	18,430.94
Financial Expenses	4,602.57	17,123.40	-12,520.83
TOTAL AHP CLAIMS	97,595.66	17,178.46	80,417.20
HOUSING CHOICE VOUCHER - HCV			
Salaries	19,089.58	3,766.67	15,322.91
Employee W/H Payments	0.00	0.00	0.00
Management Fees	3,994.00	4,554.00	-560.00
Administrative Expenses	2,947.80	1,881.85	1,065.95
General Expense-Admin	161.94	414.78	-252.84
Total HCV Expenses	26,193.32	10,617.30	15,576.02
HAP Expenses	92,115.00	82,969.00	9,146.00
General Expenses	-380.09	-92.20	-287.89
Total HAP Expenses	91,734.91	82,876.80	8,858.11
TOTAL HCV CLAIMS	117,928.23	93,494.10	24,434.13

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Knox County Housing Authority
CLAIMS REPORT - GRANT PROGRAMS
March, 2025

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	Current Period	Last Year Same	Current Year	Cumulative
CFG 2024 -				
Admin / Operations	0.00	0.00	350,000.00	350,000.00
General CFP Activity	7,591.89	0.00	7,591.89	7,591.89
TOTAL CFG 2024 CLAIMS	7,591.89	0.00	357,591.89	357,591.89
CFG 2023 - \$1,514,974				
Admin / Operations	0.00	0.00	0.00	350,000.00
General CFP Activity	103,551.26	0.00	1,016,127.09	1,016,127.09
TOTAL CFG 2023 CLAIMS	103,551.26	0.00	1,016,127.09	1,366,127.09
CFG 2022 - \$1,467,361				
Admin. / Operations	0.00	0.00	0.00	300,000.00
General CFP Activity	0.00	0.00	643,575.49	1,172,369.98
TOTAL CFG 2022 CLAIMS	0.00	0.00	643,575.49	1,472,369.98
CFG 2021 - \$1,209,310				
Admin / Operations	0.00	0.00	0.00	300,000.00
General CFP Activity	0.00	0.00	0.00	909,310.00
TOTAL CFG 2021 CLAIMS	0.00	0.00	0.00	1,209,310.00
CFG 2020 - \$1,168,267				
Admin. / Operations	0.00	0.00	0.00	300,000.00
General CFP Activity	128,054.35	0.00	128,054.35	868,267.00
TOTAL CFG 2020 CLAIMS	128,054.35	0.00	128,054.35	1,168,267.00
CFG 2019 - \$1,083,874				
Admin. / Operations	0.00	0.00	0.00	300,000.00
General CFP Activity	0.00	0.00	0.00	783,874.00
TOTAL CFG 2019 CLAIMS	0.00	0.00	0.00	1,083,874.00
TOTAL CFG GRANT(S) CLAIMS	239,197.50	0.00	2,145,348.82	6,657,539.96

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Knox County Housing Authority
CLAIMS REPORT TOTALS
March, 2025

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	Current Period	Last Year Same	Variance	Current Year
TOTALS				
<u>LOW RENT</u>				
AMP001 - MOON TOWERS	113,639.11	66,405.14	47,233.97	1,251,286.43
AMP002 - FAMILY	1,991.95	-143,588.77	145,580.72	1,343,960.18
AMP003 - BLUEBELL	46,392.65	47,822.46	-1,429.81	347,872.43
COCC	330,645.71	193,881.56	136,764.15	2,002,916.44
TOTAL LOW RENT	492,669.42	164,520.39	328,149.03	4,946,035.48
<u>A.H.P.</u>				
BRENTWOOD	46,142.78	-9,481.53	55,624.31	410,262.80
PRAIRIELAND	54,744.10	36,329.99	18,414.11	394,686.20
TOTAL A.H.P.	100,886.88	26,848.46	74,038.42	804,949.00
<u>HOUSING CHOICE VOUCHER - HCV</u>				
HCV (Administrative Only)	26,193.32	10,617.30	15,576.02	238,570.08
TOTAL HCV	26,193.32	10,617.30	15,576.02	238,570.08
<u>GRANTS</u>				
CAPITAL FUND GRANT 2024	7,591.89	0.00	7,591.89	357,591.89
CAPITAL FUND GRANT 2023	103,551.26	0.00	103,551.26	1,016,127.09
CAPITAL FUND GRANT 2022	0.00	0.00	0.00	643,575.49
CAPITAL FUND GRANT 2021	0.00	0.00	0.00	0.00
CAPITAL FUND GRANT 2020	128,054.35	0.00	128,054.35	128,054.35
CAPITAL FUND GRANT 2019	0.00	0.00	0.00	0.00
TOTAL GRANTS	239,197.50	0.00	239,197.50	2,145,348.82
TOTAL CLAIMS FOR MONTH	858,947.12	201,986.15	656,960.97	8,134,903.38

LOW RENT

<u>COCC</u>	<u>Apr-25</u>	<u>Current YTD</u>		
Operating Income	\$121,904.11	\$121,904.11		
Operating Expenses	\$83,845.31	\$83,845.31		
Net Revenue Income/(Loss)	\$38,058.80	\$38,058.80	COCC - Cash, Investments, A/R, & A/P	\$778,843
<u>MOON TOWERS</u>	<u>Apr-25</u>	<u>Current YTD</u>		
Operating Income	\$84,241.42	\$84,241.42	Moon - Cash, Investments, A/R, & A/P	\$ 675,845
Operating Expenses	\$58,903.89	\$58,903.89	Minimum Reserve Position	\$ 117,808
Net Revenue Income/(Loss)	\$25,337.53	\$25,337.53	Over/(Under) Minimum Reserve Position	\$558,037
<u>FAMILY SITES</u>	<u>Apr-25</u>	<u>Current YTD</u>		
Operating Income	\$109,891.19	\$109,891.19	Family - Cash, Investments, A/R, & A/P	\$ 884,632
Operating Expenses	\$89,259.07	\$89,259.07	Minimum Reserve Position	\$ 178,518
Net Revenue Income/(Loss)	\$20,632.12	\$20,632.12	Over/(Under) Minimum Reserve Position	\$706,114
<u>BLUEBELL</u>	<u>Apr-25</u>	<u>Current YTD</u>		
Operating Income	\$26,350.42	\$26,350.42	Bluebell - Cash, Investments, A/R, & A/P	\$ 293,272
Operating Expenses	\$7,173.32	\$7,173.32	Minimum Reserve Position	\$ 14,347
Net Revenue Income/(Loss)	\$19,177.10	\$19,177.10	Over/(Under) Minimum Reserve Position	\$278,925

Monthly Notes:

- For income: COCC received \$46,959.50 from maintenance charges along with \$73,814.99 in fees: \$43,543.99 from management fees, \$4,240 from asset management fees; \$5,715 from bookkeeping fees; \$6,732 each for mental health, participant, and safety/security fees.
- The amps received \$122,819 in subsidy from HUD with Moon Towers receiving \$43,054; Family \$77,673; and Bluebell \$7,968.
- Expenses worth noting are that some expenses were affected by FYE 2025 accounting adjustments that were made to record all of March expenses paid in April and May. These include accruing payroll for days worked in March on April 4th payroll, utilities, and other expenses that were for March paid in April and May per HUD.
- After year-end reconciling entries, xfering cash to help HCV, and moving expenses to Fixed Asset schedule, Family ended up in black for the month and year-to-date with the others ending up in the red for the month and year-to-date.

AHP

<u>BRENTWOOD</u>	<u>Apr-25</u>	<u>Current YTD</u>	<u>PRAIRIELAND</u>	<u>Apr-25</u>	<u>Current YTD</u>
Operating Income	\$44,100.61	\$44,100.61	Operating Income	\$38,383.45	\$38,383.45
Operating Expenses	\$23,331.02	\$23,331.02	Operating Expenses	\$20,070.05	\$20,070.05
Net Revenue Income/(Loss)	\$20,769.59	\$20,769.59	Net Revenue Income/(Loss)	\$18,313.40	\$18,313.40
Brentwood's Cash, Investments, A/R, & A/P	\$ 373,114.15		Prairieland's Cash, Investments, A/R, & A/P	\$ (155,901.09)	
Restricted Cash (Sec. Dep. & Current Liabilities)	\$ 25,519.34		Restricted Cash (Sec. Dep., Reserve, Receipts, liabs)	\$ 351,204.22	
BW's Available Cash	\$ 347,594.81		PL's Available Cash	\$195,303.13	

Monthly Notes:

- For Income: Brentwood received \$42,620.50 in tenant income and Prairieland's received \$33,443 in tenant income.
- Expences worth noting for Brentwood and Prairieland are as mentioned above, recording of March accrued payroll and moving March expenses paid in April and May.
- Both ended up in the red for the month and remained in the black year-to-date.

HOUSING CHOICE VOUCHERS (HCV)

ADMINISTRATIVE

	<u>Apr-25</u>	<u>Current YTD</u>
Operating Income	\$14,043.78	\$14,043.78
Operating Expenses	\$11,640.29	\$11,640.29
Net Revenue Income/(Loss)	\$2,403.49	\$2,403.49

Unrestricted Net Position (UNP)

Prior Month Balance	\$	1,509.09
Investment in Fixed Assets	\$	-
Monthly HCV Admin Revenue - Gain/(Loss)	\$	2,403.49
Transfer to NRP or Adjustment	\$	-
UNP Ending Balance Per VMS	\$	3,912.58

Monthly Notes:

- HCV received \$14,040 in admin fee subsidy from HUD and shows an increase in revenue of \$2,403.49 for the month with Unrestricted Net Position showing a balance of \$3,912.58.

HAP

	<u>Apr-25</u>	<u>Current YTD</u>
Operating Income	\$91,487.00	\$91,487.00
Operating Expenses	\$92,506.70	\$92,506.70
Net Revenue Income/(Loss)	(\$1,019.70)	(\$1,019.70)

Restricted Net Position (RNP)

Prior Month Balance	\$	4,751.00
Investment in Fixed Assets	\$	-
Monthly HCV HAP Revenue - Gain/(Loss)	\$	(844.00)
Adjustment/Transfer from COCC or UNP	\$	-
RNP Ending Balance per VMS	\$	3,907.00

Monthly Notes:

- HCV received \$91,487 in HAP subsidy and had a decrease in revenue of \$1,019.70 with Restricted Net Position showing a balance of \$3,907.

EMERGENCY HOUSING VOUCHERS (EHV)

ADMINISTRATIVE

	<u>Apr-25</u>	<u>Current YTD</u>
Operating Income	\$ 692.00	\$ 692.00
Operating Expenses	\$ 386.31	\$ 386.31
Net Revenue Income/(Loss)	\$305.69	\$305.69

EHV (UNP)

Prior Month Balance	\$	23,909.91
Monthly EHV Admin Revenue - Gain/(Loss)	\$	305.69
EHV UNP Ending Balance	\$	24,215.60

Monthly Notes:

- EHV received \$692 in admin fee subsidy from HUD and had an increase in revenue of \$305.69 for the month.

HAP

	<u>Apr-25</u>	<u>Current YTD</u>
Operating Income	\$ 706.00	\$ 706.00
Operating Expenses	\$ 2,787.00	\$ 2,787.00
Net Revenue Income/(Loss)	(\$2,081.00)	(\$2,081.00)

EHV (RNP)

Prior Month Balance	\$	3,759.85
Monthly EHV HAP Revenue - Gain/(Loss)	\$	(\$2,081.00)
RNP Ending Balance per VMS	\$	1,678.85

Monthly Notes:

- EHV received \$706 in HAP subsidy and had a decrease in revenue of \$2,081 for the month.

MISCELLANEOUS

IDROP Bad Debt Submitted

<u>Property Sites</u>	<u>Apr-25</u>	<u>Historical</u>
Moon Towers	\$ -	\$ 135,632.00
Family Sites	\$ -	\$ 357,242.37
Bluebell	\$ -	\$ 8,259.78
Brentwood	\$ -	\$ 40,270.74
Prairieland	\$ -	\$ 51,408.90
Housing Choice Voucher	\$ -	\$ 47,707.48
Total	\$ -	\$ 640,521.27

IDROP Bad Debt Collected

<u>Property Sites</u>	<u>Apr-25</u>	<u>Historical</u>
Moon Towers	\$ 122.00	\$ 11,794.27
Family Sites	\$ 72.00	\$ 85,489.09
Bluebell	\$ -	\$ 100.00
Brentwood	\$ -	\$ 10,984.84
Prairieland	\$ -	\$ 10,318.09
Housing Choice Voucher	\$ -	\$ 13,337.10
Total	\$ 194.00	\$ 132,023.39

Tenant Online Payments

<u>Property Sites</u>	<u>Apr-25</u>	<u>FYE 2025</u>
Moon Towers	\$ 5,078.45	\$ 47,430.23
Family Sites	\$ 10,019.87	\$ 127,274.71
Bluebell	\$ -	\$ 8,270.00
Brentwood	\$ 5,318.00	\$ 77,094.11
Prairieland	\$ 7,582.00	\$ 62,662.00
Housing Choice Voucher	\$ 66.96	\$ 7,234.92
Fiscal Year 2022 Total	\$ 28,065.28	\$ 329,965.97

Monthly Bad Debt Reported	\$0.00
Historical Bad Debt	\$1,241,104.10

	<u>By IDROP</u>	<u>By Debtor</u>
Historical Bad Debt Collected	\$132,023.39	\$ 38,518.37
13.74%	10.64%	3.10%

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Knox County Housing Authority
FDS Income Statement - COCC
April, 2025

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	15.00	15.00	0.00	15.00	15.00	180.00	0.00
REVENUE							
FEE REVENUE							
70710 Management Fees							
10-1-000-000-3810.000 Management Fee Inc	-43,543.99	-44,212.00	668.01	-44,212.00	-43,543.99	-530,544.00	-91.79
10-1-000-000-3810.010 Mgmt Fees CFP	0.00	-8,333.33	8,333.33	-8,333.33	0.00	-100,000.00	-100.00
Total Line 70710	-43,543.99	-52,545.33	9,001.34	-52,545.33	-43,543.99	-630,544.00	-93.09
70720 Asset Management Fees							
10-1-000-000-3820.000 Asset Mgmnt Fee Inc	-4,240.00	-4,240.00	0.00	-4,240.00	-4,240.00	-50,880.00	-91.67
Total Line 70720	-4,240.00	-4,240.00	0.00	-4,240.00	-4,240.00	-50,880.00	-91.67
70730 Book Keeping Fees							
10-1-000-000-3830.000 Bookkeeping Fee Inc	-5,715.00	-5,807.00	92.00	-5,807.00	-5,715.00	-69,684.00	-91.80
Total Line 70730	-5,715.00	-5,807.00	92.00	-5,807.00	-5,715.00	-69,684.00	-91.80
70750 Other Fees							
10-1-000-000-3840.000 Other Fee Inc	-120.00	-50.00	-70.00	-50.00	-120.00	-600.00	-80.00
10-1-000-000-3850.000 Inspection Income	0.00	-416.67	416.67	-416.67	0.00	-5,000.00	-100.00
10-1-000-000-3850.001 Maint Labor Income	-46,959.50	-61,520.00	14,560.50	-61,520.00	-46,959.50	-738,240.00	-93.64
10-1-000-000-3850.004 Admin Fee Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3850.005 Maint Fee Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3850.006 Safety/Security Fee Inc	-6,732.00	-5,610.00	-1,122.00	-5,610.00	-6,732.00	-67,320.00	-90.00
10-1-000-000-3850.007 Mental Health Fee Inc	-6,732.00	-5,610.00	-1,122.00	-5,610.00	-6,732.00	-67,320.00	-90.00
10-1-000-000-3850.008 Participant Fee Income	-6,732.00	-5,610.00	-1,122.00	-5,610.00	-6,732.00	-67,320.00	-90.00
10-1-000-000-3850.010 Garb & Trash Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3850.020 Htg & Cooling Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3850.030 Snow Removal Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3850.050 Landscape & Grds Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3850.060 Unit Turnaround Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3850.070 Electrical Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3850.080 Plumbing Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3850.090 Exterminator Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3850.100 Janitorial Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3850.110 Routine Maint Inc	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	
Total Line 70750	-67,275.50	-78,816.67	11,541.17	-78,816.67	-67,275.50	-945,800.00	-92.89
70700 TOTAL FEE REVENUE	-120,774.49	-141,409.00	20,634.51	-141,409.00	-120,774.49	-1,696,908.00	-92.88
OTHER REVENUE							
71100 Investment Income - Unrestricted							
10-1-000-000-3610.000 Interest Income	-828.32	-425.00	-403.32	-425.00	-828.32	-5,100.00	-83.76
10-1-000-000-3610.023 Interest Income - HRA	-1.30	-1.25	-0.05	-1.25	-1.30	-15.00	-91.33
Total Line 71100	-829.62	-426.25	-403.37	-426.25	-829.62	-5,115.00	-83.78
71500 Other Revenue							
10-1-000-000-3690.000 Other Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3690.300 T.S. Income - Grants	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-001-000-3690.180 Shelter Income	-300.00	-16,666.67	16,366.67	-16,666.67	-300.00	-200,000.00	-99.85
Total Line 71500	-300.00	-16,666.67	16,366.67	-16,666.67	-300.00	-200,000.00	-99.85
TOTAL OTHER REVENUE	-1,129.62	-17,092.92	15,963.30	-17,092.92	-1,129.62	-205,115.00	-99.45
70000 TOTAL REVENUE	-121,904.11	-158,501.92	36,597.81	-158,501.92	-121,904.11	-1,902,023.00	-93.59

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
EXPENSES							
ADMINISTRATIVE							
91100 Administrative Salaries							
10-1-000-000-4110.000 Admin Salaries	20,426.89	42,500.00	-22,073.11	42,500.00	20,426.89	510,000.00	-95.99
10-1-001-000-4110.000 Warm Shelter Salaries	7,844.70	12,500.00	-4,655.30	12,500.00	7,844.70	150,000.00	-94.77
Total Line 91100	28,271.59	55,000.00	-26,728.41	55,000.00	28,271.59	660,000.00	-95.72
91200 Auditing Fees							
10-1-000-000-4171.000 Audit Fee	0.00	300.00	-300.00	300.00	0.00	3,600.00	-100.00
Total Line 91200	0.00	300.00	-300.00	300.00	0.00	3,600.00	-100.00
91400 Advertising & Marketing							
10-1-000-000-4190.650 Advertising	0.00	41.67	-41.67	41.67	0.00	500.00	-100.00
Total Line 91400	0.00	41.67	-41.67	41.67	0.00	500.00	-100.00
91500 Benefit Contributions - Admin							
10-1-000-000-4110.500 Emp Benefit - Admin	12,345.00	14,093.75	-1,748.75	14,093.75	12,345.00	169,125.00	-92.70
10-1-000-000-4110.550 Benefit - Life Ins.	610.12	611.00	-0.88	611.00	610.12	7,332.00	-91.68
10-1-001-000-4110.500 Warm Shelter Benefits	1,256.76	1,761.00	-504.24	1,761.00	1,256.76	21,132.00	-94.05
Total Line 91500	14,211.88	16,465.75	-2,253.87	16,465.75	14,211.88	197,589.00	-92.81
91600 Office Expense							
10-1-000-000-4140.000 Training - Staff	0.00	1,000.00	-1,000.00	1,000.00	0.00	12,000.00	-100.00
10-1-000-000-4180.000 Telephone	45.32	125.00	-79.68	125.00	45.32	1,500.00	-96.98
10-1-000-000-4190.000 Other Sundry	-1,678.43	166.67	-1,845.10	166.67	-1,678.43	2,000.00	-183.92
10-1-000-000-4190.050 Office Rent Exp	600.00	600.00	0.00	600.00	600.00	7,200.00	-91.67
10-1-000-000-4190.100 Postage	774.21	208.33	565.88	208.33	774.21	2,500.00	-69.03
10-1-000-000-4190.200 Office Supplies	0.00	83.33	-83.33	83.33	0.00	1,000.00	-100.00
10-1-000-000-4190.250 Office Furniture	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4190.300 Paper Supplies	0.00	62.50	-62.50	62.50	0.00	750.00	-100.00
10-1-000-000-4190.400 Printing	0.00	150.00	-150.00	150.00	0.00	1,800.00	-100.00
10-1-000-000-4190.401 Printing Supplies	0.00	200.00	-200.00	200.00	0.00	2,400.00	-100.00
10-1-000-000-4190.500 Printer/Copier Sup Cont	0.00	200.00	-200.00	200.00	0.00	2,400.00	-100.00
10-1-000-000-4190.550 Computers/Software	1,914.00	1,416.67	497.33	1,416.67	1,914.00	17,000.00	-88.74
10-1-000-000-4190.600 Publications	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4190.700 Member Dues/Fees	985.00	750.00	235.00	750.00	985.00	9,000.00	-89.06
10-1-000-000-4190.800 Internet Services	267.35	375.00	-107.65	375.00	267.35	4,500.00	-94.06
10-1-000-000-4190.850 IT Support	0.00	416.67	-416.67	416.67	0.00	5,000.00	-100.00
Total Line 91600	2,907.45	5,754.17	-2,846.72	5,754.17	2,907.45	69,050.00	-95.79
91700 Legal Expense							
10-1-000-000-4130.000 Legal Expense	0.00	850.00	-850.00	850.00	0.00	10,200.00	-100.00
10-1-000-000-4190.900 Court Costs	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91700	0.00	850.00	-850.00	850.00	0.00	10,200.00	-100.00
91800 Travel Expense							
10-1-000-000-4150.000 Travel - Staff	168.50	1,250.00	-1,081.50	1,250.00	168.50	15,000.00	-98.88
10-1-000-000-4150.010 Travel - Commissioners	0.00	300.00	-300.00	300.00	0.00	3,600.00	-100.00
10-1-000-000-4150.100 Mileage - Admin	0.00	100.00	-100.00	100.00	0.00	1,200.00	-100.00
Total Line 91800	168.50	1,650.00	-1,481.50	1,650.00	168.50	19,800.00	-99.15
91900 Other Expense							
10-1-000-000-4120.400 Fee for Service Exp	252.62	400.00	-147.38	400.00	252.62	4,800.00	-94.74
10-1-000-000-4120.500 Other Fee Exp	0.00	8.33	-8.33	8.33	0.00	100.00	-100.00
10-1-000-000-4140.010 Training - Commiss	0.00	300.00	-300.00	300.00	0.00	3,600.00	-100.00
10-1-000-000-4160.000 Consulting Services	891.00	83.33	807.67	83.33	891.00	1,000.00	-10.90
10-1-000-000-4190.950 Background Verif	0.00	15.00	-15.00	15.00	0.00	180.00	-100.00

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10-1-001-000-4120.400 Fee for Serv Exp - WS	-22.69	470.00	-492.69	470.00	-22.69	5,640.00	-100.40
10-1-001-000-4190.000 Admin Supplies - WS	19.02	83.33	-64.31	83.33	19.02	1,000.00	-98.10
Total Line 91900	1,139.95	1,359.99	-220.04	1,359.99	1,139.95	16,320.00	-93.02
91000 TOTAL OPERATING EXPENSE - Admin	46,699.37	81,421.58	-34,722.21	81,421.58	46,699.37	977,059.00	-95.22
UTILITIES							
93100 Water-200 Elect-300 Gas-600 Sewer							
10-1-000-000-4310.000 Water	0.00	25.00	-25.00	25.00	0.00	300.00	-100.00
10-1-000-000-4315.000 Sewer	0.00	15.00	-15.00	15.00	0.00	180.00	-100.00
10-1-000-000-4320.000 Electric	-184.49	250.00	-434.49	250.00	-184.49	3,000.00	-106.15
10-1-000-000-4330.000 Gas	0.00	200.00	-200.00	200.00	0.00	2,400.00	-100.00
10-1-001-000-4310.000 Water - W.S.	14.06	128.00	-113.94	128.00	14.06	1,536.00	-99.08
10-1-001-000-4315.000 Sewer - W.S.	-14.06	175.00	-189.06	175.00	-14.06	2,100.00	-100.67
10-1-001-000-4320.000 Electric - W.S.	6.27	428.00	-421.73	428.00	6.27	5,136.00	-99.88
10-1-001-000-4330.000 Gas - W. S.	5.22	205.00	-199.78	205.00	5.22	2,460.00	-99.79
Total Line 93100, 93200, 93300, 93600	-173.00	1,426.00	-1,599.00	1,426.00	-173.00	17,112.00	-101.01
93000 TOTAL UTILITIES EXPENSES	-173.00	1,426.00	-1,599.00	1,426.00	-173.00	17,112.00	-101.01
MAINTENANCE & OPERATIONS EXPENSE							
94100 Maintenance - Labor							
10-1-000-000-4410.000 Maint Labor	20,571.96	43,446.00	-22,874.04	43,446.00	20,571.96	521,352.00	-96.05
10-1-000-000-4410.010 Maint Admin Salary	91.95	274.75	-182.80	274.75	91.95	3,297.00	-97.21
10-1-000-000-4410.100 Maint Labor - OT	262.13	835.00	-572.87	835.00	262.13	10,020.00	-97.38
Total Line 94100	20,926.04	44,555.75	-23,629.71	44,555.75	20,926.04	534,669.00	-96.09
94200 Maintenance - Materials/Supplies							
10-1-000-000-4420.010 Garbage&Trash Supp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4420.020 Htg & Cooling	0.00	7.50	-7.50	7.50	0.00	90.00	-100.00
10-1-000-000-4420.030 Snow Removal Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4420.050 Landscape/Grounds Sup	-188.55	50.00	-238.55	50.00	-188.55	600.00	-131.43
10-1-000-000-4420.070 Electrical Supplies	0.00	10.00	-10.00	10.00	0.00	120.00	-100.00
10-1-000-000-4420.080 Plumbing Supplies	0.00	10.00	-10.00	10.00	0.00	120.00	-100.00
10-1-000-000-4420.100 Janitorial Supplies	495.03	50.00	445.03	50.00	495.03	600.00	-17.50
10-1-000-000-4420.110 Routine Maint. Supplies	-77.09	75.00	-152.09	75.00	-77.09	900.00	-108.57
10-1-000-000-4420.120 Other Misc Supply	0.00	35.00	-35.00	35.00	0.00	420.00	-100.00
10-1-000-000-4420.125 Mileage	0.00	7.50	-7.50	7.50	0.00	90.00	-100.00
10-1-000-000-4420.126 Vehicle Supplies	-69.63	50.00	-119.63	50.00	-69.63	600.00	-111.61
10-1-001-000-4420.000 Maint Supplies-WS	0.00	208.33	-208.33	208.33	0.00	2,500.00	-100.00
10-1-001-000-4420.080 Plumbing Supplies-WS	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94200	159.76	503.33	-343.57	503.33	159.76	6,040.00	-97.35
94300 Maintenance - Contracts							
10-1-000-000-4430.010 Garbage & Trash Cont	0.00	20.00	-20.00	20.00	0.00	240.00	-100.00
10-1-000-000-4430.020 Heating&Cooling Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.030 Snow Removal Contract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.050 Landscape & Grds Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.060 Unit Turnaround Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.070 Electrical Contract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.080 Plumbing Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.090 Extermination Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.100 Janitorial Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.110 Routine Maint Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.120 Other Misc Maint Cont	0.00	30.00	-30.00	30.00	0.00	360.00	-100.00
10-1-000-000-4430.126 Vehicle Maint Cont	0.00	50.00	-50.00	50.00	0.00	600.00	-100.00

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10-1-001-000-4430.000 Maint Contracts-WS	0.00	100.00	-100.00	100.00	0.00	1,200.00	-100.00
10-1-001-000-4430.070 Electrical Contract-WS	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-001-000-4430.080 Plumbing-WS	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94300 - (sub accts)	0.00	200.00	-200.00	200.00	0.00	2,400.00	-100.00
94500 Maintenance - Ordinary/Benefits							
10-1-000-000-4410.500 Maint Emp Benefit	8,655.94	19,098.00	-10,442.06	19,098.00	8,655.94	229,176.00	-96.22
10-1-000-000-4410.510 Maint Admin Benefits	47.97	151.25	-103.28	151.25	47.97	1,815.00	-97.36
Total Line 94500	8,703.91	19,249.25	-10,545.34	19,249.25	8,703.91	230,991.00	-96.23
94000 TOTAL MAINTENANCE EXPENSE	29,789.71	64,508.33	-34,718.62	64,508.33	29,789.71	774,100.00	-96.15
TOTAL PROTECTIVE SERVICES EXPENSE							
95100 Protective Services - Labor							
10-1-000-000-4481.000 Safety/Security Salary	2,238.22	4,541.00	-2,302.78	4,541.00	2,238.22	54,492.00	-95.89
10-1-000-000-4481.500 Safety/Security Benefits	1,421.91	2,678.00	-1,256.09	2,678.00	1,421.91	32,136.00	-95.58
Total Line 95100	3,660.13	7,219.00	-3,558.87	7,219.00	3,660.13	86,628.00	-95.77
95200 Protective Services - Contract							
10-1-000-000-4480.000 Protective Service	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4480.100 ADT Contract	73.98	200.00	-126.02	200.00	73.98	2,400.00	-96.92
10-1-000-000-4480.500 Other Security Contract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-001-000-4480.100 ADT Contract-WS	0.00	58.33	-58.33	58.33	0.00	700.00	-100.00
Total Line 95200	73.98	258.33	-184.35	258.33	73.98	3,100.00	-97.61
95000 TOTAL PROTECTIVE SERVICES EXP	3,734.11	7,477.33	-3,743.22	7,477.33	3,734.11	89,728.00	-95.84
INSURANCE PREMIUMS EXPENSE							
96110 120 130 - Property Liab Work Comp							
10-1-000-000-4510.010 Property Insurance	82.53	85.08	-2.55	85.08	82.53	1,021.00	-91.92
10-1-000-000-4510.020 Liability Insurance	36.96	38.08	-1.12	38.08	36.96	457.00	-91.91
10-1-000-000-4510.030 Work Comp Insurance	2,893.02	2,983.42	-90.40	2,983.42	2,893.02	35,801.00	-91.92
Total Line 96110, 96120, 96130	3,012.51	3,106.58	-94.07	3,106.58	3,012.51	37,279.00	-91.92
96140 All Other Insurance							
10-1-000-000-4510.015 Equipment Insurance	17.10	17.67	-0.57	17.67	17.10	212.00	-91.93
10-1-000-000-4510.025 PE & PO Insurance	715.51	737.83	-22.32	737.83	715.51	8,854.00	-91.92
10-1-000-000-4510.035 Auto Insurance	50.00	51.58	-1.58	51.58	50.00	619.00	-91.92
10-1-000-000-4510.040 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96140	782.61	807.08	-24.47	807.08	782.61	9,685.00	-91.92
96100 TOTAL INSURANCE PREMIUM EXP	3,795.12	3,913.66	-118.54	3,913.66	3,795.12	46,964.00	-91.92
GENERAL EXPENSES							
96200 Other General Expenses							
10-1-000-000-4590.000 Other General	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96200	0.00	0.00	0.00	0.00	0.00	0.00	
96210 Compensated Absences							
10-1-000-000-4110.001 Salaries Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4595.000 Compensated Absences	0.00	416.67	-416.67	416.67	0.00	5,000.00	-100.00
Total Line 96210	0.00	416.67	-416.67	416.67	0.00	5,000.00	-100.00
96000 TOTAL GENERAL EXPENSE	0.00	416.67	-416.67	416.67	0.00	5,000.00	-100.00
96900 TOTAL OPERATING EXPENSE	83,845.31	159,163.57	-75,318.26	159,163.57	83,845.31	1,909,963.00	-95.61
97000 NET REVENUE/EXPENSE - (GAIN)/LOSS	-38,058.80	661.65	-38,720.45	661.65	-38,058.80	7,940.00	-579.33

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MISCELLANEOUS EXPENSE							
97100 Extraordinary Maintenance							
10-1-000-000-4610.010 Extraordinary Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4610.020 Extraordinary Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4610.030 Extraordinary Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 97100	0.00	0.00	0.00	0.00	0.00	0.00	
97200 Casualty Losses - Non-capitalized							
10-1-000-000-4620.010 Casualty Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4620.020 Casualty Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4620.030 Casualty Contract Costs	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 97200	0.00	0.00	0.00	0.00	0.00	0.00	
97400 Depreciation Expense							
10-1-000-000-4800.000 Depreciation Exp COCC	291.00	1,000.00	-709.00	1,000.00	291.00	12,000.00	-97.58
Total Line 97400	291.00	1,000.00	-709.00	1,000.00	291.00	12,000.00	-97.58
TOTAL MISCELLANEOUS EXPENSE	291.00	1,000.00	-709.00	1,000.00	291.00	12,000.00	-97.58
90000 TOTAL EXPENSES	84,311.31	160,163.57	-75,852.26	160,163.57	84,311.31	1,921,963.00	-95.61
OTHER FINANCING SOURCES (USES)							
10010 Operating Transfer In							
Total Line 10010	0.00	0.00	0.00	0.00	0.00	0.00	
10020 Operating Transfer Out							
Total Line 10020	0.00	0.00	0.00	0.00	0.00	0.00	
10093 Xfer-In between Program & Project							
10-1-000-000-9111.000 Xfers In from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10093	0.00	0.00	0.00	0.00	0.00	0.00	
10094 Xfer-Out between Program & Project							
10-1-000-000-9111.100 Xfers Out from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10094	0.00	0.00	0.00	0.00	0.00	0.00	
10100 TOTAL OTHER FINANCING SOURCES-USES	0.00	0.00	0.00	0.00	0.00	0.00	
10000 EXCESS REVENUE/EXPENSE GAIN/-LOSS	-37,592.80	1,661.65	-39,254.45	1,661.65	-37,592.80	19,940.00	-288.53

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	177.00	177.00	0.00	177.00	177.00	2,124.00	0.00
REVENUE							
70300 Net Tenant Rent Revenue							
10-1-000-001-3110.000 Dwelling Rent	-37,382.45	-37,500.00	117.55	-37,500.00	-37,382.45	-450,000.00	-91.69
10-1-000-001-3111.000 Utility Allowance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70300	-37,382.45	-37,500.00	117.55	-37,500.00	-37,382.45	-450,000.00	-91.69
70400 Tenant Revenue - Other							
10-1-000-001-3120.000 Excess Utilities	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3130.000 Cable TV Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3190.000 Nondwell Rent	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3690.000 Other Income	0.00	-12.50	12.50	-12.50	0.00	-150.00	-100.00
10-1-000-001-3690.100 Late Fees	-475.00	-550.00	75.00	-550.00	-475.00	-6,600.00	-92.80
10-1-000-001-3690.120 Violation Fees	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3690.130 Court Cost Fees	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3690.140 Returned Check Charge	0.00	-20.83	20.83	-20.83	0.00	-250.00	-100.00
10-1-000-001-3690.150 Laundry Income	-1,227.97	-1,041.67	-186.30	-1,041.67	-1,227.97	-12,500.00	-90.18
10-1-000-001-3690.160 Vending Machine Inc	-133.34	-91.67	-41.67	-91.67	-133.34	-1,100.00	-87.88
10-1-000-001-3690.180 Labor	-903.53	-1,459.00	555.47	-1,459.00	-903.53	-17,508.00	-94.84
10-1-000-001-3690.200 Materials	-7.77	-250.00	242.23	-250.00	-7.77	-3,000.00	-99.74
10-1-000-001-3690.500 Resid.Council Activ	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70400	-2,747.61	-3,425.67	678.06	-3,425.67	-2,747.61	-41,108.00	-93.32
70500 TOTAL TENANT REVENUE	-40,130.06	-40,925.67	795.61	-40,925.67	-40,130.06	-491,108.00	-91.83
70600 HUD PHA Operating Grants							
10-1-000-001-8020.000 Oper Sub - Curr Yr	-43,054.00	-47,288.00	4,234.00	-47,288.00	-43,054.00	-567,456.00	-92.41
10-1-000-001-8021.000 Oper Sub - Prior Yr	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70600	-43,054.00	-47,288.00	4,234.00	-47,288.00	-43,054.00	-567,456.00	-92.41
10010 Operating Tranfers In - CFP							
10-1-000-001-3404.010 Other Inc - Operations	0.00	-8,333.33	8,333.33	-8,333.33	0.00	-100,000.00	-100.00
Total Line 10010	0.00	-8,333.33	8,333.33	-8,333.33	0.00	-100,000.00	-100.00
70800 Other Government Grants							
10-1-000-001-3404.000 Rev other gov grants	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70800	0.00	0.00	0.00	0.00	0.00	0.00	
71100 Investment Income - Unrestricted							
10-1-000-001-3610.000 Interest Income	-757.36	-833.33	75.97	-833.33	-757.36	-10,000.00	-92.43
Total Line 71100	-757.36	-833.33	75.97	-833.33	-757.36	-10,000.00	-92.43
71300 Proceeds from Disposition of Asset							
Total Line 71300	0.00	0.00	0.00	0.00	0.00	0.00	
71500 Other Revenue							
10-1-000-001-3190.050 Office Rent Income	-300.00	-300.00	0.00	-300.00	-300.00	-3,600.00	-91.67
10-1-000-001-3195.000 Day Care Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3690.300 T.S. Income - Grants	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3850.000 Inspection Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3850.004 Admin Fee Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3850.005 Maint Fee Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3850.120 Other Misc Inc.	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 71500	-300.00	-300.00	0.00	-300.00	-300.00	-3,600.00	-91.67
70000 TOTAL REVENUE	-84,241.42	-97,680.33	13,438.91	-97,680.33	-84,241.42	-1,172,164.00	-92.81

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
EXPENSES							
ADMINISTRATIVE							
91100 Administrative Salaries							
10-1-000-001-4110.000 Admin Salaries	3,270.27	6,635.00	-3,364.73	6,635.00	3,270.27	79,620.00	-95.89
10-1-000-001-4110.200 Admin Exp - Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91100	3,270.27	6,635.00	-3,364.73	6,635.00	3,270.27	79,620.00	-95.89
91200 Auditing Fees							
10-1-000-001-4171.000 Audit Fee	0.00	333.33	-333.33	333.33	0.00	4,000.00	-100.00
Total Line 91200	0.00	333.33	-333.33	333.33	0.00	4,000.00	-100.00
91300 Management Fee							
10-1-000-001-4120.100 Management Fee Exp	14,162.72	14,244.00	-81.28	14,244.00	14,162.72	170,928.00	-91.71
Total Line 91300	14,162.72	14,244.00	-81.28	14,244.00	14,162.72	170,928.00	-91.71
91310 Book-keeping Fee							
10-1-000-001-4120.300 Bookkeeping Fee Exp	1,320.00	1,328.00	-8.00	1,328.00	1,320.00	15,936.00	-91.72
Total Line 91310	1,320.00	1,328.00	-8.00	1,328.00	1,320.00	15,936.00	-91.72
91500 Benefit Contributions - Admin							
10-1-000-001-4110.500 Admin Emp Benefit	1,114.53	2,101.00	-986.47	2,101.00	1,114.53	25,212.00	-95.58
Total Line 91500	1,114.53	2,101.00	-986.47	2,101.00	1,114.53	25,212.00	-95.58
91600 Office Expense							
10-1-000-001-4140.000 Training - Staff	0.00	163.83	-163.83	163.83	0.00	1,966.00	-100.00
10-1-000-001-4180.000 Telephone	-614.33	375.00	-989.33	375.00	-614.33	4,500.00	-113.65
10-1-000-001-4190.100 Postage	54.51	100.00	-45.49	100.00	54.51	1,200.00	-95.46
10-1-000-001-4190.200 Office Supplies	0.00	66.67	-66.67	66.67	0.00	800.00	-100.00
10-1-000-001-4190.250 Office Furniture	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4190.300 Paper Supplies	0.00	41.67	-41.67	41.67	0.00	500.00	-100.00
10-1-000-001-4190.400 Printing	0.00	33.33	-33.33	33.33	0.00	400.00	-100.00
10-1-000-001-4190.401 Printing Supplies	0.00	41.67	-41.67	41.67	0.00	500.00	-100.00
10-1-000-001-4190.500 Printer/Copier Sup Cont	0.00	166.67	-166.67	166.67	0.00	2,000.00	-100.00
10-1-000-001-4190.550 Computers/Software	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4190.700 Member Dues/Fees	0.00	62.50	-62.50	62.50	0.00	750.00	-100.00
10-1-000-001-4190.800 Internet Services	87.11	100.00	-12.89	100.00	87.11	1,200.00	-92.74
10-1-000-001-4190.850 IT Support	0.00	83.33	-83.33	83.33	0.00	1,000.00	-100.00
Total Line 91600	-472.71	1,234.67	-1,707.38	1,234.67	-472.71	14,816.00	-103.19
91700 Legal Expense							
Total Line 91700	0.00	0.00	0.00	0.00	0.00	0.00	
91800 Travel Expense							
10-1-000-001-4150.000 Travel - Staff	0.00	130.00	-130.00	130.00	0.00	1,560.00	-100.00
10-1-000-001-4150.010 Travel - Commissioners	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4150.100 Mileage - Admin	0.00	8.33	-8.33	8.33	0.00	100.00	-100.00
Total Line 91800	0.00	138.33	-138.33	138.33	0.00	1,660.00	-100.00
91900 Other Expense							
10-1-000-001-4120.400 Fee for Service Exp	6.24	25.00	-18.76	25.00	6.24	300.00	-97.92
10-1-000-001-4120.500 Other Fee Exp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4120.700 Mental Health Fee	2,124.00	1,770.00	354.00	1,770.00	2,124.00	21,240.00	-90.00
10-1-000-001-4120.800 Participant Fee	2,124.00	1,770.00	354.00	1,770.00	2,124.00	21,240.00	-90.00
10-1-000-001-4160.000 Consulting Services	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4160.100 Inspection Expense	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4190.000 Other Sundry	60.00	8.33	51.67	8.33	60.00	100.00	-40.00
10-1-000-001-4190.950 Background Verification	0.00	416.67	-416.67	416.67	0.00	5,000.00	-100.00
Total Line 91900	4,314.24	3,990.00	324.24	3,990.00	4,314.24	47,880.00	-90.99

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91000 TOTAL OPERATING EXPENSE - Admin	23,709.05	30,004.33	-6,295.28	30,004.33	23,709.05	360,052.00	-93.42
ASSET MANAGEMENT FEE							
92000 Asset Mangement Fee							
10-1-000-001-4120.200 Asset Mngt Fee Exp	1,770.00	1,770.00	0.00	1,770.00	1,770.00	21,240.00	-91.67
Total Line 92000	1,770.00	1,770.00	0.00	1,770.00	1,770.00	21,240.00	-91.67
92000 TOTAL ASSET MANAGEMENT FEE	1,770.00	1,770.00	0.00	1,770.00	1,770.00	21,240.00	-91.67
TENANT SERVICES							
92400 Tenant Services - Other							
10-1-000-001-4220.050 Ten Ser-Cable/TV Exp	0.00	90.00	-90.00	90.00	0.00	1,080.00	-100.00
10-1-000-001-4220.100 Ten Ser-Supplies	0.00	25.00	-25.00	25.00	0.00	300.00	-100.00
10-1-000-001-4220.110 Ten Ser-Recreation	0.00	25.00	-25.00	25.00	0.00	300.00	-100.00
10-1-000-001-4220.120 Ten Ser-Education	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4220.125 Ten Ser-Other	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4220.175 Garden Program Exp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4220.300 T.S. - Grant Expenses	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 92400	0.00	140.00	-140.00	140.00	0.00	1,680.00	-100.00
92500 TOTAL TENANT SERVICES EXPENSE	0.00	140.00	-140.00	140.00	0.00	1,680.00	-100.00
UTILITIES							
93100 Water-200 Elect-300 Gas-600 Sewer							
10-1-000-001-4310.000 Water	0.00	1,625.00	-1,625.00	1,625.00	0.00	19,500.00	-100.00
10-1-000-001-4315.000 Sewer	0.00	4,625.00	-4,625.00	4,625.00	0.00	55,500.00	-100.00
10-1-000-001-4320.000 Electric	-516.95	2,500.00	-3,016.95	2,500.00	-516.95	30,000.00	-101.72
10-1-000-001-4330.000 Gas	0.00	3,333.33	-3,333.33	3,333.33	0.00	40,000.00	-100.00
Total Line 93100, 93200, 93300, 93600	-516.95	12,083.33	-12,600.28	12,083.33	-516.95	145,000.00	-100.36
93000 TOTAL UTILITIES EXPENSES	-516.95	12,083.33	-12,600.28	12,083.33	-516.95	145,000.00	-100.36
MAINTENANCE & OPERATIONS EXPENSE							
94100 Maintenance - Labor							
10-1-000-001-4410.000 Maint Labor	1,225.95	3,653.50	-2,427.55	3,653.50	1,225.95	43,842.00	-97.20
10-1-000-001-4410.100 Maint Labor - OT	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4410.200 Maint Labor - Fee	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94100	1,225.95	3,653.50	-2,427.55	3,653.50	1,225.95	43,842.00	-97.20
94200 Maintenance - Materials/Supplies							
10-1-000-001-4420.010 Garbage&Trash Supp	0.00	25.00	-25.00	25.00	0.00	300.00	-100.00
10-1-000-001-4420.020 Heating&Cooling Supp	5,220.95	250.00	4,970.95	250.00	5,220.95	3,000.00	74.03
10-1-000-001-4420.030 Snow Removal Supplies	0.00	25.00	-25.00	25.00	0.00	300.00	-100.00
10-1-000-001-4420.040 Elevator Maint Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4420.050 Landscape/Grounds Sup	-188.55	83.33	-271.88	83.33	-188.55	1,000.00	-118.86
10-1-000-001-4420.070 Electrical Supplies	0.76	1,000.00	-999.24	1,000.00	0.76	12,000.00	-99.99
10-1-000-001-4420.080 Plumbing Supplies	157.20	500.00	-342.80	500.00	157.20	6,000.00	-97.38
10-1-000-001-4420.090 Extermination Supplies	0.00	216.67	-216.67	216.67	0.00	2,600.00	-100.00
10-1-000-001-4420.100 Janitorial Supplies	0.00	708.33	-708.33	708.33	0.00	8,500.00	-100.00
10-1-000-001-4420.110 Routine Maint. Supplies	255.89	1,833.33	-1,577.44	1,833.33	255.89	22,000.00	-98.84
10-1-000-001-4420.120 Other Misc Supplies	0.00	83.33	-83.33	83.33	0.00	1,000.00	-100.00
10-1-000-001-4420.121 Laundry Supplies	0.00	208.33	-208.33	208.33	0.00	2,500.00	-100.00
10-1-000-001-4420.125 Mileage	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4420.126 Vehicle Supplies	0.00	50.00	-50.00	50.00	0.00	600.00	-100.00
10-1-000-001-4420.130 Securtiy Supplies	0.00	0.00	0.00	0.00	0.00	0.00	

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Total Line 94200	5,446.25	4,983.32	462.93	4,983.32	5,446.25	59,800.00	-90.89
94300 Maintenance - Contracts							
10-1-000-001-4330.010 Refuse	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4430.000 Maint Labor Contract	11,917.25	22,006.00	-10,088.75	22,006.00	11,917.25	264,072.00	-95.49
10-1-000-001-4430.010 Garbage & Trash Con	928.61	625.00	303.61	625.00	928.61	7,500.00	-87.62
10-1-000-001-4430.020 Heating & Cooling Cont	5,726.62	208.33	5,518.29	208.33	5,726.62	2,500.00	129.06
10-1-000-001-4430.030 Snow Removal Contract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4430.040 Elevator Maint Cont	0.00	1,500.00	-1,500.00	1,500.00	0.00	18,000.00	-100.00
10-1-000-001-4430.050 Landscape & Grds Cont	0.00	250.00	-250.00	250.00	0.00	3,000.00	-100.00
10-1-000-001-4430.060 Unit Turnaround Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4430.070 Electrical Contracts	0.00	125.00	-125.00	125.00	0.00	1,500.00	-100.00
10-1-000-001-4430.080 Plumbing Contracts	591.00	625.00	-34.00	625.00	591.00	7,500.00	-92.12
10-1-000-001-4430.090 Extermination Contracts	1,100.00	2,500.00	-1,400.00	2,500.00	1,100.00	30,000.00	-96.33
10-1-000-001-4430.100 Janitorial Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4430.110 Routine Maint Cont	0.00	1,458.33	-1,458.33	1,458.33	0.00	17,500.00	-100.00
10-1-000-001-4430.111 Flooring Contract	0.00	1,500.00	-1,500.00	1,500.00	0.00	18,000.00	-100.00
10-1-000-001-4430.120 Other Misc Cont Cost	0.00	1,250.00	-1,250.00	1,250.00	0.00	15,000.00	-100.00
10-1-000-001-4430.121 Laundry Equip Contract	0.00	83.33	-83.33	83.33	0.00	1,000.00	-100.00
10-1-000-001-4430.126 Vehicle Maint Cont	0.00	20.83	-20.83	20.83	0.00	250.00	-100.00
10-1-000-001-4431.000 Trash Removal	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94300	20,263.48	32,151.82	-11,888.34	32,151.82	20,263.48	385,822.00	-94.75
94500 Maintenance - Ordinary/Benefits							
10-1-000-001-4410.500 Maint Emp Benefit	639.64	1,623.50	-983.86	1,623.50	639.64	19,482.00	-96.72
Total Line 94500	639.64	1,623.50	-983.86	1,623.50	639.64	19,482.00	-96.72
94000 TOTAL MAINTENANCE EXPENSES	27,575.32	42,412.14	-14,836.82	42,412.14	27,575.32	508,946.00	-94.58
TOTAL PROTECTIVE SERVICES EXPENSE							
95200 Protective Services - Contract							
10-1-000-001-4480.000 Police Contract	0.00	250.00	-250.00	250.00	0.00	3,000.00	-100.00
10-1-000-001-4480.006 Safety/Security Labor Fee	2,124.00	1,770.00	354.00	1,770.00	2,124.00	21,240.00	-90.00
10-1-000-001-4480.100 ADT Contract	1,053.77	250.00	803.77	250.00	1,053.77	3,000.00	-64.87
10-1-000-001-4480.500 Other Security Contract	-7,706.04	541.67	-8,247.71	541.67	-7,706.04	6,500.00	-218.55
Total Line 95200	-4,528.27	2,811.67	-7,339.94	2,811.67	-4,528.27	33,740.00	-113.42
95300 Protective Services - Other							
Total Line 95300	0.00	0.00	0.00	0.00	0.00	0.00	
95000 TOTAL PROTECTIVE SERVICES EXP	-4,528.27	2,811.67	-7,339.94	2,811.67	-4,528.27	33,740.00	-113.42
INSURANCE PREMIUMS EXPENSE							
96110 Property 120 Liab. 130 Work Comp							
10-1-000-001-4510.010 Property	5,552.20	5,725.67	-173.47	5,725.67	5,552.20	68,708.00	-91.92
10-1-000-001-4510.020 Liability Insurance	443.51	457.33	-13.82	457.33	443.51	5,488.00	-91.92
10-1-000-001-4510.030 Work Comp Insurance	235.05	242.42	-7.37	242.42	235.05	2,909.00	-91.92
Total Line 96110, 96120, 96130	6,230.76	6,425.42	-194.66	6,425.42	6,230.76	77,105.00	-91.92
96140 All Other Insurance							
10-1-000-001-4510.015 Equipment Insurance	205.19	211.58	-6.39	211.58	205.19	2,539.00	-91.92
10-1-000-001-4510.025 PE & PO Insurance	53.27	54.92	-1.65	54.92	53.27	659.00	-91.92
10-1-000-001-4510.035 Auto Insurance	50.00	51.58	-1.58	51.58	50.00	619.00	-91.92
10-1-000-001-4510.040 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96140	308.46	318.08	-9.62	318.08	308.46	3,817.00	-91.92
96100 TOTAL INSURANCE PREMIUMS EXP	6,539.22	6,743.50	-204.28	6,743.50	6,539.22	80,922.00	-91.92

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
GENERAL EXPENSES							
96200 Other General Expenses							
10-1-000-001-4590.000 Other General	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96200	0.00	0.00	0.00	0.00	0.00	0.00	
96210 Compensated Absences							
10-1-000-001-4110.001 Salaries Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4595.000 Compensated Absences	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96210	0.00	0.00	0.00	0.00	0.00	0.00	
96300 Payment In Lieu Of Taxes - PILOT							
10-1-000-001-4520.000 Pay in lieu of Tax	3,789.94	2,855.00	934.94	2,855.00	3,789.94	34,260.00	-88.94
Total Line 96300	3,789.94	2,855.00	934.94	2,855.00	3,789.94	34,260.00	-88.94
96400 Bad Debt - Tenant Rents							
10-1-000-001-4570.000 Collection Losses	565.58	1,250.00	-684.42	1,250.00	565.58	15,000.00	-96.23
Total Line 96400	565.58	1,250.00	-684.42	1,250.00	565.58	15,000.00	-96.23
96800 Severance Expense							
10-1-000-001-4530.000 Term Leave Pay	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96800	0.00	0.00	0.00	0.00	0.00	0.00	
96000 TOTAL OTHER GENERAL EXPENSES	4,355.52	4,105.00	250.52	4,105.00	4,355.52	49,260.00	-91.16
96900 TOTAL OPERATING EXPENSE	58,903.89	100,069.97	-41,166.08	100,069.97	58,903.89	1,200,840.00	-95.09
97000 NET REVENUE/EXPENSE (-Gain/Loss)	-25,337.53	2,389.64	-27,727.17	2,389.64	-25,337.53	28,676.00	-188.36
MISCELLANEOUS EXPENSE							
97100 Extraordinary Maintenance							
10-1-000-001-4610.010 Extraordinary Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4610.020 Extraordinary Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4610.030 Extraordinary Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 97100	0.00	0.00	0.00	0.00	0.00	0.00	
97200 Casualty Losses - Non-capitalized							
10-1-000-001-4620.010 Casualty Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4620.020 Casualty Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4620.030 Casualty Contract Costs	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 97200	0.00	0.00	0.00	0.00	0.00	0.00	
97400 Depreciation Expense							
10-1-000-001-4800.000 Depreciation Exp MT	9,118.00	13,750.00	-4,632.00	13,750.00	9,118.00	165,000.00	-94.47
Total Line 97400	9,118.00	13,750.00	-4,632.00	13,750.00	9,118.00	165,000.00	-94.47
97500 Fraud Losses							
Total Line 97500	0.00	0.00	0.00	0.00	0.00	0.00	
97800 Dwelling Units Rent Expense							
Total Line 97800	0.00	0.00	0.00	0.00	0.00	0.00	
90000 TOTAL MISCELLANEOUS EXPENSE	9,118.00	13,750.00	-4,632.00	13,750.00	9,118.00	165,000.00	-94.47

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
OTHER FINANCING SOURCES (USES)							
10010 Operating Transfer In							
Total Line 10010	0.00	0.00	0.00	0.00	0.00	0.00	
10020 Operating Transfer Out							
Total Line 10020	0.00	0.00	0.00	0.00	0.00	0.00	
10030 Operating Xfers from/to Government							
Total Line 10030	0.00	0.00	0.00	0.00	0.00	0.00	
10040 Oper Xfers from/to Component Unit							
Total Line 10040	0.00	0.00	0.00	0.00	0.00	0.00	
10060 Proceeds Sale Property -gain/loss							
Total Line 10060	0.00	0.00	0.00	0.00	0.00	0.00	
10070 Extraordinary Items Net -Gain/Loss							
Total Line 10050	0.00	0.00	0.00	0.00	0.00	0.00	
10080 Special Items (Net -Gain/Loss)							
Total Line 10060	0.00	0.00	0.00	0.00	0.00	0.00	
10093 Xfers - In between Amps							
10-1-000-001-9111.000 Xfers In from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10093 Xfers - In from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
10094 Xfer - Out between Amps							
10-1-000-001-9111.100 Xfers Out from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10094 Xfers - Out from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
10100 TOTAL OTHER FINANCING SOURCES-USES	0.00	0.00	0.00	0.00	0.00	0.00	
10000 EXCESS REVENUE/EXPENS (-Gain/Loss)	-16,219.53	16,139.64	-32,359.17	16,139.64	-16,219.53	193,676.00	-108.37

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	196.00	177.00	0.00	177.00	196.00	2,124.00	0.00
REVENUE							
70300 Net Tenant Rent Revenue							
10-1-000-002-3110.000 Dwelling Rent	-27,749.00	-19,166.67	-8,582.33	-19,166.67	-27,749.00	-230,000.00	-87.94
10-1-000-002-3111.000 Utility Allowance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70300	-27,749.00	-19,166.67	-8,582.33	-19,166.67	-27,749.00	-230,000.00	-87.94
70400 Tenant Revenue - Other							
10-1-000-002-3120.000 Excess Utilities	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3130.000 Cable TV Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3190.000 Nondwell Rent	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3190.050 Office Rent Income	-300.00	-300.00	0.00	-300.00	-300.00	-3,600.00	-91.67
10-1-000-002-3690.000 Other Income	-10.00	-41.67	31.67	-41.67	-10.00	-500.00	-98.00
10-1-000-002-3690.100 Late Fees	-300.00	-916.67	616.67	-916.67	-300.00	-11,000.00	-97.27
10-1-000-002-3690.120 Violation Fees	-565.00	-833.33	268.33	-833.33	-565.00	-10,000.00	-94.35
10-1-000-002-3690.130 Court Cost Fees	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3690.140 Returned Check Charge	0.00	-12.50	12.50	-12.50	0.00	-150.00	-100.00
10-1-000-002-3690.150 Laundry Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3690.160 Vending Machine Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3690.180 Labor	-1,574.00	-1,458.33	-115.67	-1,458.33	-1,574.00	-17,500.00	-91.01
10-1-000-002-3690.200 Materials	-608.43	-1,000.00	391.57	-1,000.00	-608.43	-12,000.00	-94.93
Total Line 70400	-3,357.43	-4,562.50	1,205.07	-4,562.50	-3,357.43	-54,750.00	-93.87
70500 TOTAL TENANT REVENUE	-31,106.43	-23,729.17	-7,377.26	-23,729.17	-31,106.43	-284,750.00	-89.08
70600 HUD PHA Operating Grants							
10-1-000-002-8020.000 Oper Sub - Curr Yr	-77,673.00	-80,263.75	2,590.75	-80,263.75	-77,673.00	-963,165.00	-91.94
10-1-000-002-8021.000 Oper Sub - Prior Yr	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70600	-77,673.00	-80,263.75	2,590.75	-80,263.75	-77,673.00	-963,165.00	-91.94
10010 Operating Tranfers In - CFP							
10-1-000-002-3404.010 Other Inc - Operations	0.00	-9,166.67	9,166.67	-9,166.67	0.00	-110,000.00	-100.00
Total Line 70610	0.00	-9,166.67	9,166.67	-9,166.67	0.00	-110,000.00	-100.00
70800 Other Government Grants							
10-1-000-002-3404.000 Rev other gov grants	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70800	0.00	0.00	0.00	0.00	0.00	0.00	
71100 Investment Income - Unrestricted							
10-1-000-002-3610.000 Interest Income	-911.76	-600.00	-311.76	-600.00	-911.76	-7,200.00	-87.34
Total Line 71100	-911.76	-600.00	-311.76	-600.00	-911.76	-7,200.00	-87.34
71300 Proceeds from Disposition of Asset							
Total Line 71300	0.00	0.00	0.00	0.00	0.00	0.00	
71500 Other Revenue							
10-1-000-002-3195.000 Day Care Income	-200.00	-350.00	150.00	-350.00	-200.00	-4,200.00	-95.24
10-1-000-002-3690.300 T.S. Income - Grants	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3850.000 Inspection Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3850.004 Admin Fee Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3850.005 Maint Fee Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3850.120 Other Misc Inc	0.00	0.00	0.00	0.00	0.00	0.00	
Total LIne 71500	-200.00	-350.00	150.00	-350.00	-200.00	-4,200.00	-95.24
70000 TOTAL REVENUE	-109,891.19	-114,109.59	4,218.40	-114,109.59	-109,891.19	-1,369,315.00	-91.97
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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
ADMINISTRATIVE							
91100 Administrative Salaries							
10-1-000-002-4110.000 Admin Salaries	3,925.35	7,964.00	-4,038.65	7,964.00	3,925.35	95,568.00	-95.89
10-1-000-002-4110.200 Admin Exp - Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91100	3,925.35	7,964.00	-4,038.65	7,964.00	3,925.35	95,568.00	-95.89
91200 Auditing Fees							
10-1-000-002-4171.000 Audit Fee	0.00	375.00	-375.00	375.00	0.00	4,500.00	-100.00
Total Line 91200	0.00	375.00	-375.00	375.00	0.00	4,500.00	-100.00
91300 Management Fee							
10-1-000-002-4120.100 Management Fee Exp	15,289.30	15,773.00	-483.70	15,773.00	15,289.30	189,276.00	-91.92
Total Line 91300	15,289.30	15,773.00	-483.70	15,773.00	15,289.30	189,276.00	-91.92
91310 Book-keeping Fee							
10-1-000-002-4120.300 Bookkeeping Fee Exp	1,425.00	1,470.00	-45.00	1,470.00	1,425.00	17,640.00	-91.92
Total Line 91310	1,425.00	1,470.00	-45.00	1,470.00	1,425.00	17,640.00	-91.92
91500 Benefit Contributions - Admin							
10-1-000-002-4110.500 Emp Benefit - Admin	1,363.38	2,569.00	-1,205.62	2,569.00	1,363.38	30,828.00	-95.58
Total Line 91500	1,363.38	2,569.00	-1,205.62	2,569.00	1,363.38	30,828.00	-95.58
91600 Office Expense							
10-1-000-002-4140.000 Training - Staff	0.00	166.67	-166.67	166.67	0.00	2,000.00	-100.00
10-1-000-002-4180.000 Telephone	-86.02	266.67	-352.69	266.67	-86.02	3,200.00	-102.69
10-1-000-002-4190.100 Postage	178.71	200.00	-21.29	200.00	178.71	2,400.00	-92.55
10-1-000-002-4190.200 Office Supplies	0.00	41.67	-41.67	41.67	0.00	500.00	-100.00
10-1-000-002-4190.250 Office Furniture	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4190.300 Paper Supplies	0.00	41.67	-41.67	41.67	0.00	500.00	-100.00
10-1-000-002-4190.400 Printing	0.00	125.00	-125.00	125.00	0.00	1,500.00	-100.00
10-1-000-002-4190.401 Printing Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4190.500 Printer/Copier Sup Cont	0.00	150.00	-150.00	150.00	0.00	1,800.00	-100.00
10-1-000-002-4190.550 Computers/Software	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4190.700 Member Dues/Fees	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4190.800 Internet Services	243.35	716.67	-473.32	716.67	243.35	8,600.00	-97.17
10-1-000-002-4190.850 IT Support	0.00	41.67	-41.67	41.67	0.00	500.00	-100.00
Total Line 91600	336.04	1,750.02	-1,413.98	1,750.02	336.04	21,000.00	-98.40
91700 Legal Expense							
Total Line 91700	0.00	0.00	0.00	0.00	0.00	0.00	
91800 Travel Expense							
10-1-000-002-4150.000 Travel - Staff	0.00	166.67	-166.67	166.67	0.00	2,000.00	-100.00
10-1-000-002-4150.010 Travel - Commissioners	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4150.100 Mileage - Admin	0.00	83.33	-83.33	83.33	0.00	1,000.00	-100.00
Total Line 91800	0.00	250.00	-250.00	250.00	0.00	3,000.00	-100.00
91900 Other Expense							
10-1-000-002-4120.400 Fee for Service Exp	8.00	108.33	-100.33	108.33	8.00	1,300.00	-99.38
10-1-000-002-4120.500 Other Fee Exp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4120.700 Mental Health Fee	2,352.00	1,960.00	392.00	1,960.00	2,352.00	23,520.00	-90.00
10-1-000-002-4120.800 Participant Fee	2,352.00	1,960.00	392.00	1,960.00	2,352.00	23,520.00	-90.00
10-1-000-002-4160.000 Consulting Services	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4160.100 Inspection Expense	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4190.000 Other Sundry	0.00	4.17	-4.17	4.17	0.00	50.00	-100.00
10-1-000-002-4190.950 Background Verification	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91900	4,712.00	4,032.50	679.50	4,032.50	4,712.00	48,390.00	-90.26
91000 TOTAL OPERATING EXPENSE - Admin	27,051.07	34,183.52	-7,132.45	34,183.52	27,051.07	410,202.00	-93.41

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
ASSET MANAGEMENT FEE							
92000 Asset Mangement Fee							
10-1-000-002-4120.200 Asset Mgt Fee Exp	1,960.00	1,960.00	0.00	1,960.00	1,960.00	23,520.00	-91.67
Total Line 92000	1,960.00	1,960.00	0.00	1,960.00	1,960.00	23,520.00	-91.67
92000 TOTAL ASSET MANAGEMENT FEE	1,960.00	1,960.00	0.00	1,960.00	1,960.00	23,520.00	-91.67
TENANT SERVICES							
92400 Tenant Services - Other							
10-1-000-002-4220.050 Ten Ser-Cable/TV Exp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4220.100 Ten Ser-Supplies	0.00	16.67	-16.67	16.67	0.00	200.00	-100.00
10-1-000-002-4220.110 Ten Ser-Recreation	0.00	100.00	-100.00	100.00	0.00	1,200.00	-100.00
10-1-000-002-4220.120 Ten Ser-Education	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4220.125 Ten Ser-Other	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4220.175 Garden Program Exp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4220.300 T.S. - Grant Expenses	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 92400	0.00	116.67	-116.67	116.67	0.00	1,400.00	-100.00
92500 TOTAL TENANT SERVICES EXPENSE	0.00	116.67	-116.67	116.67	0.00	1,400.00	-100.00
UTILITIES							
93100 Water-200 Elect-300 Gas-600 Sewer							
10-1-000-002-4310.000 Water	-1.10	108.33	-109.43	108.33	-1.10	1,300.00	-100.08
10-1-000-002-4315.000 Sewer	-4.36	66.67	-71.03	66.67	-4.36	800.00	-100.55
10-1-000-002-4320.000 Electric	931.63	958.33	-26.70	958.33	931.63	11,500.00	-91.90
10-1-000-002-4330.000 Gas	39.71	450.00	-410.29	450.00	39.71	5,400.00	-99.26
Total Line 93100 93200 93300 93600	965.88	1,583.33	-617.45	1,583.33	965.88	19,000.00	-94.92
93000 TOTAL UTILITIES EXPENSES	965.88	1,583.33	-617.45	1,583.33	965.88	19,000.00	-94.92
MAINTENANCE & OPERATIONS EXPENSE							
94100 Maintenance - Labor							
10-1-000-002-4410.000 Maint Labor	1,379.19	4,201.58	-2,822.39	4,201.58	1,379.19	50,419.00	-97.26
10-1-000-002-4410.100 Maint Labor - OT	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4410.200 Maint Labor - Other	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94100	1,379.19	4,201.58	-2,822.39	4,201.58	1,379.19	50,419.00	-97.26
94200 Maintenance - Materials/Supplies							
10-1-000-002-4420.010 Garbage&Trash Supp	0.00	4.17	-4.17	4.17	0.00	50.00	-100.00
10-1-000-002-4420.020 Heating&Cooling Supp	-207.36	416.67	-624.03	416.67	-207.36	5,000.00	-104.15
10-1-000-002-4420.030 Snow Removal Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4420.040 Elevator Maint Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4420.050 Landscape/Grounds Sup	0.00	375.00	-375.00	375.00	0.00	4,500.00	-100.00
10-1-000-002-4420.070 Electrical Supplies	151.86	666.67	-514.81	666.67	151.86	8,000.00	-98.10
10-1-000-002-4420.080 Plumbing Supplies	131.55	1,250.00	-1,118.45	1,250.00	131.55	15,000.00	-99.12
10-1-000-002-4420.090 Extermination Supplies	0.00	250.00	-250.00	250.00	0.00	3,000.00	-100.00
10-1-000-002-4420.100 Janitorial Supplies	153.93	500.00	-346.07	500.00	153.93	6,000.00	-97.43
10-1-000-002-4420.110 Routine Maint. Supplies	15,573.10	5,416.67	10,156.43	5,416.67	15,573.10	65,000.00	-76.04
10-1-000-002-4420.111 Flooring Supplies	-1,411.74	0.00	-1,411.74	0.00	-1,411.74	0.00	
10-1-000-002-4420.120 Other Misc. Supplies	0.00	1,333.33	-1,333.33	1,333.33	0.00	16,000.00	-100.00
10-1-000-002-4420.121 Laundry Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4420.125 Mileage	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4420.126 Vehicle Supplies	-263.18	583.33	-846.51	583.33	-263.18	7,000.00	-103.76
10-1-000-002-4420.130 Security Supplies	0.00	0.00	0.00	0.00	0.00	0.00	

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Total Line 94200	14,128.16	10,795.84	3,332.32	10,795.84	14,128.16	129,550.00	-89.09
94300 Maintenance - Contracts							
10-1-000-002-4330.010 Refuse	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4430.000 Maint Labor Contract	32,472.75	34,662.00	-2,189.25	34,662.00	32,472.75	415,944.00	-92.19
10-1-000-002-4430.010 Garbage&Trash Cont	75.13	250.00	-174.87	250.00	75.13	3,000.00	-97.50
10-1-000-002-4430.020 Heating&Cooling Cont	-981.74	83.33	-1,065.07	83.33	-981.74	1,000.00	-198.17
10-1-000-002-4430.030 Snow Removal Contract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4430.040 Elevator Maint Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4430.050 Landscape & Grds Cont	0.00	625.00	-625.00	625.00	0.00	7,500.00	-100.00
10-1-000-002-4430.060 Unit Turnaround Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4430.070 Electrical Contracts	0.00	83.33	-83.33	83.33	0.00	1,000.00	-100.00
10-1-000-002-4430.080 Plumbing Contracts	-562.00	1,458.33	-2,020.33	1,458.33	-562.00	17,500.00	-103.21
10-1-000-002-4430.090 Extermination Contracts	0.00	1,500.00	-1,500.00	1,500.00	0.00	18,000.00	-100.00
10-1-000-002-4430.100 Reg Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4430.110 Routine Maint Cont	0.00	41.67	-41.67	41.67	0.00	500.00	-100.00
10-1-000-002-4430.111 Flooring Contract	0.00	3,833.33	-3,833.33	3,833.33	0.00	46,000.00	-100.00
10-1-000-002-4430.120 Other Misc Cont Cost	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4430.121 Laundry Equip Contract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4430.126 Vehicle Maint Cont	0.00	66.67	-66.67	66.67	0.00	800.00	-100.00
10-1-000-002-4431.000 Trash Removal	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94300	31,004.14	42,603.66	-11,599.52	42,603.66	31,004.14	511,244.00	-93.94
94500 Maintenance - Ordinary/Benefits							
10-1-000-002-4410.500 Emp Benefit - Maint	719.60	1,870.75	-1,151.15	1,870.75	719.60	22,449.00	-96.79
Total Line 94500	719.60	1,870.75	-1,151.15	1,870.75	719.60	22,449.00	-96.79
94000 TOTAL MAINTENANCE EXPENSES	47,231.09	59,471.83	-12,240.74	59,471.83	47,231.09	713,662.00	-93.38
TOTAL PROTECTIVE SERVICES EXPENSE							
95200 Protective Services - Contract							
10-1-000-002-4480.000 Police Contract	0.00	266.67	-266.67	266.67	0.00	3,200.00	-100.00
10-1-000-002-4480.006 Safety/Security Labor Fee	2,352.00	1,960.00	392.00	1,960.00	2,352.00	23,520.00	-90.00
10-1-000-002-4480.100 ADT Contract	340.13	320.33	19.80	320.33	340.13	3,844.00	-91.15
10-1-000-002-4480.500 Other Security Contract	-729.98	416.67	-1,146.65	416.67	-729.98	5,000.00	-114.60
Total Line 95200	1,962.15	2,963.67	-1,001.52	2,963.67	1,962.15	35,564.00	-94.48
95300 Protective Services - Other							
Total Line 95300	0.00	0.00	0.00	0.00	0.00	0.00	
95000 TOTAL PROTECTIVE SERVICES EXP	1,962.15	2,963.67	-1,001.52	2,963.67	1,962.15	35,564.00	-94.48
INSURANCE PREMIUMS EXPENSE							
96110 Property 120 Liab. 130 Work Comp							
10-1-000-002-4510.010 Property Ins	4,985.75	5,141.58	-155.83	5,141.58	4,985.75	61,699.00	-91.92
10-1-000-002-4510.020 Liability Ins	490.42	505.75	-15.33	505.75	490.42	6,069.00	-91.92
10-1-000-002-4510.030 Work Comp Insurance	222.90	229.83	-6.93	229.83	222.90	2,758.00	-91.92
Total Line 96110 96120 96130	5,699.07	5,877.16	-178.09	5,877.16	5,699.07	70,526.00	-91.92
96140 All Other Insurance							
10-1-000-002-4510.015 Equipment Insurance	226.90	234.00	-7.10	234.00	226.90	2,808.00	-91.92
10-1-000-002-4510.025 PE & PO Insurance	66.55	68.67	-2.12	68.67	66.55	824.00	-91.92
10-1-000-002-4510.035 Auto Insurance	200.00	206.25	-6.25	206.25	200.00	2,475.00	-91.92
10-1-000-002-4510.040 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96140	493.45	508.92	-15.47	508.92	493.45	6,107.00	-91.92
96100 TOTAL INSURANCE PREMIUMS EXP	6,192.52	6,386.08	-193.56	6,386.08	6,192.52	76,633.00	-91.92

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
GENERAL EXPENSES							
96200 Other General Expenses							
10-1-000-002-4590.000 Other General	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96200	0.00	0.00	0.00	0.00	0.00	0.00	
96210 Compensated Absences							
10-1-000-002-4110.001 Salaries Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4595.000 Compensated Absences	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96210	0.00	0.00	0.00	0.00	0.00	0.00	
96300 Payment In Lieu Of Taxes - PILOT							
10-1-000-002-4520.000 Pay in lieu of Tax	2,678.31	2,184.58	493.73	2,184.58	2,678.31	26,215.00	-89.78
Total Line 96300	2,678.31	2,184.58	493.73	2,184.58	2,678.31	26,215.00	-89.78
96400 Bad Debt - Tenant Rents							
10-1-000-002-4570.000 Collection Losses	1,218.05	1,666.67	-448.62	1,666.67	1,218.05	20,000.00	-93.91
Total Line 96400	1,218.05	1,666.67	-448.62	1,666.67	1,218.05	20,000.00	-93.91
96800 Severance Expense							
10-1-000-002-4530.000 Term Leave Pay	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96800	0.00	0.00	0.00	0.00	0.00	0.00	
96000 TOTAL OTHER GENERAL EXPENSES	3,896.36	3,851.25	45.11	3,851.25	3,896.36	46,215.00	-91.57
96900 TOTAL OPERATING EXPENSE	89,259.07	110,516.35	-21,257.28	110,516.35	89,259.07	1,326,196.00	-93.27
97000 NET REVENUE/EXPENSE (-Gain/Loss)	-20,632.12	-3,593.24	-17,038.88	-3,593.24	-20,632.12	-43,119.00	-52.15
MISCELLANEOUS EXPENSE							
97100 Extraordinary Maintenance							
10-1-000-002-4610.010 Extraordinary Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4610.020 Extraordinary Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4610.030 Extraordinary Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 97100	0.00	0.00	0.00	0.00	0.00	0.00	
97200 Casualty Losses - Non-capitalized							
10-1-000-002-4620.010 Casualty Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4620.020 Casualty Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4620.030 Casualty Contract Costs	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 97200	0.00	0.00	0.00	0.00	0.00	0.00	
97400 Depreciation Expense							
10-1-000-002-4800.000 Depreciation Exp Fam	23,901.00	31,250.00	-7,349.00	31,250.00	23,901.00	375,000.00	-93.63
Total Line 97400	23,901.00	31,250.00	-7,349.00	31,250.00	23,901.00	375,000.00	-93.63
97500 Fraud Losses							
Total Line 97500	0.00	0.00	0.00	0.00	0.00	0.00	
97800 Dwelling Units Rent Expense							
Total Line 97800	0.00	0.00	0.00	0.00	0.00	0.00	
90000 TOTAL MISCELLANEOUS EXPENSE	23,901.00	31,250.00	-7,349.00	31,250.00	23,901.00	375,000.00	-93.63

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
OTHER FINANCING SOURCES (USES)							
10010 Operating Transfer In							
Total Line 10010	0.00	0.00	0.00	0.00	0.00	0.00	
10020 Operating Transfer Out							
Total Line 10020	0.00	0.00	0.00	0.00	0.00	0.00	
10030 Operating Xfers from/to Government							
Total Line 10030	0.00	0.00	0.00	0.00	0.00	0.00	
10040 Oper Xfers from/to Component Unit							
Total Line 10040	0.00	0.00	0.00	0.00	0.00	0.00	
10060 Proceeds Sale Property -gain/loss							
Total Line 10060	0.00	0.00	0.00	0.00	0.00	0.00	
10070 Extraordinary Items Net -Gain/Loss							
Total Line 10050	0.00	0.00	0.00	0.00	0.00	0.00	
10080 Special Items (Net -Gain/Loss)							
Total Line 10060	0.00	0.00	0.00	0.00	0.00	0.00	
10093 Xfers - In between Amps							
10-1-000-002-9111.000 Xfers In from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10093 Xfers - In from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
10094 Xfer - Out between Amps							
10-1-000-002-9111.100 Xfers Out from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10094 Xfers - Out from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
10100 TOTAL OTHER FINANCING SOURCES-USES	0.00	0.00	0.00	0.00	0.00	0.00	
10000 EXCESS REVENUE/EXPENS (-Gain/Loss)	3,268.88	27,656.76	-24,387.88	27,656.76	3,268.88	331,881.00	-99.02

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	51.00	177.00	0.00	177.00	51.00	2,124.00	0.00
REVENUE							
70300 Net Tenant Rent Revenue							
10-1-000-006-3110.000 Dwelling Rent	-16,863.00	-15,416.67	-1,446.33	-15,416.67	-16,863.00	-185,000.00	-90.88
10-1-000-006-3111.000 Utility Allowance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70300	-16,863.00	-15,416.67	-1,446.33	-15,416.67	-16,863.00	-185,000.00	-90.88
70400 Tenant Revenue - Other							
10-1-000-006-3120.000 Excess Utilities	0.00	-6.25	6.25	-6.25	0.00	-75.00	-100.00
10-1-000-006-3130.000 Cable TV Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3190.000 Nondwell Rent	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3690.000 Other Income	0.00	-7.50	7.50	-7.50	0.00	-90.00	-100.00
10-1-000-006-3690.100 Late Fees	-150.00	-125.00	-25.00	-125.00	-150.00	-1,500.00	-90.00
10-1-000-006-3690.120 Violation Fees	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3690.130 Court Cost Fees	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3690.140 Returned Check Charge	0.00	-4.17	4.17	-4.17	0.00	-50.00	-100.00
10-1-000-006-3690.150 Laundry Income	-626.50	-500.00	-126.50	-500.00	-626.50	-6,000.00	-89.56
10-1-000-006-3690.160 Vending Machine Inc	-32.63	-29.17	-3.46	-29.17	-32.63	-350.00	-90.68
10-1-000-006-3690.180 Labor	-382.00	-50.00	-332.00	-50.00	-382.00	-600.00	-36.33
10-1-000-006-3690.200 Materials	0.00	-8.33	8.33	-8.33	0.00	-100.00	-100.00
Total Line 70400	-1,191.13	-730.42	-460.71	-730.42	-1,191.13	-8,765.00	-86.41
70500 TOTAL TENANT REVENUE	-18,054.13	-16,147.09	-1,907.04	-16,147.09	-18,054.13	-193,765.00	-90.68
70600 HUD PHA Operating Grants							
10-1-000-006-8020.000 Oper Sub - Curr Yr	-7,968.00	-8,365.58	397.58	-8,365.58	-7,968.00	-100,387.00	-92.06
10-1-000-006-8021.000 Oper Sub - Prior Yr	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70600	-7,968.00	-8,365.58	397.58	-8,365.58	-7,968.00	-100,387.00	-92.06
10010 Operating Tranfers In - CFP							
10-1-000-006-3404.010 Other Inc - Operations	0.00	-3,333.33	3,333.33	-3,333.33	0.00	-40,000.00	-100.00
Total Line 70610	0.00	-3,333.33	3,333.33	-3,333.33	0.00	-40,000.00	-100.00
70800 Other Government Grants							
10-1-000-006-3404.000 Rev other gov grants	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70800	0.00	0.00	0.00	0.00	0.00	0.00	
71100 Investment Income - Unrestricted							
10-1-000-006-3610.000 Interest Income	-328.29	-266.67	-61.62	-266.67	-328.29	-3,200.00	-89.74
Total Line 71100	-328.29	-266.67	-61.62	-266.67	-328.29	-3,200.00	-89.74
71300 Proceeds from Disposition of Asset							
Total Line 71300	0.00	0.00	0.00	0.00	0.00	0.00	
71500 Other Revenue							
10-1-000-006-3190.050 Office Rent Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3195.000 Day Care Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3690.000 Other Income	0.00	-7.50	7.50	-7.50	0.00	-90.00	-100.00
10-1-000-006-3690.300 T.S. Income - Grants	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.000 Inspection Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.004 Admin Fee Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.005 Maint Fee Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.120 Other Misc Inc	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 71500	0.00	-7.50	7.50	-7.50	0.00	-90.00	-100.00
70000 TOTAL REVENUE	-26,350.42	-28,120.17	1,769.75	-28,120.17	-26,350.42	-337,442.00	-92.19

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
EXPENSES							
ADMINISTRATIVE							
91100 Administrative Salaries							
10-1-000-006-4110.000 Admin Salaries	922.38	1,887.17	-964.79	1,887.17	922.38	22,646.00	-95.93
10-1-000-006-4110.200 Admin Exp - Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91100	922.38	1,887.17	-964.79	1,887.17	922.38	22,646.00	-95.93
91200 Auditing Fees							
10-1-000-006-4171.000 Audit Fee	0.00	100.00	-100.00	100.00	0.00	1,200.00	-100.00
Total Line 91200	0.00	100.00	-100.00	100.00	0.00	1,200.00	-100.00
91300 Management Fee							
10-1-000-006-4120.100 Management Fee Exp	4,103.97	4,104.00	-0.03	4,104.00	4,103.97	49,248.00	-91.67
Total Line 91300	4,103.97	4,104.00	-0.03	4,104.00	4,103.97	49,248.00	-91.67
91310 Book-keeping Fee							
10-1-000-006-4120.300 Bookkeeping Exp	382.50	383.00	-0.50	383.00	382.50	4,596.00	-91.68
Total Line 91310	382.50	383.00	-0.50	383.00	382.50	4,596.00	-91.68
91500 Benefit Contributions - Admin							
10-1-000-006-4110.500 Emp Benefit - Admin	314.35	593.00	-278.65	593.00	314.35	7,116.00	-95.58
Total Line 91500	314.35	593.00	-278.65	593.00	314.35	7,116.00	-95.58
91600 Office Expense							
10-1-000-006-4140.000 Training - Staff	0.00	41.67	-41.67	41.67	0.00	500.00	-100.00
10-1-000-006-4180.000 Telephone	373.35	208.33	165.02	208.33	373.35	2,500.00	-85.07
10-1-000-006-4190.100 Postage	2.07	4.17	-2.10	4.17	2.07	50.00	-95.86
10-1-000-006-4190.200 Office Supplies	0.00	45.83	-45.83	45.83	0.00	550.00	-100.00
10-1-000-006-4190.250 Office Furniture	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4190.300 Paper Supplies	0.00	16.67	-16.67	16.67	0.00	200.00	-100.00
10-1-000-006-4190.400 Printing	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4190.401 Printing Supplies	0.00	8.33	-8.33	8.33	0.00	100.00	-100.00
10-1-000-006-4190.500 Printer/Copier	0.00	0.00	0.00	0.00	0.00	0.00	
Supply/Cont							
10-1-000-006-4190.550 Computers/Software	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4190.700 Member Dues/Fees	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4190.800 Internet Services	236.90	250.00	-13.10	250.00	236.90	3,000.00	-92.10
10-1-000-006-4190.850 IT Support	0.00	25.00	-25.00	25.00	0.00	300.00	-100.00
Total Line 91600	612.32	600.00	12.32	600.00	612.32	7,200.00	-91.50
91700 Legal Expense							
Total Line 91700	0.00	0.00	0.00	0.00	0.00	0.00	
91800 Travel Expense							
10-1-000-006-4150.000 Travel - Staff	0.00	36.67	-36.67	36.67	0.00	440.00	-100.00
10-1-000-006-4150.010 Travel - Commissioners	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4150.100 Mileage - Admin	0.00	4.17	-4.17	4.17	0.00	50.00	-100.00
Total Line 91800	0.00	40.84	-40.84	40.84	0.00	490.00	-100.00
91900 Other Expense							
10-1-000-006-4120.400 Fee for Service Exp	1.76	33.33	-31.57	33.33	1.76	400.00	-99.56
10-1-000-006-4120.500 Other Fee Exp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4120.700 Mental Health Fee	612.00	510.00	102.00	510.00	612.00	6,120.00	-90.00
10-1-000-006-4120.800 Participant Fee	612.00	510.00	102.00	510.00	612.00	6,120.00	-90.00
10-1-000-006-4160.000 Consulting Services	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4160.100 Inspection Expense	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4190.000 Other Sundry	0.00	8.33	-8.33	8.33	0.00	100.00	-100.00
10-1-000-006-4190.950 Background Verification	0.00	8.33	-8.33	8.33	0.00	100.00	-100.00
Total Line 91900	1,225.76	1,069.99	155.77	1,069.99	1,225.76	12,840.00	-90.45

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
91000 TOTAL OPERATING EXPENSE - Admin	7,561.28	8,778.00	-1,216.72	8,778.00	7,561.28	105,336.00	-92.82
ASSET MANAGEMENT FEE							
92000 Asset Mangement Fee							
10-1-000-006-4120.200 Asset Mngt Fee Exp	510.00	510.00	0.00	510.00	510.00	6,120.00	-91.67
Total Line 92000	510.00	510.00	0.00	510.00	510.00	6,120.00	-91.67
92000 TOTAL ASSET MANAGEMENT FEE	510.00	510.00	0.00	510.00	510.00	6,120.00	-91.67
TENANT SERVICES							
92400 Tenant Services - Other							
10-1-000-006-4220.050 Ten Ser-Cable/TV Exp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4220.100 Ten Ser-Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4220.110 Ten Ser-Recreation	0.00	50.00	-50.00	50.00	0.00	600.00	-100.00
10-1-000-006-4220.120 Ten Ser-Education	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4220.125 Ten Ser-Other	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4220.175 Garden Program Exp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4230.000 Ten Ser Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 92400	0.00	50.00	-50.00	50.00	0.00	600.00	-100.00
92500 TOTAL TENANT SERVICES EXPENSE	0.00	50.00	-50.00	50.00	0.00	600.00	-100.00
UTILITIES							
93100 Water-200 Elect-300 Gas-600 Sewer							
10-1-000-006-4310.000 Water	-177.25	358.33	-535.58	358.33	-177.25	4,300.00	-104.12
10-1-000-006-4315.000 Sewer	-143.03	291.67	-434.70	291.67	-143.03	3,500.00	-104.09
10-1-000-006-4320.000 Electric	-895.83	1,125.00	-2,020.83	1,125.00	-895.83	13,500.00	-106.64
10-1-000-006-4330.000 Gas	0.00	1,041.67	-1,041.67	1,041.67	0.00	12,500.00	-100.00
Total Line 93100 93200 93300 93600	-1,216.11	2,816.67	-4,032.78	2,816.67	-1,216.11	33,800.00	-103.60
93000 TOTAL UTILITIES EXPENSES	-1,216.11	2,816.67	-4,032.78	2,816.67	-1,216.11	33,800.00	-103.60
MAINTENANCE & OPERATIONS EXPENSE							
94100 Maintenance - Labor							
10-1-000-006-4410.000 Maint Labor	367.78	1,070.83	-703.05	1,070.83	367.78	12,850.00	-97.14
10-1-000-006-4410.100 Maint Labor - OT	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4410.200 Maint Labor - Other	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94100	367.78	1,070.83	-703.05	1,070.83	367.78	12,850.00	-97.14
94200 Maintenance - Materials/Supplies							
10-1-000-006-4420.010 Garbage&Trash Supp	0.00	16.67	-16.67	16.67	0.00	200.00	-100.00
10-1-000-006-4420.020 Heating&Cooling Supp	-4,860.00	83.33	-4,943.33	83.33	-4,860.00	1,000.00	-586.00
10-1-000-006-4420.030 Snow Removal Supplies	0.00	8.33	-8.33	8.33	0.00	100.00	-100.00
10-1-000-006-4420.040 Elevator Maint Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4420.050 Landscape/Grounds Sup	0.00	83.33	-83.33	83.33	0.00	1,000.00	-100.00
10-1-000-006-4420.070 Electrical Supplies	0.00	83.33	-83.33	83.33	0.00	1,000.00	-100.00
10-1-000-006-4420.080 Plumbing Supplies	0.00	83.33	-83.33	83.33	0.00	1,000.00	-100.00
10-1-000-006-4420.090 Extermination Supplies	0.00	20.83	-20.83	20.83	0.00	250.00	-100.00
10-1-000-006-4420.100 Janitorial Supplies	538.56	208.33	330.23	208.33	538.56	2,500.00	-78.46
10-1-000-006-4420.110 Routine Maint.Supplies	-43.12	1,000.00	-1,043.12	1,000.00	-43.12	12,000.00	-100.36
10-1-000-006-4420.120 Other Misc Supplies	0.00	16.67	-16.67	16.67	0.00	200.00	-100.00
10-1-000-006-4420.121 Laundry Supplies	0.00	16.67	-16.67	16.67	0.00	200.00	-100.00
10-1-000-006-4420.125 Mileage	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4420.126 Vehicle Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4420.130 Security Supplies	0.00	0.00	0.00	0.00	0.00	0.00	

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Total Line 94200	-4,364.56	1,620.82	-5,985.38	1,620.82	-4,364.56	19,450.00	-122.44
94300 Maintenance - Contracts							
10-1-000-006-4330.010 Refuse	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4430.000 Maint Labor Contract	2,569.50	4,875.00	-2,305.50	4,875.00	2,569.50	58,500.00	-95.61
10-1-000-006-4430.010 Garbage & Trash Cont	0.00	375.00	-375.00	375.00	0.00	4,500.00	-100.00
10-1-000-006-4430.020 Heating & Cooling Cont	-4,936.21	416.67	-5,352.88	416.67	-4,936.21	5,000.00	-198.72
10-1-000-006-4430.030 Snow Removal Contract	0.00	29.17	-29.17	29.17	0.00	350.00	-100.00
10-1-000-006-4430.040 Elevator Maint Cont	0.00	416.67	-416.67	416.67	0.00	5,000.00	-100.00
10-1-000-006-4430.050 Landscape & Grds Cont	99.00	62.50	36.50	62.50	99.00	750.00	-86.80
10-1-000-006-4430.060 Unit Turnaround Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4430.070 Electrical Contracts	0.00	41.67	-41.67	41.67	0.00	500.00	-100.00
10-1-000-006-4430.080 Plumbing Contracts	0.00	208.33	-208.33	208.33	0.00	2,500.00	-100.00
10-1-000-006-4430.090 Extermination Contracts	1,850.00	625.00	1,225.00	625.00	1,850.00	7,500.00	-75.33
10-1-000-006-4430.100 Janitorial Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4430.110 Routine Maint Cont	-280.15	125.00	-405.15	125.00	-280.15	1,500.00	-118.68
10-1-000-006-4430.111 Flooring Contract	0.00	1,375.00	-1,375.00	1,375.00	0.00	16,500.00	-100.00
10-1-000-006-4430.120 Other Misc. Cont Cost	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4430.121 Laundry Equip Contract	0.00	50.00	-50.00	50.00	0.00	600.00	-100.00
10-1-000-006-4430.126 Vehicle Maint Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4431.000 Trash Removal	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94300	-697.86	8,600.01	-9,297.87	8,600.01	-697.86	103,200.00	-100.68
94500 Maintenance - Ordinary/Benefits							
10-1-000-006-4410.500 Maint Emp Benefit	191.91	611.83	-419.92	611.83	191.91	7,342.00	-97.39
Total Line 94500	191.91	611.83	-419.92	611.83	191.91	7,342.00	-97.39
94000 TOTAL MAINTENANCE EXPENSES	-4,502.73	11,903.49	-16,406.22	11,903.49	-4,502.73	142,842.00	-103.15
TOTAL PROTECTIVE SERVICES EXPENSE							
95200 Protective Services - Contract							
10-1-000-006-4480.000 Police Contract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4480.006 Safety/Security Labor Fee	612.00	510.00	102.00	510.00	612.00	6,120.00	-90.00
10-1-000-006-4480.100 ADT Contract	93.22	416.67	-323.45	416.67	93.22	5,000.00	-98.14
10-1-000-006-4480.500 Other Security Contract	0.00	200.00	-200.00	200.00	0.00	2,400.00	-100.00
Total Line 95200	705.22	1,126.67	-421.45	1,126.67	705.22	13,520.00	-94.78
95300 Protective Services - Other							
Total Line 95300	0.00	0.00	0.00	0.00	0.00	0.00	
95000 TOTAL PROTECTIVE SERVICES EXP	705.22	1,126.67	-421.45	1,126.67	705.22	13,520.00	-94.78
INSURANCE PREMIUMS EXPENSE							
96110 Property 120 Liab. 130 Work Comp							
10-1-000-006-4510.010 Property Insurance	1,769.77	1,825.08	-55.31	1,825.08	1,769.77	21,901.00	-91.92
10-1-000-006-4510.020 Liability Insurance	127.93	131.92	-3.99	131.92	127.93	1,583.00	-91.92
10-1-000-006-4510.030 Work Comp	25.98	26.75	-0.77	26.75	25.98	321.00	-91.91
Total Line 96110 96120 96130	1,923.68	1,983.75	-60.07	1,983.75	1,923.68	23,805.00	-91.92
96140 All Other Insurance							
10-1-000-006-4510.015 Equipment Insurance	59.19	61.00	-1.81	61.00	59.19	732.00	-91.91
10-1-000-006-4510.025 PE & PO Insurance	13.18	13.58	-0.40	13.58	13.18	163.00	-91.91
10-1-000-006-4510.035 Auto Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4510.040 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96140	72.37	74.58	-2.21	74.58	72.37	895.00	-91.91
96100 TOTAL INSURANCE PREMIUMS EXP	1,996.05	2,058.33	-62.28	2,058.33	1,996.05	24,700.00	-91.92

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
GENERAL EXPENSES							
96200 Other General Expenses							
10-1-000-006-4590.000 Other General	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96200	0.00	0.00	0.00	0.00	0.00	0.00	
96210 Compensated Absences							
10-1-000-006-4110.001 Salaries Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4595.000 Compensated Absences	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96210	0.00	0.00	0.00	0.00	0.00	0.00	
96300 Payment In Lieu Of Taxes - PILOT							
10-1-000-006-4520.000 Pay in lieu of Tax	1,807.91	1,332.25	475.66	1,332.25	1,807.91	15,987.00	-88.69
Total Line 96300	1,807.91	1,332.25	475.66	1,332.25	1,807.91	15,987.00	-88.69
96400 Bad Debt - Tenant Rents							
10-1-000-006-4570.000 Collection Losses	311.70	0.00	311.70	0.00	311.70	0.00	
Total Line 96400	311.70	0.00	311.70	0.00	311.70	0.00	
96800 Severance Expense							
10-1-000-006-4530.000 Term Leave Pay	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96800	0.00	0.00	0.00	0.00	0.00	0.00	
96000 TOTAL OTHER GENERAL EXPENSES	2,119.61	1,332.25	787.36	1,332.25	2,119.61	15,987.00	-86.74
96900 TOTAL OPERATING EXPENSE	7,173.32	28,575.41	-21,402.09	28,575.41	7,173.32	342,905.00	-97.91
97000 NET REVENUE/EXPENSE (-Gain/Loss)	-19,177.10	455.24	-19,632.34	455.24	-19,177.10	5,463.00	-451.04
MISCELLANEOUS EXPENSE							
97100 Extraordinary Maintenance							
10-1-000-006-4610.010 Extraordinary Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4610.020 Extraordinary Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4610.030 Extraordinary Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 97100	0.00	0.00	0.00	0.00	0.00	0.00	
97200 Casualty Losses - Non-capitalized							
10-1-000-006-4620.010 Casualty Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4620.020 Casualty Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4620.030 Casualty Contract Costs	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 97200	0.00	0.00	0.00	0.00	0.00	0.00	
97400 Depreciation Expense							
10-1-000-006-4800.000 Depreciation Exp BB	3,120.00	0.00	3,120.00	0.00	3,120.00	0.00	
Total Line 97400	3,120.00	0.00	3,120.00	0.00	3,120.00	0.00	
97500 Fraud Losses							
Total Line 97500	0.00	0.00	0.00	0.00	0.00	0.00	
97800 Dwelling Units Rent Expense							
Total Line 97800	0.00	0.00	0.00	0.00	0.00	0.00	
90000 TOTAL MISCELLANEOUS EXPENSE	3,120.00	0.00	3,120.00	0.00	3,120.00	0.00	

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
OTHER FINANCING SOURCES (USES)							
10010 Operating Transfer In							
Total Line 10010	0.00	0.00	0.00	0.00	0.00	0.00	
10020 Operating Transfer Out							
Total Line 10020	0.00	0.00	0.00	0.00	0.00	0.00	
10030 Operating Xfers from/to Government							
Total Line 10030	0.00	0.00	0.00	0.00	0.00	0.00	
10040 Oper Xfers from/to Component Unit							
Total Line 10040	0.00	0.00	0.00	0.00	0.00	0.00	
10060 Proceeds Sale Property -gain/loss							
Total Line 10060	0.00	0.00	0.00	0.00	0.00	0.00	
10070 Extraordinary Items Net -Gain/Loss							
Total Line 10050	0.00	0.00	0.00	0.00	0.00	0.00	
10080 Special Items (Net -Gain/Loss)							
Total Line 10060	0.00	0.00	0.00	0.00	0.00	0.00	
10093 Xfers - In between Amps							
10-1-000-006-9111.000 Xfers In from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10093 Xfers - In from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
10094 Xfer - Out between Amps							
10-1-000-006-9111.100 Xfers Out from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10094 Xfers - Out from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
10100 TOTAL OTHER FINANCING SOURCES-USES	0.00	0.00	0.00	0.00	0.00	0.00	
10000 EXCESS REVENUE/EXPENS (-Gain/Loss)	-16,057.10	462.74	-16,519.84	462.74	-16,057.10	5,553.00	-389.16

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	72.00	72.00	0.00	72.00	72.00	864.00	0.00
REVENUE							
70300 Net Tenant Rent Revenue							
60-1-000-000-5120.000 Rent - Brentwood	-32,890.00	-33,166.00	276.00	-33,166.00	-32,890.00	-397,992.00	-91.74
60-1-000-000-5125.000 PHA Rent	-10,000.00	-9,800.00	-200.00	-9,800.00	-10,000.00	-117,600.00	-91.50
60-1-000-000-5220.000 Vacancies - BW	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5320.000 Rent Adjustments	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5970.000 Excess Rent	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5971.000 Excess Rent to HUD	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70300	-42,890.00	-42,966.00	76.00	-42,966.00	-42,890.00	-515,592.00	-91.68
70400 Tenant Revenue - Other							
60-1-000-000-5910.000 Laundry Income	-465.25	-625.00	159.75	-625.00	-465.25	-7,500.00	-93.80
60-1-000-000-5920.000 Bad Check Charges	-50.00	-4.17	-45.83	-4.17	-50.00	-50.00	0.00
60-1-000-000-5920.100 Deposits Forfeited	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5922.000 Labor & Materials	-80.00	-650.00	570.00	-650.00	-80.00	-7,800.00	-98.97
60-1-000-000-5923.000 Misc Charges	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5925.000 Late Charges	-275.00	-250.00	-25.00	-250.00	-275.00	-3,000.00	-90.83
60-1-000-000-5926.000 Violation Charges	0.00	-48.75	48.75	-48.75	0.00	-585.00	-100.00
60-1-000-000-5930.000 Retained HAP	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70400	-870.25	-1,577.92	707.67	-1,577.92	-870.25	-18,935.00	-95.40
70500 TOTAL TENANT REVENUE	-43,760.25	-44,543.92	783.67	-44,543.92	-43,760.25	-534,527.00	-91.81
70600 HUD PHA Operating Grants							
60-1-000-000-5126.000 HAP - Brentwood S8	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5500.000 HUD Interest Payment	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70600	0.00	0.00	0.00	0.00	0.00	0.00	
70800 Other Government Grants							
60-1-000-000-5990.000 Income from Grants	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70800	0.00	0.00	0.00	0.00	0.00	0.00	
71100 Investment Income - Unrestricted							
60-1-000-000-5410.000 Interest Income	-339.80	-700.00	360.20	-700.00	-339.80	-8,400.00	-95.95
60-1-000-000-5410.025 Interest Inc - Sec Dep	-0.56	-0.58	0.02	-0.58	-0.56	-7.00	-92.00
Total Line 71100	-340.36	-700.58	360.22	-700.58	-340.36	-8,407.00	-95.95
71400 Fraud Recovery							
Total Line 71400	0.00	0.00	0.00	0.00	0.00	0.00	
71500 Other Revenue							
60-1-000-000-5127.000 Office Rent Receipt	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5900.000 Other Income	0.00	-8.33	8.33	-8.33	0.00	-100.00	-100.00
60-1-000-000-5901.000 Income - LR Amps	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5990.300 T.S. Income - Grants	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 71500	0.00	-8.33	8.33	-8.33	0.00	-100.00	-100.00
72000 Investment Income - Restricted							
60-1-000-000-5440.000 Rep Res Interest	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5450.000 Residual Res Int Inc	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 72000	0.00	0.00	0.00	0.00	0.00	0.00	
70000 TOTAL REVENUE	-44,100.61	-45,252.83	1,152.22	-45,252.83	-44,100.61	-543,034.00	-91.88

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
EXPENSES							
ADMINISTRATIVE							
91100 Administrative Salaries							
60-1-000-000-6310.000 Admin Salaries	761.06	1,518.50	-757.44	1,518.50	761.06	18,222.00	-95.82
60-1-000-000-6330.000 Manager Salaries	1,374.87	2,500.00	-1,125.13	2,500.00	1,374.87	30,000.00	-95.42
Total Line 91100	2,135.93	4,018.50	-1,882.57	4,018.50	2,135.93	48,222.00	-95.57
91200 Auditing Fees							
60-1-000-000-6350.000 Audit	0.00	166.67	-166.67	166.67	0.00	2,000.00	-100.00
Total Line 91200	0.00	166.67	-166.67	166.67	0.00	2,000.00	-100.00
91300 Management Fee							
60-1-000-000-6320.000 Management Fees	3,960.00	3,960.00	0.00	3,960.00	3,960.00	47,520.00	-91.67
Total Line 91300	3,960.00	3,960.00	0.00	3,960.00	3,960.00	47,520.00	-91.67
91310 Book-keeping Fee							
60-1-000-000-6351.000 Bookkeeping Fees	540.00	540.00	0.00	540.00	540.00	6,480.00	-91.67
Total Line 91310	540.00	540.00	0.00	540.00	540.00	6,480.00	-91.67
91400 Advertising & Marketing							
60-1-000-000-6210.000 Advertising	0.00	20.00	-20.00	20.00	0.00	240.00	-100.00
Total Line 91400	0.00	20.00	-20.00	20.00	0.00	240.00	-100.00
91500 Benefit Contributions - Admin							
60-1-000-000-6310.500 Admin Benefits	199.06	374.00	-174.94	374.00	199.06	4,488.00	-95.56
60-1-000-000-6330.500 Manager's Benefits	488.13	1,033.00	-544.87	1,033.00	488.13	12,396.00	-96.06
Total Line 91500	687.19	1,407.00	-719.81	1,407.00	687.19	16,884.00	-95.93
91600 Office Expense							
60-1-000-000-6250.000 Misc Rent Expense	0.00	100.00	-100.00	100.00	0.00	1,200.00	-100.00
60-1-000-000-6311.000 Office Exp - BW	132.59	220.00	-87.41	220.00	132.59	2,640.00	-94.98
60-1-000-000-6311.050 Office Rental Exp	298.00	314.50	-16.50	314.50	298.00	3,774.00	-92.10
60-1-000-000-6311.100 Phone/Internet Exp	48.13	133.33	-85.20	133.33	48.13	1,600.00	-96.99
60-1-000-000-6311.150 IT Support	0.00	150.00	-150.00	150.00	0.00	1,800.00	-100.00
60-1-000-000-6311.200 Office Furniture	0.00	16.67	-16.67	16.67	0.00	200.00	-100.00
Total Line 91600	478.72	934.50	-455.78	934.50	478.72	11,214.00	-95.73
91700 Legal Expense							
60-1-000-000-6340.000 Legal	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91700	0.00	0.00	0.00	0.00	0.00	0.00	
91800 Travel Expense							
60-1-000-000-6365.000 Travel - Staff	0.00	141.67	-141.67	141.67	0.00	1,700.00	-100.00
60-1-000-000-6365.010 Travel - Commissioners	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6365.100 Mileage, Staff - BW	0.00	116.67	-116.67	116.67	0.00	1,400.00	-100.00
Total Line 91800	0.00	258.34	-258.34	258.34	0.00	3,100.00	-100.00
91900 Other Expense							
60-1-000-000-6350.700 Mental Health Fee	864.00	864.00	0.00	864.00	864.00	10,368.00	-91.67
60-1-000-000-6350.800 Participant Fee	864.00	864.00	0.00	864.00	864.00	10,368.00	-91.67
60-1-000-000-6352.500 Other Fee Exp	415.53	0.00	415.53	0.00	415.53	0.00	
60-1-000-000-6360.000 Training - Staff	0.00	166.67	-166.67	166.67	0.00	2,000.00	-100.00
60-1-000-000-6360.010 Training - Commiss	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6380.000 Consulting Services	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6380.100 Inspection Expense	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6380.500 Translating Services	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6390.000 Fee for Service Exp	12.00	45.83	-33.83	45.83	12.00	550.00	-97.82
60-1-000-000-6399.000 Other Administrative	0.00	33.33	-33.33	33.33	0.00	400.00	-100.00
Total Line 91900	2,155.53	1,973.83	181.70	1,973.83	2,155.53	23,686.00	-90.90

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
91000 TOTAL OPERATING EXPENSE - Admin	9,957.37	13,278.84	-3,321.47	13,278.84	9,957.37	159,346.00	-93.75
UTILITIES							
93100 Water,200 Elect,300 Gas,600 Sewer							
60-1-000-000-6450.000 Utilites - Electric	0.00	483.33	-483.33	483.33	0.00	5,800.00	-100.00
60-1-000-000-6451.000 Utilities - Water	0.00	1,084.00	-1,084.00	1,084.00	0.00	13,008.00	-100.00
60-1-000-000-6452.000 Utilities - Gas	4.12	125.00	-120.88	125.00	4.12	1,500.00	-99.73
60-1-000-000-6453.000 Utilities - Sewer	0.00	2,517.00	-2,517.00	2,517.00	0.00	30,204.00	-100.00
Total Line 93100, 93200, 93300, 93600	4.12	4,209.33	-4,205.21	4,209.33	4.12	50,512.00	-99.99
93000 TOTAL UTILITIES EXPENSES	4.12	4,209.33	-4,205.21	4,209.33	4.12	50,512.00	-99.99
MAINTENANCE & OPERATIONS EXPENSE							
94100 Maintenance - Labor							
60-1-000-000-6510.000 Maint Salaries	2,141.04	4,344.00	-2,202.96	4,344.00	2,141.04	52,128.00	-95.89
60-1-000-000-6510.100 OT Maintenance	183.13	157.00	26.13	157.00	183.13	1,884.00	-90.28
60-1-000-000-6510.200 Maint from Amps	0.00	166.67	-166.67	166.67	0.00	2,000.00	-100.00
Total Line 94100	2,324.17	4,667.67	-2,343.50	4,667.67	2,324.17	56,012.00	-95.85
94200 Maintenance - Materials/Supplies							
60-1-000-000-6515.010 Garbage/Trash Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6515.020 Heat/Cool Supplies	57.72	150.00	-92.28	150.00	57.72	1,800.00	-96.79
60-1-000-000-6515.030 Snow Removal Supplies	0.00	58.33	-58.33	58.33	0.00	700.00	-100.00
60-1-000-000-6515.040 Roofing Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6515.050 Lndscape/Grnd Supplies	0.00	166.67	-166.67	166.67	0.00	2,000.00	-100.00
60-1-000-000-6515.070 Electrical Supplies	0.00	125.00	-125.00	125.00	0.00	1,500.00	-100.00
60-1-000-000-6515.080 Plumbing Supplies	592.52	704.17	-111.65	704.17	592.52	8,450.00	-92.99
60-1-000-000-6515.090 Extermination Supplies	109.43	16.67	92.76	16.67	109.43	200.00	-45.29
60-1-000-000-6515.100 Janitorial Supplies	62.09	125.00	-62.91	125.00	62.09	1,500.00	-95.86
60-1-000-000-6515.110 Routine Maint. Supplies	618.26	1,083.33	-465.07	1,083.33	618.26	13,000.00	-95.24
60-1-000-000-6515.114 Painting Supplies - BW	0.00	140.00	-140.00	140.00	0.00	1,680.00	-100.00
60-1-000-000-6515.115 Refrigerators	0.00	298.67	-298.67	298.67	0.00	3,584.00	-100.00
60-1-000-000-6515.116 Stoves	0.00	118.75	-118.75	118.75	0.00	1,425.00	-100.00
60-1-000-000-6515.120 Misc. Other Supplies	0.00	41.67	-41.67	41.67	0.00	500.00	-100.00
60-1-000-000-6515.500 Small Tools/Equipment	0.00	33.33	-33.33	33.33	0.00	400.00	-100.00
Total Line 94200	1,440.02	3,061.59	-1,621.57	3,061.59	1,440.02	36,739.00	-96.08
94300 Maintenance - Contracts							
60-1-000-000-6520.010 Garbage/Trash Contract	977.00	1,203.33	-226.33	1,203.33	977.00	14,440.00	-93.23
60-1-000-000-6520.020 Heat/Cool Contract	0.00	291.67	-291.67	291.67	0.00	3,500.00	-100.00
60-1-000-000-6520.030 Snow Removal Contract	0.00	166.67	-166.67	166.67	0.00	2,000.00	-100.00
60-1-000-000-6520.040 Roofing Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6520.050 Landscape&Grds Cont	0.00	483.33	-483.33	483.33	0.00	5,800.00	-100.00
60-1-000-000-6520.060 Unit Turn Contract	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6520.070 Electrical Contract	0.00	41.67	-41.67	41.67	0.00	500.00	-100.00
60-1-000-000-6520.080 Plumbing Contract	0.00	625.00	-625.00	625.00	0.00	7,500.00	-100.00
60-1-000-000-6520.090 Extermination Contract	950.00	485.00	465.00	485.00	950.00	5,820.00	-83.68
60-1-000-000-6520.100 Janitorial Contract	225.00	97.92	127.08	97.92	225.00	1,175.00	-80.85
60-1-000-000-6520.110 Routine Maint. Contract	0.00	433.33	-433.33	433.33	0.00	5,200.00	-100.00
60-1-000-000-6520.111 Carpet Repr/Repl Cont.	0.00	666.67	-666.67	666.67	0.00	8,000.00	-100.00
60-1-000-000-6520.120 Misc. Other Contracts	0.00	83.33	-83.33	83.33	0.00	1,000.00	-100.00
Total Line 94300 - (sub accts)	2,152.00	4,577.92	-2,425.92	4,577.92	2,152.00	54,935.00	-96.08
94500 Maintenance - Ordinary/Benefits							
60-1-000-000-6510.500 Maint. Employee Ben.	884.64	1,652.00	-767.36	1,652.00	884.64	19,824.00	-95.54
Total Line 94500	884.64	1,652.00	-767.36	1,652.00	884.64	19,824.00	-95.54
94000 TOTAL MAINTENANCE EXPENSES	6,800.83	13,959.18	-7,158.35	13,959.18	6,800.83	167,510.00	-95.94

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
TOTAL PROTECTIVE SERVICES EXPENSE							
95100 Protective Services - Labor							
Total Line 95100	0.00	0.00	0.00	0.00	0.00	0.00	
95200 Protective Services - Contract							
60-1-000-000-6580.006 Safety/Sec Labor Fee	864.00	864.00	0.00	864.00	864.00	10,368.00	-91.67
60-1-000-000-6580.100 ADT Contract	124.27	99.00	25.27	99.00	124.27	1,188.00	-89.54
60-1-000-000-6580.500 Other Safety Contracts	0.00	58.33	-58.33	58.33	0.00	700.00	-100.00
Total Line 95200	988.27	1,021.33	-33.06	1,021.33	988.27	12,256.00	-91.94
95300 Protective Services - Other							
Total Line 95300	0.00	0.00	0.00	0.00	0.00	0.00	
95000 TOTAL PROTECTIVE SERVICES EXP	988.27	1,021.33	-33.06	1,021.33	988.27	12,256.00	-91.94
INSURANCE PREMIUMS EXPENSE							
96110 Property Insurance							
60-1-000-000-6720.000 Property Insurance	1,776.06	1,831.58	-55.52	1,831.58	1,776.06	21,979.00	-91.92
Total Line 96110	1,776.06	1,831.58	-55.52	1,831.58	1,776.06	21,979.00	-91.92
96120 Liability Insurance							
60-1-000-000-6721.000 Liability Insurance	160.63	165.67	-5.04	165.67	160.63	1,988.00	-91.92
Total Line 96120	160.63	165.67	-5.04	165.67	160.63	1,988.00	-91.92
96130 Workmen's Compensation							
60-1-000-000-6722.000 Work Comp Insurance	253.48	261.42	-7.94	261.42	253.48	3,137.00	-91.92
Total Line 96130	253.48	261.42	-7.94	261.42	253.48	3,137.00	-91.92
96140 All Other Insurance							
60-1-000-000-6720.500 Equipment Insurance	74.32	76.67	-2.35	76.67	74.32	920.00	-91.92
60-1-000-000-6721.500 PE & PO Insuranace	83.25	85.83	-2.58	85.83	83.25	1,030.00	-91.92
60-1-000-000-6724.000 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96140	157.57	162.50	-4.93	162.50	157.57	1,950.00	-91.92
96100 TOTAL INSURANCE PREMIUMS EXP	2,347.74	2,421.17	-73.43	2,421.17	2,347.74	29,054.00	-91.92
GENERAL EXPENSES							
96200 Other General Expenses							
60-1-000-000-6790.000 Other General Exp	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96200	0.00	0.00	0.00	0.00	0.00	0.00	
96210 Compensated Absenses							
60-1-000-000-6795.000 Compensated Absences	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96210	0.00	0.00	0.00	0.00	0.00	0.00	
96300 Payment In Lieu Of Taxes - PILOT							
60-1-000-000-6710.000 PILOT - Real Estate Tax	2,144.29	2,473.08	-328.79	2,473.08	2,144.29	29,677.00	-92.77
Total Line 96300	2,144.29	2,473.08	-328.79	2,473.08	2,144.29	29,677.00	-92.77
96400 Bad Debt - Tenant Rents							
60-1-000-000-6370.000 Bad Debt	-60.03	166.67	-226.70	166.67	-60.03	2,000.00	-103.00
Total Line 96400	-60.03	166.67	-226.70	166.67	-60.03	2,000.00	-103.00
96000 TOTAL OTHER GENERAL EXPENSES	2,084.26	2,639.75	-555.49	2,639.75	2,084.26	31,677.00	-93.42
INTEREST & AMORTIZATION EXPENSE							
96710 Interest of Mortgage/Bond Payable							
60-1-000-000-6810.000 Interest Exp Payable	1,148.43	1,166.67	-18.24	1,166.67	1,148.43	14,000.00	-91.80
60-1-000-000-6860.000 Security Deposit Interest	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96710	1,148.43	1,166.67	-18.24	1,166.67	1,148.43	14,000.00	-91.80
96700 TOTAL INTEREST EXP & AMORT	1,148.43	1,166.67	-18.24	1,166.67	1,148.43	14,000.00	-91.80
96900 TOTAL OPERATING EXPENSE	23,331.02	38,696.27	-15,365.25	38,696.27	23,331.02	464,355.00	-94.98
97000 NET REVENUE/EXPENSE (GAIN/-LOSS)	-20,769.59	-6,556.56	-14,213.03	-6,556.56	-20,769.59	-78,679.00	-73.60

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11020 Req'd Annual Debt Principal Pmts						
Total 2130.000 accts on BS's	0.00	0.00	0.00	0.00	0.00	0.00

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	65.00	72.00	0.00	72.00	65.00	864.00	0.00
REVENUE							
70300 Net Tenant Rent Revenue							
60-1-000-001-5120.000 Rent - Prairieland	-27,033.00	-30,531.50	3,498.50	-30,531.50	-27,033.00	-366,378.00	-92.62
60-1-000-001-5125.000 PHA Rent	-4,063.00	-3,725.00	-338.00	-3,725.00	-4,063.00	-44,700.00	-90.91
60-1-000-001-5220.000 Vacancies - PL	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5320.000 Rent Adjustments	-396.00	0.00	-396.00	0.00	-396.00	0.00	
60-1-000-001-5970.000 Excess Rent	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5971.000 Excess Rent to HUD	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70300	-31,492.00	-34,256.50	2,764.50	-34,256.50	-31,492.00	-411,078.00	-92.34
70400 Tenant Revenue - Other							
60-1-000-001-5910.000 Laundry Income	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5920.000 Bad Check Charges	0.00	-4.17	4.17	-4.17	0.00	-50.00	-100.00
60-1-000-001-5920.100 Deposits Forfeited	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5922.000 Labor & Materials	-429.00	-450.00	21.00	-450.00	-429.00	-5,400.00	-92.06
60-1-000-001-5923.000 Misc Charges	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5925.000 Late Charges	-225.00	-250.00	25.00	-250.00	-225.00	-3,000.00	-92.50
60-1-000-001-5926.000 Violation Charges	0.00	-50.00	50.00	-50.00	0.00	-600.00	-100.00
60-1-000-001-5930.000 Retained HAP	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70400	-654.00	-754.17	100.17	-754.17	-654.00	-9,050.00	-92.77
70500 TOTAL TENANT REVENUE	-32,146.00	-35,010.67	2,864.67	-35,010.67	-32,146.00	-420,128.00	-92.35
70600 HUD PHA Operating Grants							
60-1-000-001-5126.000 HAP - Prairie S8	-5,939.00	-5,450.00	-489.00	-5,450.00	-5,939.00	-65,400.00	-90.92
60-1-000-001-5500.000 HUD Interest Payment	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70600	-5,939.00	-5,450.00	-489.00	-5,450.00	-5,939.00	-65,400.00	-90.92
70800 Other Government Grants							
60-1-000-001-5990.000 Income from Grants	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70800	0.00	0.00	0.00	0.00	0.00	0.00	
71100 Investment Income - Unrestricted							
60-1-000-001-5410.000 Interest Income	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5410.025 Interest Inc - Sec Dep	-0.45	-0.42	-0.03	-0.42	-0.45	-5.00	-91.00
Total Line 71100	-0.45	-0.42	-0.03	-0.42	-0.45	-5.00	-91.00
71400 Fraud Recovery							
Total Line 71400	0.00	0.00	0.00	0.00	0.00	0.00	
71500 Other Revenue							
60-1-000-001-5127.000 Office Rent Receipt	-298.00	-312.00	14.00	-312.00	-298.00	-3,744.00	-92.04
60-1-000-001-5900.000 Other Income	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5901.000 Income - LR Amps	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5990.300 T.S. Income - Grants	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 71500	-298.00	-312.00	14.00	-312.00	-298.00	-3,744.00	-92.04
72000 Investment Income - Restricted							
60-1-000-001-5440.000 Rep Res Interest	0.00	-225.00	225.00	-225.00	0.00	-2,700.00	-100.00
60-1-000-001-5450.000 Residual Res Int Inc	0.00	-0.50	0.50	-0.50	0.00	-6.00	-100.00
Total Line 72000	0.00	-225.50	225.50	-225.50	0.00	-2,706.00	-100.00
70000 TOTAL REVENUE	-38,383.45	-40,998.59	2,615.14	-40,998.59	-38,383.45	-491,983.00	-92.20

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
EXPENSES							
ADMINISTRATIVE							
91100 Administrative Salaries							
60-1-000-001-6310.000 Admin Salaries	761.07	1,518.50	-757.43	1,518.50	761.07	18,222.00	-95.82
60-1-000-001-6330.000 Manager's Salaries	1,374.86	2,500.00	-1,125.14	2,500.00	1,374.86	30,000.00	-95.42
Total Line 91100	2,135.93	4,018.50	-1,882.57	4,018.50	2,135.93	48,222.00	-95.57
91200 Auditing Fees							
60-1-000-001-6350.000 Audit	0.00	117.00	-117.00	117.00	0.00	1,404.00	-100.00
Total Line 91200	0.00	117.00	-117.00	117.00	0.00	1,404.00	-100.00
91300 Management Fee							
60-1-000-001-6320.000 Management Fees	3,520.00	3,575.00	-55.00	3,575.00	3,520.00	42,900.00	-91.79
Total Line 91300	3,520.00	3,575.00	-55.00	3,575.00	3,520.00	42,900.00	-91.79
91310 Book-keeping Fee							
60-1-000-001-6351.000 Bookkeeping Fees	480.00	488.00	-8.00	488.00	480.00	5,856.00	-91.80
Total Line 91310	480.00	488.00	-8.00	488.00	480.00	5,856.00	-91.80
91400 Advertising & Marketing							
60-1-000-001-6210.000 Advertising	0.00	20.00	-20.00	20.00	0.00	240.00	-100.00
Total Line 91400	0.00	20.00	-20.00	20.00	0.00	240.00	-100.00
91500 Benefit Contributions - Admin							
60-1-000-001-6310.500 Admin Benefits	199.07	380.00	-180.93	380.00	199.07	4,560.00	-95.63
60-1-000-001-6330.500 Manager's Benefits	488.11	1,033.00	-544.89	1,033.00	488.11	12,396.00	-96.06
Total Line 91500	687.18	1,413.00	-725.82	1,413.00	687.18	16,956.00	-95.95
91600 Office Expense							
60-1-000-001-6250.000 Misc. Rent Expense	0.00	90.00	-90.00	90.00	0.00	1,080.00	-100.00
60-1-000-001-6311.000 Office Exp - PL	132.58	216.67	-84.09	216.67	132.58	2,600.00	-94.90
60-1-000-001-6311.050 Office Rental Exp	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6311.100 Phone/Internet Exp	48.14	125.00	-76.86	125.00	48.14	1,500.00	-96.79
60-1-000-001-6311.150 IT Support	0.00	150.00	-150.00	150.00	0.00	1,800.00	-100.00
60-1-000-001-6311.200 Office Furniture	0.00	16.67	-16.67	16.67	0.00	200.00	-100.00
Total Line 91600	180.72	598.34	-417.62	598.34	180.72	7,180.00	-97.48
91700 Legal Expense							
60-1-000-001-6340.000 Legal	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91700	0.00	0.00	0.00	0.00	0.00	0.00	
91800 Travel Expense							
60-1-000-001-6365.000 Travel - Staff	0.00	141.67	-141.67	141.67	0.00	1,700.00	-100.00
60-1-000-001-6365.010 Travel - Commissioners	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6365.100 Mileage, Staff - PL	0.00	125.00	-125.00	125.00	0.00	1,500.00	-100.00
Total Line 91800	0.00	266.67	-266.67	266.67	0.00	3,200.00	-100.00
91900 Other Expense							
60-1-000-001-6350.700 Mental Health Fee	780.00	780.00	0.00	780.00	780.00	9,360.00	-91.67
60-1-000-001-6350.800 Participant Fee	780.00	780.00	0.00	780.00	780.00	9,360.00	-91.67
60-1-000-001-6352.500 Other Fee Exp	500.18	0.00	500.18	0.00	500.18	0.00	
60-1-000-001-6360.000 Training - Staff	0.00	166.67	-166.67	166.67	0.00	2,000.00	-100.00
60-1-000-001-6360.010 Training - Commiss	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6380.000 Consulting Services	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6380.100 Inspection Expense	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6380.500 Translating Services	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6390.000 Fee for Service Exp	12.00	43.33	-31.33	43.33	12.00	520.00	-97.69
60-1-000-001-6399.000 Other Administrative	0.00	33.33	-33.33	33.33	0.00	400.00	-100.00
Total Line 91900	2,072.18	1,803.33	268.85	1,803.33	2,072.18	21,640.00	-90.42

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
91000 TOTAL OPERATING EXPENSE - Admin	9,076.01	12,299.84	-3,223.83	12,299.84	9,076.01	147,598.00	-93.85
UTILITIES							
93100 Water,200 Elect,300 Gas,600 Sewer							
60-1-000-001-6450.000 Utilities Electric	-798.53	400.00	-1,198.53	400.00	-798.53	4,800.00	-116.64
60-1-000-001-6451.000 Utilities Water	842.58	1,290.00	-447.42	1,290.00	842.58	15,480.00	-94.56
60-1-000-001-6452.000 Utilities Gas	24.12	140.00	-115.88	140.00	24.12	1,680.00	-98.56
60-1-000-001-6453.000 Utilities Sewer	0.00	2,922.00	-2,922.00	2,922.00	0.00	35,064.00	-100.00
Total Line 93100, 93200, 93300, 93600	68.17	4,752.00	-4,683.83	4,752.00	68.17	57,024.00	-99.88
93000 TOTAL UTILITIES EXPENSES	68.17	4,752.00	-4,683.83	4,752.00	68.17	57,024.00	-99.88
MAINTENANCE & OPERATIONS EXPENSE							
94100 Maintenance - Labor							
60-1-000-001-6510.000 Maintenance Salaries	2,141.04	4,344.00	-2,202.96	4,344.00	2,141.04	52,128.00	-95.89
60-1-000-001-6510.100 OT Maintenance	183.13	160.00	23.13	160.00	183.13	1,920.00	-90.46
60-1-000-001-6510.200 Maint from Amps	0.00	83.33	-83.33	83.33	0.00	1,000.00	-100.00
Total Line 94100	2,324.17	4,587.33	-2,263.16	4,587.33	2,324.17	55,048.00	-95.78
94200 Maintenance - Materials/Supplies							
60-1-000-001-6515.010 Garbage/Trash Supples	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6515.020 Heat/Cool Supplies	0.00	185.00	-185.00	185.00	0.00	2,220.00	-100.00
60-1-000-001-6515.030 Snow Removal Supplies	0.00	58.33	-58.33	58.33	0.00	700.00	-100.00
60-1-000-001-6515.040 Roofing Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6515.050 Lndscape/Grnd Supplies	0.00	275.00	-275.00	275.00	0.00	3,300.00	-100.00
60-1-000-001-6515.070 Electrical Supplies	0.00	100.00	-100.00	100.00	0.00	1,200.00	-100.00
60-1-000-001-6515.080 Plumbing Supplies	327.89	744.17	-416.28	744.17	327.89	8,930.00	-96.33
60-1-000-001-6515.090 Extermination Supplies	0.00	25.00	-25.00	25.00	0.00	300.00	-100.00
60-1-000-001-6515.100 Janitorial Supplies	62.09	60.00	2.09	60.00	62.09	720.00	-91.38
60-1-000-001-6515.110 Routine Maint. Supplies	237.53	666.67	-429.14	666.67	237.53	8,000.00	-97.03
60-1-000-001-6515.114 Painting Supplies - PL	0.00	185.00	-185.00	185.00	0.00	2,220.00	-100.00
60-1-000-001-6515.115 Refrigerators	0.00	275.00	-275.00	275.00	0.00	3,300.00	-100.00
60-1-000-001-6515.116 Stoves	0.00	197.92	-197.92	197.92	0.00	2,375.00	-100.00
60-1-000-001-6515.120 Other Misc. Supplies	0.00	83.33	-83.33	83.33	0.00	1,000.00	-100.00
60-1-000-001-6515.500 Small Tools/Equipment	0.00	25.00	-25.00	25.00	0.00	300.00	-100.00
Total Line 94200	627.51	2,880.42	-2,252.91	2,880.42	627.51	34,565.00	-98.18
94300 Maintenance - Contracts							
60-1-000-001-6520.010 Garbage/Trash Contract	727.81	740.83	-13.02	740.83	727.81	8,890.00	-91.81
60-1-000-001-6520.020 Heat/Cool Contract	0.00	375.00	-375.00	375.00	0.00	4,500.00	-100.00
60-1-000-001-6520.030 Snow Removal Contract	0.00	166.67	-166.67	166.67	0.00	2,000.00	-100.00
60-1-000-001-6520.040 Roofing Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6520.050 Landscape&Grnds Cont	0.00	416.67	-416.67	416.67	0.00	5,000.00	-100.00
60-1-000-001-6520.060 Unit Turn Contract	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6520.070 Electrical Contract	0.00	16.67	-16.67	16.67	0.00	200.00	-100.00
60-1-000-001-6520.080 Plumbing Contract	0.00	100.00	-100.00	100.00	0.00	1,200.00	-100.00
60-1-000-001-6520.090 Extermin Contract	0.00	283.33	-283.33	283.33	0.00	3,400.00	-100.00
60-1-000-001-6520.100 Janitorial	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6520.110 Routine Main. Contract	0.00	83.33	-83.33	83.33	0.00	1,000.00	-100.00
60-1-000-001-6520.111 Carpet Repr/Repl Cont.	0.00	1,441.67	-1,441.67	1,441.67	0.00	17,300.00	-100.00
60-1-000-001-6520.120 Other Misc. Contracts	0.00	83.33	-83.33	83.33	0.00	1,000.00	-100.00
Total Line 94300 - (sub accts)	727.81	3,707.50	-2,979.69	3,707.50	727.81	44,490.00	-98.36
94500 Maintenance - Ordinary/Benefits							
60-1-000-001-6510.500 Maint.Benefits	884.69	1,652.00	-767.31	1,652.00	884.69	19,824.00	-95.54
Total Line 94500	884.69	1,652.00	-767.31	1,652.00	884.69	19,824.00	-95.54
94000 TOTAL MAINTENANCE EXPENSES	4,564.18	12,827.25	-8,263.07	12,827.25	4,564.18	153,927.00	-97.03

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
TOTAL PROTECTIVE SERVICES EXPENSE							
95100 Protective Services - Labor							
Total Line 95100	0.00	0.00	0.00	0.00	0.00	0.00	
95200 Protective Services - Contract							
60-1-000-001-6580.006 Safety/Sec Labor Fee	780.00	780.00	0.00	780.00	780.00	9,360.00	-91.67
60-1-000-001-6580.100 ADT Contract	75.22	99.00	-23.78	99.00	75.22	1,188.00	-93.67
60-1-000-001-6580.500 Other Safety Contracts	415.70	20.83	394.87	20.83	415.70	250.00	66.28
Total Line 95200	1,270.92	899.83	371.09	899.83	1,270.92	10,798.00	-88.23
95300 Protective Services - Other							
Total Line 95300	0.00	0.00	0.00	0.00	0.00	0.00	
95000 TOTAL PROTECTIVE SERVICES EXP	1,270.92	899.83	371.09	899.83	1,270.92	10,798.00	-88.23
INSURANCE PREMIUMS EXPENSE							
96110 Property Insurance							
60-1-000-001-6720.000 Prpoerty Insurance	1,582.45	1,631.92	-49.47	1,631.92	1,582.45	19,583.00	-91.92
Total Line 96110	1,582.45	1,631.92	-49.47	1,631.92	1,582.45	19,583.00	-91.92
96120 Liability Insurance							
60-1-000-001-6721.000 Liability Insurance	162.05	167.08	-5.03	167.08	162.05	2,005.00	-91.92
Total Line 96120	162.05	167.08	-5.03	167.08	162.05	2,005.00	-91.92
96130 Workmen's Compensation							
60-1-000-001-6722.000 Work Comp Insurance	253.48	261.42	-7.94	261.42	253.48	3,137.00	-91.92
Total Line 96130	253.48	261.42	-7.94	261.42	253.48	3,137.00	-91.92
96140 All Other Insurance							
60-1-000-001-6720.500 Equipment Insurance	74.97	77.33	-2.36	77.33	74.97	928.00	-91.92
60-1-000-001-6721.500 PE & PO Insuranace	83.25	85.83	-2.58	85.83	83.25	1,030.00	-91.92
60-1-000-001-6724.000 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96140	158.22	163.16	-4.94	163.16	158.22	1,958.00	-91.92
96100 TOTAL INSURANCE PREMIUMS EXP	2,156.20	2,223.58	-67.38	2,223.58	2,156.20	26,683.00	-91.92
GENERAL EXPENSES							
96200 Other General Expenses							
60-1-000-001-6790.000 Other General Expense	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96200	0.00	0.00	0.00	0.00	0.00	0.00	
96210 Compensated Absenses							
60-1-000-001-6795.000 Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96210	0.00	0.00	0.00	0.00	0.00	0.00	
96300 Payment In Lieu Of Taxes - PILOT							
60-1-000-001-6710.000 PILOT - Real Estate Tax	1,883.04	1,512.92	370.12	1,512.92	1,883.04	18,155.00	-89.63
Total Line 96300	1,883.04	1,512.92	370.12	1,512.92	1,883.04	18,155.00	-89.63
96400 Bad Debt - Tenant Rents							
60-1-000-001-6370.000 Bad Debt	-96.90	237.50	-334.40	237.50	-96.90	2,850.00	-103.40
Total Line 96400	-96.90	237.50	-334.40	237.50	-96.90	2,850.00	-103.40
96000 TOTAL OTHER GENERAL EXPENSES	1,786.14	1,750.42	35.72	1,750.42	1,786.14	21,005.00	-91.50
INTEREST & AMORTIZATION EXPENSE							
96710 Interest of Mortgage/Bond Payable							
60-1-000-001-6810.000 Interest Exp Payable	1,148.43	1,250.00	-101.57	1,250.00	1,148.43	15,000.00	-92.34
60-1-000-001-6860.000 Sec Dep Int	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96710	1,148.43	1,250.00	-101.57	1,250.00	1,148.43	15,000.00	-92.34
96700 TOTAL INTEREST EXP & AMORT	1,148.43	1,250.00	-101.57	1,250.00	1,148.43	15,000.00	-92.34
96900 TOTAL OPERATING EXPENSE	20,070.05	36,002.92	-15,932.87	36,002.92	20,070.05	432,035.00	-95.35
97000 NET REVENUE/EXPENSE (GAIN/-LOSS)	-18,313.40	-4,995.67	-13,317.73	-4,995.67	-18,313.40	-59,948.00	-69.45

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
MISCELLANEOUS EXPENSE							
97100 Extraordinary Maintenance							
60-1-000-001-6910.010 Extraordinary Labor	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6910.020 Extraordinary Materials	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6910.030 Extraordinary Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 97100	0.00	0.00	0.00	0.00	0.00	0.00	
97200 Casualty Losses - Non-capitalized							
60-1-000-001-6920.010 Casualty Labor	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6920.020 Casualty Material	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6920.030 Casualty Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 97200	0.00	0.00	0.00	0.00	0.00	0.00	
97400 Depreciation Expense							
60-1-000-001-6600.000 Depreciation Exp - PL	7,339.00	7,333.33	5.67	7,333.33	7,339.00	88,000.00	-91.66
Total Line 97400	7,339.00	7,333.33	5.67	7,333.33	7,339.00	88,000.00	-91.66
TOTAL MISCELLANEOUS EXPENSES	7,339.00	7,333.33	5.67	7,333.33	7,339.00	88,000.00	-91.66
90000 TOTAL EXPENSES	27,409.05	43,336.25	-15,927.20	43,336.25	27,409.05	520,035.00	-94.73
OTHER FINANCING SOURCES (USES)							
10093 Xfers							
60-1-000-001-9111.000 Xfers In from Amps	0.00	-7,009.25	7,009.25	-7,009.25	0.00	-84,111.00	-100.00
Total Line 10093	0.00	-7,009.25	7,009.25	-7,009.25	0.00	-84,111.00	-100.00
10094							
60-1-000-001-9111.100 Xfers Out from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10094	0.00	0.00	0.00	0.00	0.00	0.00	
10100 TOTAL OTHER FINANCING SOURCES	0.00	-7,009.25	7,009.25	-7,009.25	0.00	-84,111.00	-100.00
10000 EXCESS REVENUE/EXPENSE GAIN/-LOSS	-10,974.40	-11,680.84	706.44	-11,680.84	-10,974.40	-140,170.00	-92.17

MEMO ACCOUNT INFORMATION

11020 Req'd Annual Debt Principal Pmts
Total 2130.000 accts on BS's

0.00	0.00	0.00	0.00	0.00	0.00
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Knox County Housing Authority
FDS Income Statement - HCV (ADMIN & HAP)
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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Total PUM (including Port Outs)	280.00	280.00	0.00	280.00	280.00	3,360.00	0.00
ADMIN REVENUE							
<u>ADMIN OPERATING INCOME</u>							
Admin Fee Subsidy							
30-1-000-000-8026.500 Admin Fee Sub - Cur Yr	-14,040.00	-13,049.17	-990.83	-13,049.17	-14,040.00	-156,590.00	-91.03
Total Admin Fee Subsidy	-14,040.00	-13,049.17	-990.83	-13,049.17	-14,040.00	-156,590.00	-91.03
Interest Income							
30-1-000-000-3300.000 Int Reserve	-3.78	-5.00	1.22	-5.00	-3.78	-60.00	-93.70
Surplus-Admin							
30-1-000-000-3610.000 Interest Income	0.00	0.00	0.00	0.00	0.00	0.00	
Total Interest Income	-3.78	-5.00	1.22	-5.00	-3.78	-60.00	-93.70
Other Income							
30-1-000-000-3300.010 Inc - Portable	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-3300.100 Fraud Recovery - Admin	0.00	-90.00	90.00	-90.00	0.00	-1,080.00	-100.00
30-1-000-000-3300.170 Admin Fees Port	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-3690.000 Other Income	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-3690.100 Other Income - Admin	0.00	0.00	0.00	0.00	0.00	0.00	
Total Other Income	0.00	-90.00	90.00	-90.00	0.00	-1,080.00	-100.00
TOTAL ADMIN OPERATING INCOME	-14,043.78	-13,144.17	-899.61	-13,144.17	-14,043.78	-157,730.00	-91.10
ADMIN EXPENSES							
<u>ADMIN OPERATING EXPENSE</u>							
Admin Salaries							
30-1-000-000-4110.000 Admin Salaries	4,472.34	7,905.00	-3,432.66	7,905.00	4,472.34	94,860.00	-95.29
Total Admin Salaries	4,472.34	7,905.00	-3,432.66	7,905.00	4,472.34	94,860.00	-95.29
Audit Fee Expense							
30-1-000-000-4171.000 Audit Fee	0.00	229.17	-229.17	229.17	0.00	2,750.00	-100.00
Total Audit Fee Expense	0.00	229.17	-229.17	229.17	0.00	2,750.00	-100.00
Fee Expense							
30-1-000-000-4120.100 Management Fees	2,424.00	2,460.00	-36.00	2,460.00	2,424.00	29,520.00	-91.79
30-1-000-000-4120.300 Bookkeep. Fees	1,515.00	1,538.00	-23.00	1,538.00	1,515.00	18,456.00	-91.79
Total Fees Expense	3,939.00	3,998.00	-59.00	3,998.00	3,939.00	47,976.00	-91.79
Benefit Contribution Expense							
30-1-000-000-4110.500 Emp Benefit - Admin	2,500.80	4,699.00	-2,198.20	4,699.00	2,500.80	56,388.00	-95.57
Total Benefit Contribution Exp	2,500.80	4,699.00	-2,198.20	4,699.00	2,500.80	56,388.00	-95.57
Office Expense							
30-1-000-000-4180.000 Telephone	-21.51	96.17	-117.68	96.17	-21.51	1,154.00	-101.86
30-1-000-000-4190.100 Postage	89.38	166.67	-77.29	166.67	89.38	2,000.00	-95.53
30-1-000-000-4190.250 Office Furniture	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4190.400 Printing	0.00	25.00	-25.00	25.00	0.00	300.00	-100.00
30-1-000-000-4190.401 Printing Supplies	0.00	16.67	-16.67	16.67	0.00	200.00	-100.00
30-1-000-000-4190.550 Computers/Software	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4190.850 IT Support	0.00	41.67	-41.67	41.67	0.00	500.00	-100.00
Total Office Expense	67.87	346.18	-278.31	346.18	67.87	4,154.00	-98.37

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Legal & Travel Expense							
30-1-000-000-4130.000 Legal Expense	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4150.000 Travel - Staff	0.00	33.33	-33.33	33.33	0.00	400.00	-100.00
Total Legal & Travel Expense	0.00	33.33	-33.33	33.33	0.00	400.00	-100.00
Other Expense							
30-1-000-000-4120.400 Fee for Service Fee	16.00	16.00	0.00	16.00	16.00	192.00	-91.67
30-1-000-000-4120.700 Mental Health Fee	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4140.000 Training - Staff	0.00	47.92	-47.92	47.92	0.00	575.00	-100.00
30-1-000-000-4160.000 Publications	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4160.300 Consulting Services	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4160.500 Translating/Interp Serv.	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4190.000 Other Sundry	-57.51	166.67	-224.18	166.67	-57.51	2,000.00	-102.88
30-1-000-000-4190.200 Inspection Exp	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4190.700 Member Dues/Fees	0.00	83.33	-83.33	83.33	0.00	1,000.00	-100.00
30-1-000-000-4190.950 Background Verification	0.00	20.83	-20.83	20.83	0.00	250.00	-100.00
30-1-000-000-4480.006 Safety/Security Labor Fee	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4480.100 ADT Contract	35.99	40.00	-4.01	40.00	35.99	480.00	-92.50
Total Other Expense	-5.52	374.75	-380.27	374.75	-5.52	4,497.00	-100.12
Maintenance Expense							
30-1-000-000-4420.126 Vehicle Supplies	0.00	8.33	-8.33	8.33	0.00	100.00	-100.00
30-1-000-000-4430.126 Vehicle Maint Cont	0.00	0.00	0.00	0.00	0.00	0.00	
Total Maintenance Expense	0.00	8.33	-8.33	8.33	0.00	100.00	-100.00
TOTAL ADMIN EXPENSE	10,974.49	17,593.76	-6,619.27	17,593.76	10,974.49	211,125.00	-94.80
Insurance Premiums Expense							
30-1-000-000-4510.000 Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4510.025 PE & PO Insurance	83.25	85.83	-2.58	85.83	83.25	1,030.00	-91.92
30-1-000-000-4510.030 Work Comp Insurance	305.85	315.42	-9.57	315.42	305.85	3,785.00	-91.92
30-1-000-000-4510.035 Auto Insurance	50.00	51.58	-1.58	51.58	50.00	619.00	-91.92
Total Insurance Premium Expenses	439.10	452.83	-13.73	452.83	439.10	5,434.00	-91.92
TOTAL INSURANCE EXPENSE	439.10	452.83	-13.73	452.83	439.10	5,434.00	-91.92
General Expense							
30-1-000-000-4110.001 Salaries Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4570.100 Collection Loss Admin	83.71	0.00	83.71	0.00	83.71	0.00	
30-1-000-000-4580.000 Sec Dep Pmt Exp	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4590.010 Admin Gen Exp-Port	142.99	250.00	-107.01	250.00	142.99	3,000.00	-95.23
Total General Expense	226.70	250.00	-23.30	250.00	226.70	3,000.00	-92.44
TOTAL GENERAL EXPENSE	226.70	250.00	-23.30	250.00	226.70	3,000.00	-92.44
TOTAL EXPENSES - ADMIN	11,640.29	18,296.59	-6,656.30	18,296.59	11,640.29	219,559.00	-94.70
ADMIN (Profit)/Loss	-2,403.49	5,152.42	-7,555.91	5,152.42	-2,403.49	61,829.00	-103.89
<u>MISCELLANEOUS EXPENSE</u>							
Depreciation Expense							
30-1-000-000-4800.000 Dpreciation Expense	0.00	465.00	-465.00	465.00	0.00	5,580.00	-100.00
Total Depreciation Expense	0.00	465.00	-465.00	465.00	0.00	5,580.00	-100.00
TOTAL MISC EXPENSE	0.00	465.00	-465.00	465.00	0.00	5,580.00	-100.00

OTHER FINANCING SOURCES (USES)

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Knox County Housing Authority
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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
10093 Xfers							
30-1-000-000-9111.000 Xfers In from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10093	0.00	0.00	0.00	0.00	0.00	0.00	
10094 Xfers							
Total Line 10094	0.00	0.00	0.00	0.00	0.00	0.00	
10100 TOTAL OTHER FINANCING SOURCES	0.00	0.00	0.00	0.00	0.00	0.00	
 TOTAL ADMIN EXPENSES w/ DEPR EXP	 11,640.29	 18,761.59	 -7,121.30	 18,761.59	 11,640.29	 225,139.00	 -94.83
ADMIN (Profit)/Loss w/ Depreciation	-2,403.49	5,617.42	-8,020.91	5,617.42	-2,403.49	67,409.00	-103.57
HAP REVENUE							
HAP Income							
30-1-000-000-3300.200 Fraud Recovery - HAP	0.00	-140.00	140.00	-140.00	0.00	-1,680.00	-100.00
30-1-000-000-3300.500 Int Reserve Surplus-HAP	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-8026.000 HAP Subsidy - Cur Yr	-91,487.00	-84,944.17	-6,542.83	-84,944.17	-91,487.00	-1,019,330.00	-91.02
30-1-000-000-8027.000 Ann Contr - Pr Yr	0.00	0.00	0.00	0.00	0.00	0.00	
Total Income	-91,487.00	-85,084.17	-6,402.83	-85,084.17	-91,487.00	-1,021,010.00	-91.04
TOTAL HAP INCOME	-91,487.00	-85,084.17	-6,402.83	-85,084.17	-91,487.00	-1,021,010.00	-91.04
HAP EXPENSES							
HAP Expenses							
30-1-000-000-4715.010 HAP Tenant Pmts	85,367.00	78,515.00	6,852.00	78,515.00	85,367.00	942,180.00	-90.94
30-1-000-000-4715.015 HAP Mid-month Pmt	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4715.030 HAP Port In Pmts	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4715.040 HAP Utility Pmts	2,060.00	108.33	1,951.67	108.33	2,060.00	1,300.00	58.46
30-1-000-000-4715.050 HAP Homeownership	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4715.070 HAP Port Out Pmts	4,996.00	6,000.00	-1,004.00	6,000.00	4,996.00	72,000.00	-93.06
Total HAP Expenses	92,423.00	84,623.33	7,799.67	84,623.33	92,423.00	1,015,480.00	-90.90
TOTAL HAP EXPENSE	92,423.00	84,623.33	7,799.67	84,623.33	92,423.00	1,015,480.00	-90.90
General HAP Expenses							
30-1-000-000-4570.200 Collection Loss HUD	83.70	24.17	59.53	24.17	83.70	290.00	-71.14
Total General HAP Expenses	83.70	24.17	59.53	24.17	83.70	290.00	-71.14
TOTAL GENERAL HAP EXPENSES	83.70	24.17	59.53	24.17	83.70	290.00	-71.14
Prior Year Adj - HAP							
30-1-000-000-6010.010 Prior Year Adj HAP	0.00	0.00	0.00	0.00	0.00	0.00	
Total Prior Year Adj HAP	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL HAP EXPENSES	92,506.70	84,647.50	7,859.20	84,647.50	92,506.70	1,015,770.00	-90.89
 Remaining HAP (to)/from Reserve	 1,019.70	 -436.67	 1,456.37	 -436.67	 1,019.70	 -5,240.00	 -119.46
 Clearing Total	 -1,558.79	 5,180.75	 -6,739.54	 5,180.75	 -1,558.79	 62,169.00	 -102.51

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Knox County Housing Authority
INCOME STATEMENT - EHV (HAP & ADMIN)
April, 2025

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Total PUM (including Port Outs)	15.00	15.00	0.00	15.00	15.00	180.00	0.00
EHV - HAP INCOME STATEMENT							
<u>EHV - HAP INCOME</u>							
HAP Income							
30-1-000-001-8026.000 EHV HAP Subsidy Inc	-706.00	0.00	-706.00	0.00	-706.00	0.00	
Total HAP Income	-706.00	0.00	-706.00	0.00	-706.00	0.00	
TOTAL HAP INCOME	-706.00	0.00	-706.00	0.00	-706.00	0.00	
<u>EHV - HAP EXPENSE</u>							
HAP Expenses							
30-1-000-001-4715.010 EHV HAP Tenant Pmts	2,745.00	1,966.67	778.33	1,966.67	2,745.00	23,600.00	-88.37
30-1-000-001-4715.040 EHV HAP Utility Pmts	42.00	66.67	-24.67	66.67	42.00	800.00	-94.75
30-1-000-001-4715.070 EHV HAP Port Out Pmts	0.00	0.00	0.00	0.00	0.00	0.00	
Total HAP Expense	2,787.00	2,033.34	753.66	2,033.34	2,787.00	24,400.00	-88.58
TOTAL HAP EXPENSE	2,787.00	2,033.34	753.66	2,033.34	2,787.00	24,400.00	-88.58
EHV HAP (to)/from Reserve	2,081.00	2,033.34	47.66	2,033.34	2,081.00	24,400.00	-91.47

EHV - ADMIN INCOME STATEMENT

ADMIN INCOME - EHV

EHV - ADMIN INCOME

Admin Fee Subsidy							
30-1-000-001-8026.500 EHV Ongo Admin Sub	-692.00	0.00	-692.00	0.00	-692.00	0.00	
30-1-000-001-8026.501 EHV Preliminary Fee Inc	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-001-8026.502 EHV Service Fee Inc	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-001-8026.503 EHV Placement Fee Inc	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-001-8026.504 EHV Issuance Fee Inc	0.00	0.00	0.00	0.00	0.00	0.00	
Total Admin Fee Subsidy	-692.00	0.00	-692.00	0.00	-692.00	0.00	
Interest Income							
Total Interest Income	0.00	0.00	0.00	0.00	0.00	0.00	
Other Income							
Total Other Income	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL EHV ADMIN INCOME	-692.00	0.00	-692.00	0.00	-692.00	0.00	

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Knox County Housing Authority
INCOME STATEMENT - EHV (HAP & ADMIN)
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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
ADMIN EXPENSES - EHV							
<u>PRELIMINARY FEE EXPENSES</u>							
Preliminary Fee Expenses							
30-1-000-001-4130.100 EHV Preliminary Exps	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-001-4190.200 Inspection Exp	0.00	0.00	0.00	0.00	0.00	0.00	
Total Preliminary Fee Expenses	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL PRELIMINARY FEE EXPENSES	0.00	0.00	0.00	0.00	0.00	0.00	
<u>PLACEMENT/ISSUANCE EXPENSES</u>							
Admin Placement/Issuance Fee Exp							
Total Placement/Issuance Fee Exp	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL PLACEMENT/ISSUANCE EXPENSES	0.00	0.00	0.00	0.00	0.00	0.00	
<u>ONGOING ADMINISTRATIVE EXPENSES</u>							
Ongoing Admin Expenses							
30-1-000-001-4110.000 EHV Salary Exp	80.73	79.17	1.56	79.17	80.73	950.00	-91.50
30-1-000-001-4110.200 Admin Exp - Amps	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-001-4110.500 EHV Emp Benefit Exp	49.08	45.83	3.25	45.83	49.08	550.00	-91.08
30-1-000-001-4120.100 EHV Management Fee	84.00	70.00	14.00	70.00	84.00	840.00	-90.00
30-1-000-001-4120.300 EHV Bookkeeping Fee	52.50	43.75	8.75	43.75	52.50	525.00	-90.00
30-1-000-001-4130.200 EHV Other Ongoing	120.00	62.50	57.50	62.50	120.00	750.00	-84.00
Total Ongoing Admin Expenses	386.31	301.25	85.06	301.25	386.31	3,615.00	-89.31
TOTAL ONGOING ADMIN EXPENSES	386.31	301.25	85.06	301.25	386.31	3,615.00	-89.31
<u>SERVICE FEE EXPENSES</u>							
Housing Search Assistance Exps							
Total Housing Search Assistance Exps	0.00	0.00	0.00	0.00	0.00	0.00	
Security/Utility/Holding Deposits							
30-1-000-001-4130.300 EHV Deposit Expenses	0.00	0.00	0.00	0.00	0.00	0.00	
Total Security/Utility/Holding Deposits	0.00	0.00	0.00	0.00	0.00	0.00	
Owner Incentive Expense							
30-1-000-001-4130.320 EHV Owner Incentive Exp	0.00	0.00	0.00	0.00	0.00	0.00	
Total Owner Incentive Expenses	0.00	0.00	0.00	0.00	0.00	0.00	
Other Eligible Expenses							
30-1-000-001-4130.330 EHV Other Service Exp	0.00	0.00	0.00	0.00	0.00	0.00	
Total Other Eligible Expenses	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL SERVICE FEE EXPENSES	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL EHV ADMIN EXPENSES	386.31	301.25	85.06	301.25	386.31	3,615.00	-89.31
EHV ADMINI (Profit)/Loss	-305.69	301.25	-606.94	301.25	-305.69	3,615.00	-108.46

Knox County Housing Authority
BOARD - COCC CASH FLOW STATEMENT
April 30, 2025

	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
COCC - OPERATING STATEMENT						
OPERATING INCOME						
Total Operating Income	121,904.11	158,501.92	-36,597.81	121,904.11	1,902,023.00	-93.59
TOTAL OPERATING INCOME	<u>121,904.11</u>	<u>158,501.92</u>	<u>-36,597.81</u>	<u>121,904.11</u>	<u>1,902,023.00</u>	<u>-93.59</u>
OPERATING EXPENSE						
Total Administration Expenses	46,874.37	81,421.58	-34,547.21	46,874.37	977,059.00	-95.20
Total Tenant Service Expenses	0.00	0.00	0.00	0.00	0.00	
Total Utility Expenses	-173.00	1,426.00	-1,599.00	-173.00	17,112.00	-101.01
Total Maintenance Expenses	29,789.71	64,508.33	-34,718.62	29,789.71	774,100.00	-96.15
Total Protective Expenses	3,734.11	7,477.33	-3,743.22	3,734.11	89,728.00	-95.84
General Expenses	3,795.12	4,330.33	-535.21	3,795.12	51,964.00	-92.70
TOTAL ROUTINE OPERATING EXPENSES	<u>84,020.31</u>	<u>159,163.57</u>	<u>-75,143.26</u>	<u>84,020.31</u>	<u>1,909,963.00</u>	<u>-95.60</u>
Total Non-Routine Expense	0.00	0.00	0.00	0.00	0.00	
Total Other Credit & Charges	0.00	0.00	0.00	0.00	0.00	
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	
Total Prov. for Operating Reserve	0.00	0.00	0.00	0.00	0.00	
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
TOTAL OPERATING EXPENSES	<u>84,020.31</u>	<u>159,163.57</u>	<u>-75,143.26</u>	<u>84,020.31</u>	<u>1,909,963.00</u>	<u>-95.60</u>
NET REVENUE/-EXPENSE PROFIT/-LOSS	<u>37,883.80</u>	<u>-661.65</u>	<u>38,545.45</u>	<u>37,883.80</u>	<u>-7,940.00</u>	<u>-577.13</u>
Total Depreciation Expense	291.00	1,000.00	-709.00	291.00	12,000.00	-97.58
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	<u>37,592.80</u>	<u>-1,661.65</u>	<u>39,254.45</u>	<u>37,592.80</u>	<u>-19,940.00</u>	<u>-288.53</u>

Knox County Housing Authority
BOARD - AMP001 CASH FLOW STATEMENT
April 30, 2025

MOON TOWERS - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	84,241.42	97,680.33	-13,438.91	84,241.42	1,172,164.00	-92.81
TOTAL OPERATING INCOME	84,241.42	97,680.33	-13,438.91	84,241.42	1,172,164.00	-92.81
OPERATING EXPENSE						
Total Administration Expenses	25,479.05	31,774.33	-6,295.28	25,479.05	381,292.00	-93.32
Total Tenant Service Expenses	0.00	140.00	-140.00	0.00	1,680.00	-100.00
Total Utility Expenses	-516.95	12,083.33	-12,600.28	-516.95	145,000.00	-100.36
Total Maintenance Expenses	27,575.32	42,412.14	-14,836.82	27,575.32	508,946.00	-94.58
Total Protective Service Expenses	-4,528.27	2,811.67	-7,339.94	-4,528.27	33,740.00	-113.42
General Expenses	10,894.74	10,848.50	46.24	10,894.74	130,182.00	-91.63
TOTAL ROUTINE OPERATING EXPENSES	58,903.89	100,069.97	-41,166.08	58,903.89	1,200,840.00	-95.09
Total Non-Routine Expense	0.00	0.00	0.00	0.00	0.00	
Total Other Credit & Charges	0.00	0.00	0.00	0.00	0.00	
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	
Total Prov. for Operating Reserve	0.00	0.00	0.00	0.00	0.00	
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
TOTAL OPERATING EXPENSES	58,903.89	100,069.97	-41,166.08	58,903.89	1,200,840.00	-95.09
NET REVENUE/EXPENSE PROFIT/-LOSS	25,337.53	-2,389.64	27,727.17	25,337.53	-28,676.00	-188.36
Total Depreciation Expense	9,118.00	13,750.00	-4,632.00	9,118.00	165,000.00	-94.47
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	16,219.53	-16,139.64	32,359.17	16,219.53	-193,676.00	-108.37

Knox County Housing Authority
BOARD - AMP002 CASH FLOW STATEMENT
April 30, 2025

	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
FAMILY - OPERATING STATEMENT						
OPERATING INCOME						
Total Operating Income	109,891.19	114,109.59	-4,218.40	109,891.19	1,369,315.00	-91.97
TOTAL OPERATING INCOME	<u>109,891.19</u>	<u>114,109.59</u>	<u>-4,218.40</u>	<u>109,891.19</u>	<u>1,369,315.00</u>	<u>-91.97</u>
OPERATING EXPENSE						
Total Administration Expenses	29,011.07	36,143.52	-7,132.45	29,011.07	433,722.00	-93.31
Total Tenant Service Expenses	0.00	116.67	-116.67	0.00	1,400.00	-100.00
Total Utility Expenses	965.88	1,583.33	-617.45	965.88	19,000.00	-94.92
Total Maintenance Expenses	47,231.09	59,471.83	-12,240.74	47,231.09	713,662.00	-93.38
Total Protective Service Expenses	1,962.15	2,963.67	-1,001.52	1,962.15	35,564.00	-94.48
General Expenses	10,088.88	10,237.33	-148.45	10,088.88	122,848.00	-91.79
TOTAL ROUTINE OPERATING EXPENSES	<u>89,259.07</u>	<u>110,516.35</u>	<u>-21,257.28</u>	<u>89,259.07</u>	<u>1,326,196.00</u>	<u>-93.27</u>
Total Non-Routine Expense	0.00	0.00	0.00	0.00	0.00	
Total Other Credit & Charges	0.00	0.00	0.00	0.00	0.00	
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	
Total Prov. for Operating Reserve	0.00	0.00	0.00	0.00	0.00	
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
TOTAL OPERATING EXPENSES	<u>89,259.07</u>	<u>110,516.35</u>	<u>-21,257.28</u>	<u>89,259.07</u>	<u>1,326,196.00</u>	<u>-93.27</u>
NET REVENUE/EXPENSE PROFIT/-LOSS	<u>20,632.12</u>	<u>3,593.24</u>	<u>17,038.88</u>	<u>20,632.12</u>	<u>43,119.00</u>	<u>-52.15</u>
Total Depreciation Expense	23,901.00	31,250.00	-7,349.00	23,901.00	375,000.00	-93.63
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	<u>-3,268.88</u>	<u>-27,656.76</u>	<u>24,387.88</u>	<u>-3,268.88</u>	<u>-331,881.00</u>	<u>-99.02</u>

Knox County Housing Authority
BOARD - AMP003 CASH FLOW STATEMENT
April 30, 2025

	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
BLUEBELL - OPERATING STATEMENT						
OPERATING INCOME						
Total Operating Income	26,350.42	28,112.67	-1,762.25	26,350.42	337,352.00	-92.19
TOTAL OPERATING INCOME	<u>26,350.42</u>	<u>28,112.67</u>	<u>-1,762.25</u>	<u>26,350.42</u>	<u>337,352.00</u>	<u>-92.19</u>
OPERATING EXPENSE						
Total Administration Expenses	8,071.28	9,288.00	-1,216.72	8,071.28	111,456.00	-92.76
Total Tenant Service Expenses	0.00	50.00	-50.00	0.00	600.00	-100.00
Total Utility Expenses	-1,216.11	2,816.67	-4,032.78	-1,216.11	33,800.00	-103.60
Total Maintenance Expenses	-4,502.73	11,903.49	-16,406.22	-4,502.73	142,842.00	-103.15
Total Protective Service Expenses	705.22	1,126.67	-421.45	705.22	13,520.00	-94.78
General Expenses	4,115.66	3,390.58	725.08	4,115.66	40,687.00	-89.88
TOTAL ROUTINE OPERATING EXPENSES	<u>7,173.32</u>	<u>28,575.41</u>	<u>-21,402.09</u>	<u>7,173.32</u>	<u>342,905.00</u>	<u>-97.91</u>
Total Non-Routine Expense	0.00	0.00	0.00	0.00	0.00	
Total Other Credit & Charges	0.00	0.00	0.00	0.00	0.00	
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	
Total Prov. for Operating Reserve	0.00	0.00	0.00	0.00	0.00	
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
TOTAL OPERATING EXPENSES	<u>7,173.32</u>	<u>28,575.41</u>	<u>-21,402.09</u>	<u>7,173.32</u>	<u>342,905.00</u>	<u>-97.91</u>
NET REVENUE/EXPENSE PROFIT/-LOSS	<u>19,177.10</u>	<u>-462.74</u>	<u>19,639.84</u>	<u>19,177.10</u>	<u>-5,553.00</u>	<u>-445.35</u>
Total Depreciation Expense	3,120.00	0.00	3,120.00	3,120.00	0.00	
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	<u>16,057.10</u>	<u>-462.74</u>	<u>16,519.84</u>	<u>16,057.10</u>	<u>-5,553.00</u>	<u>-389.16</u>

Knox County Housing Authority
BOARD - HCV CASH FLOW STATEMENT
April 30, 2025

	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
HCV - OPERATING STATEMENT						
ADMIN OPERATING INCOME						
Total Admin Operating Income	14,043.78	13,144.17	899.61	14,043.78	157,730.00	-91.10
TOTAL ADMIN OPERATING INCOME	14,043.78	13,144.17	899.61	14,043.78	157,730.00	-91.10
OPERATING EXPENSES						
Total Admin Expenses	6,983.50	13,302.26	-6,318.76	6,983.50	159,627.00	-95.63
Total Fees Expenses	3,955.00	4,243.17	-288.17	3,955.00	50,918.00	-92.23
Total General Expenses	701.79	751.16	-49.37	701.79	9,014.00	-92.21
TOTAL OPERATING EXPENSES	11,640.29	18,296.59	-6,656.30	11,640.29	219,559.00	-94.70
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	
Total Provision for Reserve	0.00	0.00	0.00	0.00	0.00	
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
TOTAL EXPENSES	11,640.29	18,296.59	-6,656.30	11,640.29	219,559.00	-94.70
NET REVENUE PROFIT/-LOSS	2,403.49	-5,152.42	7,555.91	2,403.49	-61,829.00	-103.89
Total Depreciation Expense	0.00	465.00	-465.00	0.00	5,580.00	-100.00
NET REVENUE w/Deprecitation PROFIT/-LOSS	2,403.49	-5,617.42	8,020.91	2,403.49	-67,409.00	-103.57

HAP - OPERATING STATEMENT

HAP INCOME						
Total Income	91,487.00	85,084.17	6,402.83	91,487.00	1,021,010.00	-91.04
TOTAL HAP INCOME	91,487.00	85,084.17	6,402.83	91,487.00	1,021,010.00	-91.04
HAP EXPENSES						
Total HAP Expenses	92,423.00	84,623.33	7,799.67	92,423.00	1,015,480.00	-90.90
Total General HAP Expenses	83.70	24.17	59.53	83.70	290.00	-71.14
TOTAL HAP EXPENSES	92,506.70	84,647.50	7,859.20	92,506.70	1,015,770.00	-90.89
Total Prior Year Adj HAP	0.00	0.00	0.00	0.00	0.00	
REMAINING HAP from RESERVE +/-LOSS	-1,019.70	436.67	-1,456.37	-1,019.70	5,240.00	-119.46

Knox County Housing Authority
BOARD - BRENTWOOD CASH FLOW STATEMENT
April 30, 2025

	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
BRENTWOOD - OPERATING STATEMENT						
OPERATING INCOME						
Total Operating Income	44,100.61	45,252.83	-1,152.22	44,100.61	543,034.00	-91.88
TOTAL OPERATING INCOME	<u>44,100.61</u>	<u>45,252.83</u>	<u>-1,152.22</u>	<u>44,100.61</u>	<u>543,034.00</u>	<u>-91.88</u>
OPERATING EXPENSE						
Total Administration Expenses	4,981.81	8,945.51	-3,963.70	4,981.81	107,346.00	-95.36
Total Fee Expenses	4,915.53	4,500.00	415.53	4,915.53	54,000.00	-90.90
Total Utilities Expenses	4.12	4,209.33	-4,205.21	4.12	50,512.00	-99.99
Total Maintenance Expenses	7,789.10	14,980.51	-7,191.41	7,789.10	179,766.00	-95.67
Total Taxes & Insurance Expense	4,492.03	4,894.25	-402.22	4,492.03	58,731.00	-92.35
Total Financial Expenses	1,148.43	1,166.67	-18.24	1,148.43	14,000.00	-91.80
TOTAL ROUTINE OPERATING EXPENSE	<u>23,331.02</u>	<u>38,696.27</u>	<u>-15,365.25</u>	<u>23,331.02</u>	<u>464,355.00</u>	<u>-94.98</u>
Total Amortization Expense	0.00	0.00	0.00	0.00	0.00	
Total Provision for Reserve	0.00	0.00	0.00	0.00	0.00	
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Transfers In/Out	0.00	0.00	0.00	0.00	0.00	
TOTAL ALL EXPENSES BEFORE DEPRECIATION	<u>23,331.02</u>	<u>38,696.27</u>	<u>-15,365.25</u>	<u>23,331.02</u>	<u>464,355.00</u>	<u>-94.98</u>
NET REVENUE PROFIT/-LOSS	<u>20,769.59</u>	<u>6,556.56</u>	<u>14,213.03</u>	<u>20,769.59</u>	<u>78,679.00</u>	<u>-73.60</u>
Total Depreciation Expense	9,708.00	8,333.33	1,374.67	9,708.00	100,000.00	-90.29
NET REVENUE w/Depreciation PROFIT/-LOSS	<u>11,061.59</u>	<u>-1,776.77</u>	<u>12,838.36</u>	<u>11,061.59</u>	<u>-21,321.00</u>	<u>-151.88</u>

Knox County Housing Authority
BOARD - PRAIRIELAND CASH FLOW STATEMENT
April 30, 2025

	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
PRAIRIELAND - OPERATING STATEMENT						
OPERATING INCOME						
Total Opetating Income	38,383.45	40,998.59	-2,615.14	38,383.45	491,983.00	-92.20
TOTAL OPERATING INCOME	<u>38,383.45</u>	<u>40,998.59</u>	<u>-2,615.14</u>	<u>38,383.45</u>	<u>491,983.00</u>	<u>-92.20</u>
OPERATING EXPENSE						
Total Administration Expenses	4,478.93	8,474.34	-3,995.41	4,478.93	101,692.00	-95.60
Total Fee Expenses	4,500.18	4,063.00	437.18	4,500.18	48,756.00	-90.77
Total Utilities Expenses	68.17	4,752.00	-4,683.83	68.17	57,024.00	-99.88
Total Maintenance Expenses	5,835.10	13,727.08	-7,891.98	5,835.10	164,725.00	-96.46
Total Taxes & Insurance Expense	4,039.24	3,736.50	302.74	4,039.24	44,838.00	-90.99
Total Financial Expenses	1,148.43	1,250.00	-101.57	1,148.43	15,000.00	-92.34
TOTAL ROUTINE OPERATING EXPENSE	<u>20,070.05</u>	<u>36,002.92</u>	<u>-15,932.87</u>	<u>20,070.05</u>	<u>432,035.00</u>	<u>-95.35</u>
Total Amortization Expense	0.00	0.00	0.00	0.00	0.00	
Total Provision for Reserve	0.00	0.00	0.00	0.00	0.00	
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Transfers In/Out	0.00	-7,009.25	7,009.25	0.00	-84,111.00	-100.00
TOTAL ALL EXPENSES BEFORE DEPRECIATION	<u>20,070.05</u>	<u>28,993.67</u>	<u>-8,923.62</u>	<u>20,070.05</u>	<u>347,924.00</u>	<u>-94.23</u>
NET REVENUE PROFIT/-LOSS	<u>18,313.40</u>	<u>12,004.92</u>	<u>6,308.48</u>	<u>18,313.40</u>	<u>144,059.00</u>	<u>-87.29</u>
Total Depreciation Expense	7,339.00	7,333.33	5.67	7,339.00	88,000.00	-91.66
NET REVENUE w/Depreciation PROFIT/-LOSS	<u>10,974.40</u>	<u>4,671.59</u>	<u>6,302.81</u>	<u>10,974.40</u>	<u>56,059.00</u>	<u>-80.42</u>

Knox County Housing Authority
BOARD - LOW RENT CASH FLOW STATEMENT
April 30, 2025

COCC, MT, FAMILY, BB COMBINED OS	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	342,087.14	381,737.84	-39,650.70	342,087.14	4,580,854.00	-92.53
TOTAL OPERATING INCOME	<u>342,087.14</u>	<u>381,737.84</u>	<u>-39,650.70</u>	<u>342,087.14</u>	<u>4,580,854.00</u>	<u>-92.53</u>
OPERATING EXPENSE						
Total Administration Expenses	100,337.98	143,813.10	-43,475.12	100,337.98	1,725,757.00	-94.19
Total Tenant Service Expenses	0.00	306.67	-306.67	0.00	3,680.00	-100.00
Total Utility Expenses	-951.67	16,973.33	-17,925.00	-951.67	203,680.00	-100.47
Total Maintenance Expenses	100,093.39	177,987.46	-77,894.07	100,093.39	2,135,850.00	-95.31
Total Protective Service Expenses	1,873.21	14,321.01	-12,447.80	1,873.21	171,852.00	-98.91
General Expenses	28,894.40	28,806.74	87.66	28,894.40	345,681.00	-91.64
TOTAL ROUTINE OPERATING EXPENSES	<u>230,247.31</u>	<u>382,208.31</u>	<u>-151,961.00</u>	<u>230,247.31</u>	<u>4,586,500.00</u>	<u>-94.98</u>
Total Non-Routine Expense	0.00	0.00	0.00	0.00	0.00	
Total Other Credit & Charges	0.00	0.00	0.00	0.00	0.00	
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	
Total Prov. for Operating Reserve	0.00	0.00	0.00	0.00	0.00	
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
TOTAL OPERATING EXPENSES	<u>230,247.31</u>	<u>382,208.31</u>	<u>-151,961.00</u>	<u>230,247.31</u>	<u>4,586,500.00</u>	<u>-94.98</u>
NET REVENUE/EXPENSE PROFIT/-LOSS	<u>111,839.83</u>	<u>-470.47</u>	<u>112,310.30</u>	<u>111,839.83</u>	<u>-5,646.00</u>	<u>-2,080.87</u>
Total Depreciation Expense	36,430.00	46,000.00	-9,570.00	36,430.00	552,000.00	-93.40
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	<u>75,409.83</u>	<u>-46,470.47</u>	<u>121,880.30</u>	<u>75,409.83</u>	<u>-557,646.00</u>	<u>-113.52</u>

Knox County Housing Authority
BOARD - AHP CASH FLOW STATEMENT
April 30, 2025

BRENTWOOD & PRAIRIELAND COMBINED	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	82,484.06	86,251.42	-3,767.36	82,484.06	1,035,017.00	-92.03
TOTAL OPERATING INCOME	82,484.06	86,251.42	-3,767.36	82,484.06	1,035,017.00	-92.03
OPERATING EXPENSE						
Total Administration Expenses	9,460.74	17,419.85	-7,959.11	9,460.74	209,038.00	-95.47
Total Fee Expenses	9,415.71	8,563.00	852.71	9,415.71	102,756.00	-90.84
Total Utilities Expenses	72.29	8,961.33	-8,889.04	72.29	107,536.00	-99.93
Total Maintenance Expenses	13,624.20	28,707.59	-15,083.39	13,624.20	344,491.00	-96.05
Total Taxes & Insurance Expense	8,531.27	8,630.75	-99.48	8,531.27	103,569.00	-91.76
Total Financial Expenses	2,296.86	2,416.67	-119.81	2,296.86	29,000.00	-92.08
TOTAL ROUTINE OPERATING EXPENSE	43,401.07	74,699.19	-31,298.12	43,401.07	896,390.00	-95.16
Total Amortization Expense	0.00	0.00	0.00	0.00	0.00	
Total Provision for Reserve	0.00	0.00	0.00	0.00	0.00	
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Transfers In/Out	0.00	-7,009.25	7,009.25	0.00	-84,111.00	-100.00
TOTAL ALL EXPENSES BEFORE DEPRECIATION	43,401.07	67,689.94	-24,288.87	43,401.07	812,279.00	-94.66
NET REVENUE PROFIT/-LOSS	39,082.99	18,561.48	20,521.51	39,082.99	222,738.00	-82.45
Total Depreciation Expense	17,047.00	15,666.66	1,380.34	17,047.00	188,000.00	-90.93
NET REVENUE w/Depreciation PROFIT/-LOSS	22,035.99	2,894.82	19,141.17	22,035.99	34,738.00	-36.57

Knox County Housing Authority
CLAIMS REPORT - LOW RENT
April, 2025

	Current Period	Last Year Same	Variance	Current Year
AMP001 - MOON TOWERS				
Salaries	5,610.75	6,871.37	-1,260.62	5,610.75
Employee W/H Payments	0.00	0.00	0.00	0.00
Fee Expenses	21,506.96	20,518.09	988.87	21,506.96
Administrative Expenses	-412.71	993.03	-1,405.74	-412.71
Teneant Services	0.00	0.00	0.00	0.00
Utilities	-516.95	-116.95	-400.00	-516.95
Maint/Protective Serv - Supplies/Conts	21,181.46	35,153.27	-13,971.81	21,181.46
Mileage	0.00	0.00	0.00	0.00
Insurance & General Expenses	10,894.74	9,715.47	1,179.27	10,894.74
Non-Routine Expense	0.00	0.00	0.00	0.00
TOTAL MOON TOWERS CLAIMS	58,264.25	73,134.28	-14,870.03	58,264.25
AMP002 - FAMILY				
Salaries	6,667.92	7,225.26	-557.34	6,667.92
Employee W/H Payments	0.00	0.00	0.00	0.00
Fee Expenses	23,386.30	22,644.47	741.83	23,386.30
Administrative Expenses	336.04	1,549.04	-1,213.00	336.04
Teneant Services	0.00	0.00	0.00	0.00
Utilities	965.88	-629.95	1,595.83	965.88
Maint/Protective Serv - Supplies/Conts	48,506.19	54,948.03	-6,441.84	48,506.19
Mileage	0.00	0.00	0.00	0.00
Insurance & General Expenses	10,088.88	9,376.84	712.04	10,088.88
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL FAMILY CLAIMS	89,951.21	95,113.69	-5,162.48	89,951.21
AMP003 - BLUEBELL				
Salaries	1,604.51	1,789.26	-184.75	1,604.51
Employee W/H Payments	0.00	0.00	0.00	0.00
Fee Expenses	6,222.23	5,879.66	342.57	6,222.23
Administrative Expenses	612.32	789.05	-176.73	612.32
Teneant Services	0.00	0.00	0.00	0.00
Utilities	-1,216.11	-566.08	-650.03	-1,216.11
Maint/Protective Serv - Supplies/Conts	-4,357.20	5,659.62	-10,016.82	-4,357.20
Mileage	0.00	0.00	0.00	0.00
Insurance & General Expenses	4,115.66	3,235.99	879.67	4,115.66
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL BLUEBELL CLAIMS	6,981.41	16,787.50	-9,806.09	6,981.41
COCC				
Salaries	72,288.42	78,835.18	-6,546.76	72,288.42
Employee W/H Payments	2,710.77	-1,524.84	4,235.61	2,710.77
Fee Expenses	229.93	217.71	12.22	229.93
Administrative Expenses	3,985.97	4,558.43	-572.46	3,985.97
Teneant Services	0.00	0.00	0.00	0.00
Utilities	-184.49	290.59	-475.08	-184.49
Maint/Protective Serv - Supplies/Conts	233.74	-130.44	364.18	233.74
Mileage	0.00	0.00	0.00	0.00
Insurance & General Expenses	3,795.12	3,469.46	325.66	3,795.12
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL COCC CLAIMS	83,059.46	85,716.09	-2,656.63	83,059.46
COMBINED - AMP1, AMP2, AMP3, & COCC				
Salaries	87,722.75	96,069.54	-8,346.79	87,722.75
Employee W/H Payments	2,710.77	-1,524.84	4,235.61	2,710.77
Fee Expenses	51,345.42	49,259.93	2,085.49	51,345.42
Administrative Expenses	55,867.04	57,149.48	-1,282.44	55,867.04
Teneant Services	0.00	0.00	0.00	0.00
Utilities	-940.18	-632.10	-308.08	-940.18
Maint/Protective Serv - Supplies/Conts	65,564.19	95,683.47	-30,119.28	65,564.19
Mileage	0.00	0.00	0.00	0.00
Insurance & General Expenses	28,894.40	25,797.76	3,096.64	28,894.40
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL LOW RENT CLAIMS	291,164.39	321,803.24	-30,638.85	291,164.39

Knox County Housing Authority
CLAIMS REPORT - AHP / HCV
April, 2025

	Current Period	Last Year Same Period	Variance
BRENTWOOD			
Salaries	6,031.93	6,049.55	-17.62
Employee W/H Payments	0.00	0.00	0.00
Management Fees	4,500.00	4,284.00	216.00
Administrative Expenses	430.69	-116.20	546.89
Utilities	4.12	3.50	0.62
Maintenance Supplies/Contracts	3,592.02	1,294.00	2,298.02
Security, Tax, & Insurance Expenses	5,480.30	5,012.72	467.58
Finacial Expenses	1,148.43	1,377.28	-228.85
TOTAL BRENTWOOD CLAIMS	21,187.49	17,904.85	3,282.64
PRAIRIELAND			
Salaries	6,031.97	5,997.07	34.90
Employee W/H Payments	0.00	0.00	0.00
Management Fees	4,000.00	3,867.50	132.50
Administrative Expenses	95.82	253.53	-157.71
Utilities	68.17	108.05	-39.88
Maintenance Supplies/Contracts	1,355.32	1,945.65	-590.33
Security, Taxes, & Insurance Expenses	5,310.16	4,632.70	677.46
Financial Expenses	1,148.43	1,377.28	-228.85
TOTAL PRAIRIELAND CLAIMS	18,009.87	18,181.78	-171.91
AHP - BRENTWOOD & PRAIRIELAND			
Salaries	12,063.90	12,046.62	17.28
Employee W/H Payments	0.00	0.00	0.00
Management Fees	8,500.00	8,151.50	348.50
Administrative Expenses	526.51	137.33	389.18
Utilities	72.29	111.55	-39.26
Maintenance Supplies	4,947.34	3,239.65	1,707.69
Security, Tax, & Insurance Expenses	10,790.46	9,645.42	1,145.04
Financial Expenses	2,296.86	2,754.56	-457.70
TOTAL AHP CLAIMS	39,197.36	36,086.63	3,110.73
HOUSING CHOICE VOUCHER - HCV			
Salaries	6,973.14	9,007.36	-2,034.22
Employee W/H Payments	0.00	0.00	0.00
Management Fees	3,955.00	4,033.00	-78.00
Administrative Expenses	10.36	961.67	-951.31
General Expense-Admin	665.80	601.54	64.26
Total HCV Expenses	11,604.30	14,603.57	-2,999.27
HAP Expenses	92,423.00	86,131.00	6,292.00
General Expenses	83.70	93.75	-10.05
Total HAP Expenses	92,506.70	86,224.75	6,281.95
TOTAL HCV CLAIMS	104,111.00	100,828.32	3,282.68

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Knox County Housing Authority
CLAIMS REPORT - GRANT PROGRAMS
April, 2025

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	Current Period	Last Year Same	Current Year	Cumulative
CFG 2024 -				
Admin / Operations	0.00	0.00	0.00	350,000.00
General CFP Activity	0.00	0.00	0.00	7,591.89
TOTAL CFG 2024 CLAIMS	0.00	0.00	0.00	357,591.89
CFG 2023 - \$1,514,974				
Admin / Operations	0.00	0.00	0.00	350,000.00
General CFP Activity	0.00	0.00	0.00	1,016,127.09
TOTAL CFG 2023 CLAIMS	0.00	0.00	0.00	1,366,127.09
CFG 2022 - \$1,467,361				
Admin. / Operations	0.00	0.00	0.00	300,000.00
General CFP Activity	0.00	0.00	0.00	1,172,369.98
TOTAL CFG 2022 CLAIMS	0.00	0.00	0.00	1,472,369.98
CFG 2021 - \$1,209,310				
Admin / Operations	0.00	0.00	0.00	300,000.00
General CFP Activity	0.00	0.00	0.00	909,310.00
TOTAL CFG 2021 CLAIMS	0.00	0.00	0.00	1,209,310.00
CFG 2020 - \$1,168,267				
Admin. / Operations	0.00	0.00	0.00	300,000.00
General CFP Activity	0.00	0.00	0.00	868,267.00
TOTAL CFG 2020 CLAIMS	0.00	0.00	0.00	1,168,267.00
CFG 2019 - \$1,083,874				
Admin. / Operations	0.00	0.00	0.00	300,000.00
General CFP Activity	0.00	0.00	0.00	783,874.00
TOTAL CFG 2019 CLAIMS	0.00	0.00	0.00	1,083,874.00
TOTAL CFG GRANT(S) CLAIMS	0.00	0.00	0.00	6,657,539.96

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Knox County Housing Authority
CLAIMS REPORT TOTALS
April, 2025

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	Current Period	Last Year Same	Variance	Current Year
TOTALS				
<u>LOW RENT</u>				
AMP001 - MOON TOWERS	58,903.89	73,690.35	-14,786.46	58,903.89
AMP002 - FAMILY	89,259.07	95,739.27	-6,480.20	89,259.07
AMP003 - BLUEBELL	7,173.32	16,954.32	-9,781.00	7,173.32
COCC	86,731.08	90,872.45	-4,141.37	86,731.08
TOTAL LOW RENT	<u>242,067.36</u>	<u>277,256.39</u>	<u>-35,189.03</u>	<u>242,067.36</u>
<u>A.H.P.</u>				
BRENTWOOD	23,331.02	19,488.85	3,842.17	23,331.02
PRAIRIELAND	20,070.05	19,611.78	458.27	20,070.05
TOTAL A.H.P.	<u>43,401.07</u>	<u>39,100.63</u>	<u>4,300.44</u>	<u>43,401.07</u>
<u>HOUSING CHOICE VOUCHER - HCV</u>				
HCV (Administrative Only)	11,604.30	14,603.57	-2,999.27	11,604.30
TOTAL HCV	<u>11,604.30</u>	<u>14,603.57</u>	<u>-2,999.27</u>	<u>11,604.30</u>
<u>GRANTS</u>				
CAPITAL FUND GRANT 2024	0.00	0.00	0.00	0.00
CAPITAL FUND GRANT 2023	0.00	0.00	0.00	0.00
CAPITAL FUND GRANT 2022	0.00	0.00	0.00	0.00
CAPITAL FUND GRANT 2021	0.00	0.00	0.00	0.00
CAPITAL FUND GRANT 2020	0.00	0.00	0.00	0.00
CAPITAL FUND GRANT 2019	0.00	0.00	0.00	0.00
TOTAL GRANTS	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
TOTAL CLAIMS FOR MONTH	<u>297,072.73</u>	<u>330,960.59</u>	<u>-33,887.86</u>	<u>297,072.73</u>

LOW RENT

COCC	May-24	Current YTD		
Operating Income	\$129,733.71	\$251,637.82		
Operating Expenses	\$210,378.68	\$294,398.99		
Net Revenue Income/(Loss)	(\$80,644.97)	(\$42,761.17)	COCC - Cash, Investments, A/R, & A/P	\$704,614
MOON TOWERS	May-24	Current YTD		
Operating Income	\$83,965.02	\$168,206.44	Moon - Cash, Investments, A/R, & A/P	\$ 679,968
Operating Expenses	\$111,784.56	\$170,688.45	Minimum Reserve Position	\$ 341,377
Net Revenue Income/(Loss)	(\$27,819.54)	(\$2,482.01)	Over/(Under) Minimum Reserve Position	\$640,770
FAMILY SITES	May-24	Current YTD		
Operating Income	\$109,996.61	\$219,887.80	Family - Cash, Investments, A/R, & A/P	\$ 874,696
Operating Expenses	\$118,564.32	\$207,823.39	Minimum Reserve Position	\$ 415,647
Net Revenue Income/(Loss)	(\$8,567.71)	\$12,064.41	Over/(Under) Minimum Reserve Position	\$459,050
BLUEBELL	May-24	Current YTD		
Operating Income	\$26,112.38	\$52,462.80	Bluebell - Cash, Investments, A/R, & A/P	\$ 292,257
Operating Expenses	\$26,919.05	\$34,092.37	Minimum Reserve Position	\$ 68,185
Net Revenue Income/(Loss)	(\$806.67)	\$18,370.43	Over/(Under) Minimum Reserve Position	\$224,072

Monthly Notes:

- For income: COCC received \$54,937.50 from maintenance charges along with \$74,052.43 in fees: \$43,668.93 from management fees, \$4,240 from asset management fees; \$5,707.50 from bookkeeping fees; \$6,732 each for mental health, participant, and safety/security fees.
- The amps received \$128,695 in subsidy from HUD with Moon Towers receiving \$44,488; Family \$80,262; and Bluebell \$8234.
- Expenses worth noting are there was three payrolls in May, more of the Nelrod and Clinic training expenses, PILOT payments (Moon - \$29,872.59, Family - \$29,019.08, & Bluebell - \$15,657.34), installation of flooring (Moon & Family), elevator quarterly maintenance (Moon & Bluebell), and replacement of firepump coil (Moon)
- For the month all show in the red with Family and Blue remaining in the black year-to-date.

AHP

BRENTWOOD	May-24	Current YTD	PRAIRIELAND	May-24	Current YTD
Operating Income	\$42,295.39	\$86,396.00	Operating Income	\$39,082.93	\$77,466.38
Operating Expenses	\$38,952.33	\$62,283.35	Operating Expenses	\$36,793.92	\$56,863.97
Net Revenue Income/(Loss)	\$3,343.06	\$24,112.65	Net Revenue Income/(Loss)	\$2,289.01	\$20,602.41
Brentwood's Cash, Investments, A/R, & A/P	\$ 399,841.78		Prairieland's Cash, Investments, A/R, & A/P	\$ (172,768.94)	
Restricted Cash (Sec. Dep. & Current Liabilities)	\$ 69,795.84		Restricted Cash (Sec. Dep., Reserve, Receipts, liabs)	\$ 353,256.01	
BW's Available Cash	\$ 330,045.94		PL's Available Cash	\$180,487.07	

Monthly Notes:

- For Income: Brentwood received \$41,876.25 in tenant income and Prairieland's received \$32,512 in tenant income.
- Expences worth noting for Brentwood and Prairieland are the thre payroll in May and the PILOT payments (Brentwood - \$21053.89 & Prairieland - \$18,806.54) otherwise normal month for both properties.
- Both are in the black for the month and remain in the black year-to-date.

HOUSING CHOICE VOUCHERS (HCV)

<u>ADMINISTRATIVE</u>	<u>May-24</u>	<u>Current YTD</u>	<u>HAP</u>	<u>May-24</u>	<u>Current YTD</u>
Operating Income	\$13,890.48	\$27,934.26	Operating Income	\$90,895.00	\$182,382.00
Operating Expenses	\$22,424.06	\$34,064.35	Operating Expenses	\$90,341.45	\$182,848.15
Net Revenue Income/(Loss)	(\$8,533.58)	(\$6,130.09)	Net Revenue Income/(Loss)	\$553.55	(\$466.15)
Unrestricted Net Position (UNP)			Restricted Net Position (RNP)		
Prior Month Balance	\$	3,912.58	Prior Month Balance	\$	3,907.00
Investment in Fixed Assets	\$	-	Investment in Fixed Assets	\$	-
Monthly HCV Admin Revenue - Gain/(Loss)	\$	(8,478.58)	Monthly HCV HAP Revenue - Gain/(Loss)	\$	638.00
Transfer to NRP or Adjustment	\$	-	Transfer from UNP or Adjustment	\$	-
UNP Ending Balance Per VMS	\$	(4,566.00)	RNP Ending Balance per VMS	\$	4,545.00

Monthly Notes:

- HCV received \$13,886 in admin fee subsidy from HUD which shows a decrease in revenue of \$8,533.58 for the month.

Monthly Notes:

- HCV received \$90,895 in HAP subsidy from HUD which shows an increase of \$553.55 for the month with RNP showing a balance of \$4,545 for the month.

EMERGENCY HOUSING VOUCHERS (EHV)

<u>ADMINISTRATIVE</u>	<u>May-24</u>	<u>Current YTD</u>	<u>HAP</u>	<u>May-24</u>	<u>Current YTD</u>
Operating Income	\$ 1,491.00	\$ 2,183.00	Operating Income	\$ 3,414.00	\$ 4,120.00
Operating Expenses	\$ 508.45	\$ 894.76	Operating Expenses	\$ 2,749.00	\$ 5,536.00
Net Revenue Income/(Loss)	\$982.55	\$1,288.24	Net Revenue Income/(Loss)	\$665.00	(\$1,416.00)
<u>EHV (UNP)</u>			<u>EHV (RNP)</u>		
Prior Month Balance		\$24,215.60	Prior Month Balance	\$	1,678.85
Monthly EHV Admin Revenue - Gain/(Loss)	\$	982.55	Monthly EHV HAP Revenue - Gain/(Loss)	\$	665.00
EHV UNP Ending Balance		\$25,198.15	RNP Ending Balance per VMS		\$2,343.85

Monthly Notes:

- EHV received \$1,491.00 in admin fee subsidy from HUD and a increase in revenue of \$982.55 for the month.

Monthly Notes:

- EHV received \$3,414 in HAP subsidy and had an increase in revenue of \$655 for the month.

MISCELLANEOUS

IDROP Bad Debt Submitted

<u>Property Sites</u>	<u>May-24</u>	<u>Historical</u>
Moon Towers	\$ -	\$ 135,632.00
Family Sites	\$ -	\$ 357,242.37
Bluebell	\$ -	\$ 8,259.78
Brentwood	\$ -	\$ 40,270.74
Prairieland	\$ -	\$ 51,408.90
Housing Choice Voucher	\$ -	\$ 47,707.48
Total	\$ -	\$ 640,521.27

IDROP Bad Debt Collected

<u>Property Sites</u>	<u>May-24</u>	<u>Historical</u>
Moon Towers	\$ 111.45	\$ 11,794.27
Family Sites	\$ 318.00	\$ 85,807.09
Bluebell	\$ -	\$ 100.00
Brentwood	\$ -	\$ 10,984.84
Prairieland	\$ -	\$ 10,318.09
Housing Choice Voucher	\$ -	\$ 13,337.10
Total	\$ 429.45	\$ 132,341.39

Tenant Online Payments

<u>Property Sites</u>	<u>May-24</u>	<u>FYE 2025</u>
Moon Towers	\$ 4,041.64	\$ 47,430.23
Family Sites	\$ 9,846.99	\$ 137,121.70
Bluebell	\$ 1,235.00	\$ 9,505.00
Brentwood	\$ 6,101.00	\$ 83,195.11
Prairieland	\$ 8,038.71	\$ 70,700.71
Housing Choice Voucher	\$ 60.00	\$ 7,294.92
Fiscal Year 2022 Total	\$ 29,323.34	\$ 355,247.67

Monthly Bad Debt Reported	\$0.00
Historical Bad Debt	\$1,241,104.10

	<u>By IDROP</u>	<u>By Debtor</u>
Historical Bad Debt Collected	\$132,341.39	\$ 39,322.37
13.83%	10.66%	3.17%

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Knox County Housing Authority
FDS Income Statement - COCC
May, 2025

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	15.00	15.00	0.00	30.00	30.00	180.00	0.00
REVENUE							
FEE REVENUE							
70710 Management Fees							
10-1-000-000-3810.000 Management Fee Inc	-43,668.93	-44,212.00	543.07	-88,424.00	-87,212.92	-530,544.00	-83.56
10-1-000-000-3810.010 Mgmt Fees CFP	0.00	-8,333.33	8,333.33	-16,666.66	0.00	-100,000.00	-100.00
Total Line 70710	-43,668.93	-52,545.33	8,876.40	-105,090.66	-87,212.92	-630,544.00	-86.17
70720 Asset Management Fees							
10-1-000-000-3820.000 Asset Mgmnt Fee Inc	-4,240.00	-4,240.00	0.00	-8,480.00	-8,480.00	-50,880.00	-83.33
Total Line 70720	-4,240.00	-4,240.00	0.00	-8,480.00	-8,480.00	-50,880.00	-83.33
70730 Book Keeping Fees							
10-1-000-000-3830.000 Bookkeeping Fee Inc	-5,707.50	-5,807.00	99.50	-11,614.00	-11,422.50	-69,684.00	-83.61
Total Line 70730	-5,707.50	-5,807.00	99.50	-11,614.00	-11,422.50	-69,684.00	-83.61
70750 Other Fees							
10-1-000-000-3840.000 Other Fee Inc	-240.00	-50.00	-190.00	-100.00	-360.00	-600.00	-40.00
10-1-000-000-3850.000 Inspection Income	0.00	-416.67	416.67	-833.34	0.00	-5,000.00	-100.00
10-1-000-000-3850.001 Maint Labor Income	-54,937.50	-61,520.00	6,582.50	-123,040.00	-101,897.00	-738,240.00	-86.20
10-1-000-000-3850.004 Admin Fee Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3850.005 Maint Fee Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3850.006 Safety/Security Fee Inc	-6,732.00	-5,610.00	-1,122.00	-11,220.00	-13,464.00	-67,320.00	-80.00
10-1-000-000-3850.007 Mental Health Fee Inc	-6,732.00	-5,610.00	-1,122.00	-11,220.00	-13,464.00	-67,320.00	-80.00
10-1-000-000-3850.008 Participant Fee Income	-6,732.00	-5,610.00	-1,122.00	-11,220.00	-13,464.00	-67,320.00	-80.00
10-1-000-000-3850.010 Garb & Trash Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3850.020 Htg & Cooling Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3850.030 Snow Removal Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3850.050 Landscape & Grds Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3850.060 Unit Turnaround Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3850.070 Electrical Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3850.080 Plumbing Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3850.090 Exterminator Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3850.100 Janitorial Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3850.110 Routine Maint Inc	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	
Total Line 70750	-75,373.50	-78,816.67	3,443.17	-157,633.34	-142,649.00	-945,800.00	-84.92
70700 TOTAL FEE REVENUE	-128,989.93	-141,409.00	12,419.07	-282,818.00	-249,764.42	-1,696,908.00	-85.28
OTHER REVENUE							
71100 Investment Income - Unrestricted							
10-1-000-000-3610.000 Interest Income	-742.47	-425.00	-317.47	-850.00	-1,570.79	-5,100.00	-69.20
10-1-000-000-3610.023 Interest Income - HRA	-1.31	-1.25	-0.06	-2.50	-2.61	-15.00	-82.60
Total Line 71100	-743.78	-426.25	-317.53	-852.50	-1,573.40	-5,115.00	-69.24
71500 Other Revenue							
10-1-000-000-3690.000 Other Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3690.300 T.S. Income - Grants	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-001-000-3690.180 Shelter Income	0.00	-16,666.67	16,666.67	-33,333.34	-300.00	-200,000.00	-99.85
Total Line 71500	0.00	-16,666.67	16,666.67	-33,333.34	-300.00	-200,000.00	-99.85
TOTAL OTHER REVENUE	-743.78	-17,092.92	16,349.14	-34,185.84	-1,873.40	-205,115.00	-99.09
70000 TOTAL REVENUE	-129,733.71	-158,501.92	28,768.21	-317,003.84	-251,637.82	-1,902,023.00	-86.77

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
EXPENSES							
ADMINISTRATIVE							
91100 Administrative Salaries							
10-1-000-000-4110.000 Admin Salaries	62,428.34	42,500.00	19,928.34	85,000.00	82,855.23	510,000.00	-83.75
10-1-001-000-4110.000 Warm Shelter Salaries	18,083.70	12,500.00	5,583.70	25,000.00	25,928.40	150,000.00	-82.71
Total Line 91100	80,512.04	55,000.00	25,512.04	110,000.00	108,783.63	660,000.00	-83.52
91200 Auditing Fees							
10-1-000-000-4171.000 Audit Fee	0.00	300.00	-300.00	600.00	0.00	3,600.00	-100.00
Total Line 91200	0.00	300.00	-300.00	600.00	0.00	3,600.00	-100.00
91400 Advertising & Marketing							
10-1-000-000-4190.650 Advertising	0.00	41.67	-41.67	83.34	0.00	500.00	-100.00
Total Line 91400	0.00	41.67	-41.67	83.34	0.00	500.00	-100.00
91500 Benefit Contributions - Admin							
10-1-000-000-4110.500 Emp Benefit - Admin	16,901.79	14,093.75	2,808.04	28,187.50	29,246.79	169,125.00	-82.71
10-1-000-000-4110.550 Benefit - Life Ins.	1,301.56	611.00	690.56	1,222.00	1,911.68	7,332.00	-73.93
10-1-001-000-4110.500 Warm Shelter Benefits	2,842.77	1,761.00	1,081.77	3,522.00	4,099.53	21,132.00	-80.60
Total Line 91500	21,046.12	16,465.75	4,580.37	32,931.50	35,258.00	197,589.00	-82.16
91600 Office Expense							
10-1-000-000-4140.000 Training - Staff	0.00	1,000.00	-1,000.00	2,000.00	0.00	12,000.00	-100.00
10-1-000-000-4180.000 Telephone	230.06	125.00	105.06	250.00	275.38	1,500.00	-81.64
10-1-000-000-4190.000 Other Sundry	1,212.11	166.67	1,045.44	333.34	-466.32	2,000.00	-123.32
10-1-000-000-4190.050 Office Rent Exp	600.00	600.00	0.00	1,200.00	1,200.00	7,200.00	-83.33
10-1-000-000-4190.100 Postage	-372.38	208.33	-580.71	416.66	401.83	2,500.00	-83.93
10-1-000-000-4190.200 Office Supplies	226.54	83.33	143.21	166.66	226.54	1,000.00	-77.35
10-1-000-000-4190.250 Office Furniture	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4190.300 Paper Supplies	0.00	62.50	-62.50	125.00	0.00	750.00	-100.00
10-1-000-000-4190.400 Printing	151.00	150.00	1.00	300.00	151.00	1,800.00	-91.61
10-1-000-000-4190.401 Printing Supplies	0.00	200.00	-200.00	400.00	0.00	2,400.00	-100.00
10-1-000-000-4190.500 Printer/Copier Sup Cont	340.98	200.00	140.98	400.00	340.98	2,400.00	-85.79
10-1-000-000-4190.550 Computers/Software	414.00	1,416.67	-1,002.67	2,833.34	2,328.00	17,000.00	-86.31
10-1-000-000-4190.600 Publications	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4190.700 Member Dues/Fees	0.00	750.00	-750.00	1,500.00	985.00	9,000.00	-89.06
10-1-000-000-4190.800 Internet Services	267.35	375.00	-107.65	750.00	534.70	4,500.00	-88.12
10-1-000-000-4190.850 IT Support	1,908.00	416.67	1,491.33	833.34	1,908.00	5,000.00	-61.84
Total Line 91600	4,977.66	5,754.17	-776.51	11,508.34	7,885.11	69,050.00	-88.58
91700 Legal Expense							
10-1-000-000-4130.000 Legal Expense	800.00	850.00	-50.00	1,700.00	800.00	10,200.00	-92.16
10-1-000-000-4190.900 Court Costs	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91700	800.00	850.00	-50.00	1,700.00	800.00	10,200.00	-92.16
91800 Travel Expense							
10-1-000-000-4150.000 Travel - Staff	6,144.51	1,250.00	4,894.51	2,500.00	6,313.01	15,000.00	-57.91
10-1-000-000-4150.010 Travel - Commissioners	0.00	300.00	-300.00	600.00	0.00	3,600.00	-100.00
10-1-000-000-4150.100 Mileage - Admin	0.00	100.00	-100.00	200.00	0.00	1,200.00	-100.00
Total Line 91800	6,144.51	1,650.00	4,494.51	3,300.00	6,313.01	19,800.00	-68.12
91900 Other Expense							
10-1-000-000-4120.400 Fee for Service Exp	337.57	400.00	-62.43	800.00	590.19	4,800.00	-87.70
10-1-000-000-4120.500 Other Fee Exp	190.00	8.33	181.67	16.66	190.00	100.00	90.00
10-1-000-000-4140.010 Training - Commiss	0.00	300.00	-300.00	600.00	0.00	3,600.00	-100.00
10-1-000-000-4160.000 Consulting Services	2,620.38	83.33	2,537.05	166.66	3,511.38	1,000.00	251.14
10-1-000-000-4190.950 Background Verif	0.00	15.00	-15.00	30.00	0.00	180.00	-100.00

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10-1-001-000-4120.400 Fee for Serv Exp - WS	0.00	470.00	-470.00	940.00	-22.69	5,640.00	-100.40
10-1-001-000-4190.000 Admin Supplies - WS	650.51	83.33	567.18	166.66	669.53	1,000.00	-33.05
Total Line 91900	3,798.46	1,359.99	2,438.47	2,719.98	4,938.41	16,320.00	-69.74
91000 TOTAL OPERATING EXPENSE - Admin	117,278.79	81,421.58	35,857.21	162,843.16	163,978.16	977,059.00	-83.22
UTILITIES							
93100 Water-200 Elect-300 Gas-600 Sewer							
10-1-000-000-4310.000 Water	45.50	25.00	20.50	50.00	45.50	300.00	-84.83
10-1-000-000-4315.000 Sewer	41.37	15.00	26.37	30.00	41.37	180.00	-77.02
10-1-000-000-4320.000 Electric	193.62	250.00	-56.38	500.00	9.13	3,000.00	-99.70
10-1-000-000-4330.000 Gas	317.99	200.00	117.99	400.00	317.99	2,400.00	-86.75
10-1-001-000-4310.000 Water - W.S.	0.00	128.00	-128.00	256.00	14.06	1,536.00	-99.08
10-1-001-000-4315.000 Sewer - W.S.	0.00	175.00	-175.00	350.00	-14.06	2,100.00	-100.67
10-1-001-000-4320.000 Electric - W.S.	0.00	428.00	-428.00	856.00	6.27	5,136.00	-99.88
10-1-001-000-4330.000 Gas - W. S.	0.00	205.00	-205.00	410.00	5.22	2,460.00	-99.79
Total Line 93100, 93200, 93300, 93600	598.48	1,426.00	-827.52	2,852.00	425.48	17,112.00	-97.51
93000 TOTAL UTILITIES EXPENSES	598.48	1,426.00	-827.52	2,852.00	425.48	17,112.00	-97.51
MAINTENANCE & OPERATIONS EXPENSE							
94100 Maintenance - Labor							
10-1-000-000-4410.000 Maint Labor	57,123.59	43,446.00	13,677.59	86,892.00	77,695.55	521,352.00	-85.10
10-1-000-000-4410.010 Maint Admin Salary	250.77	274.75	-23.98	549.50	342.72	3,297.00	-89.61
10-1-000-000-4410.100 Maint Labor - OT	1,769.29	835.00	934.29	1,670.00	2,031.42	10,020.00	-79.73
Total Line 94100	59,143.65	44,555.75	14,587.90	89,111.50	80,069.69	534,669.00	-85.02
94200 Maintenance - Materials/Supplies							
10-1-000-000-4420.010 Garbage&Trash Supp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4420.020 Htg & Cooling	0.00	7.50	-7.50	15.00	0.00	90.00	-100.00
10-1-000-000-4420.030 Snow Removal Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4420.050 Landscape/Grounds Sup	0.00	50.00	-50.00	100.00	-188.55	600.00	-131.43
10-1-000-000-4420.070 Electrical Supplies	0.00	10.00	-10.00	20.00	0.00	120.00	-100.00
10-1-000-000-4420.080 Plumbing Supplies	405.00	10.00	395.00	20.00	405.00	120.00	237.50
10-1-000-000-4420.100 Janitorial Supplies	0.00	50.00	-50.00	100.00	495.03	600.00	-17.50
10-1-000-000-4420.110 Routine Maint. Supplies	0.00	75.00	-75.00	150.00	-77.09	900.00	-108.57
10-1-000-000-4420.120 Other Misc Supply	126.88	35.00	91.88	70.00	126.88	420.00	-69.79
10-1-000-000-4420.125 Mileage	0.00	7.50	-7.50	15.00	0.00	90.00	-100.00
10-1-000-000-4420.126 Vehicle Supplies	209.69	50.00	159.69	100.00	140.06	600.00	-76.66
10-1-001-000-4420.000 Maint Supplies-WS	0.00	208.33	-208.33	416.66	0.00	2,500.00	-100.00
10-1-001-000-4420.080 Plumbing Supplies-WS	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94200	741.57	503.33	238.24	1,006.66	901.33	6,040.00	-85.08
94300 Maintenance - Contracts							
10-1-000-000-4430.010 Garbage & Trash Cont	92.40	20.00	72.40	40.00	92.40	240.00	-61.50
10-1-000-000-4430.020 Heating&Cooling Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.030 Snow Removal Contract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.050 Landscape & Grds Cont	12.00	0.00	12.00	0.00	12.00	0.00	
10-1-000-000-4430.060 Unit Turnaround Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.070 Electrical Contract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.080 Plumbing Contracts	262.05	0.00	262.05	0.00	262.05	0.00	
10-1-000-000-4430.090 Extermination Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.100 Janitorial Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.110 Routine Maint Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.120 Other Misc Maint Cont	0.00	30.00	-30.00	60.00	0.00	360.00	-100.00
10-1-000-000-4430.126 Vehicle Maint Cont	0.00	50.00	-50.00	100.00	0.00	600.00	-100.00

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10-1-001-000-4430.000 Maint Contracts-WS	0.00	100.00	-100.00	200.00	0.00	1,200.00	-100.00
10-1-001-000-4430.070 Electrical Contract-WS	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-001-000-4430.080 Plumbing-WS	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94300 - (sub acct)	366.45	200.00	166.45	400.00	366.45	2,400.00	-84.73
94500 Maintenance - Ordinary/Benefits							
10-1-000-000-4410.500 Maint Emp Benefit	19,199.34	19,098.00	101.34	38,196.00	27,855.28	229,176.00	-87.85
10-1-000-000-4410.510 Maint Admin Benefits	103.56	151.25	-47.69	302.50	151.53	1,815.00	-91.65
Total Line 94500	19,302.90	19,249.25	53.65	38,498.50	28,006.81	230,991.00	-87.88
94000 TOTAL MAINTENANCE EXPENSE	79,554.57	64,508.33	15,046.24	129,016.66	109,344.28	774,100.00	-85.87
TOTAL PROTECTIVE SERVICES EXPENSE							
95100 Protective Services - Labor							
10-1-000-000-4481.000 Safety/Security Salary	6,104.25	4,541.00	1,563.25	9,082.00	8,342.47	54,492.00	-84.69
10-1-000-000-4481.500 Safety/Security Benefits	2,937.50	2,678.00	259.50	5,356.00	4,359.41	32,136.00	-86.43
Total Line 95100	9,041.75	7,219.00	1,822.75	14,438.00	12,701.88	86,628.00	-85.34
95200 Protective Services - Contract							
10-1-000-000-4480.000 Protective Service	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4480.100 ADT Contract	109.97	200.00	-90.03	400.00	183.95	2,400.00	-92.34
10-1-000-000-4480.500 Other Security Contract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-001-000-4480.100 ADT Contract-WS	0.00	58.33	-58.33	116.66	0.00	700.00	-100.00
Total Line 95200	109.97	258.33	-148.36	516.66	183.95	3,100.00	-94.07
95000 TOTAL PROTECTIVE SERVICES EXP	9,151.72	7,477.33	1,674.39	14,954.66	12,885.83	89,728.00	-85.64
INSURANCE PREMIUMS EXPENSE							
96110 120 130 - Property Liab Work Comp							
10-1-000-000-4510.010 Property Insurance	82.53	85.08	-2.55	170.16	165.06	1,021.00	-83.83
10-1-000-000-4510.020 Liability Insurance	36.96	38.08	-1.12	76.16	73.92	457.00	-83.82
10-1-000-000-4510.030 Work Comp Insurance	2,893.02	2,983.42	-90.40	5,966.84	5,786.04	35,801.00	-83.84
Total Line 96110, 96120, 96130	3,012.51	3,106.58	-94.07	6,213.16	6,025.02	37,279.00	-83.84
96140 All Other Insurance							
10-1-000-000-4510.015 Equipment Insurance	17.10	17.67	-0.57	35.34	34.20	212.00	-83.87
10-1-000-000-4510.025 PE & PO Insurance	715.51	737.83	-22.32	1,475.66	1,431.02	8,854.00	-83.84
10-1-000-000-4510.035 Auto Insurance	50.00	51.58	-1.58	103.16	100.00	619.00	-83.84
10-1-000-000-4510.040 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96140	782.61	807.08	-24.47	1,614.16	1,565.22	9,685.00	-83.84
96100 TOTAL INSURANCE PREMIUM EXP	3,795.12	3,913.66	-118.54	7,827.32	7,590.24	46,964.00	-83.84
GENERAL EXPENSES							
96200 Other General Expenses							
10-1-000-000-4590.000 Other General	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96200	0.00	0.00	0.00	0.00	0.00	0.00	
96210 Compensated Absences							
10-1-000-000-4110.001 Salaries Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4595.000 Compensated Absences	0.00	416.67	-416.67	833.34	0.00	5,000.00	-100.00
Total Line 96210	0.00	416.67	-416.67	833.34	0.00	5,000.00	-100.00
96000 TOTAL GENERAL EXPENSE	0.00	416.67	-416.67	833.34	0.00	5,000.00	-100.00
96900 TOTAL OPERATING EXPENSE	210,378.68	159,163.57	51,215.11	318,327.14	294,223.99	1,909,963.00	-84.60
97000 NET REVENUE/EXPENSE - (GAIN)/LOSS	80,644.97	661.65	79,983.32	1,323.30	42,586.17	7,940.00	436.35

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MISCELLANEOUS EXPENSE							
97100 Extraordinary Maintenance							
10-1-000-000-4610.010 Extraordinary Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4610.020 Extraordinary Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4610.030 Extraordinary Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 97100	0.00	0.00	0.00	0.00	0.00	0.00	
97200 Casualty Losses - Non-capitalized							
10-1-000-000-4620.010 Casualty Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4620.020 Casualty Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4620.030 Casualty Contract Costs	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 97200	0.00	0.00	0.00	0.00	0.00	0.00	
97400 Depreciation Expense							
10-1-000-000-4800.000 Depreciation Exp COCC	291.00	1,000.00	-709.00	2,000.00	582.00	12,000.00	-95.15
Total Line 97400	291.00	1,000.00	-709.00	2,000.00	582.00	12,000.00	-95.15
TOTAL MISCELLANEOUS EXPENSE	291.00	1,000.00	-709.00	2,000.00	582.00	12,000.00	-95.15
90000 TOTAL EXPENSES	210,669.68	160,163.57	50,506.11	320,327.14	294,980.99	1,921,963.00	-84.65
OTHER FINANCING SOURCES (USES)							
10010 Operating Transfer In							
Total Line 10010	0.00	0.00	0.00	0.00	0.00	0.00	
10020 Operating Transfer Out							
Total Line 10020	0.00	0.00	0.00	0.00	0.00	0.00	
10093 Xfer-In between Program & Project							
10-1-000-000-9111.000 Xfers In from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10093	0.00	0.00	0.00	0.00	0.00	0.00	
10094 Xfer-Out between Program & Project							
10-1-000-000-9111.100 Xfers Out from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10094	0.00	0.00	0.00	0.00	0.00	0.00	
10100 TOTAL OTHER FINANCING SOURCES-USES	0.00	0.00	0.00	0.00	0.00	0.00	
10000 EXCESS REVENUE/EXPENSE GAIN/-LOSS	80,935.97	1,661.65	79,274.32	3,323.30	43,343.17	19,940.00	117.37

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	177.00	177.00	0.00	354.00	354.00	2,124.00	0.00
REVENUE							
70300 Net Tenant Rent Revenue							
10-1-000-001-3110.000 Dwelling Rent	-36,188.00	-37,500.00	1,312.00	-75,000.00	-73,570.45	-450,000.00	-83.65
10-1-000-001-3111.000 Utility Allowance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70300	-36,188.00	-37,500.00	1,312.00	-75,000.00	-73,570.45	-450,000.00	-83.65
70400 Tenant Revenue - Other							
10-1-000-001-3120.000 Excess Utilities	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3130.000 Cable TV Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3190.000 Nondwell Rent	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3690.000 Other Income	0.00	-12.50	12.50	-25.00	0.00	-150.00	-100.00
10-1-000-001-3690.100 Late Fees	-225.00	-550.00	325.00	-1,100.00	-700.00	-6,600.00	-89.39
10-1-000-001-3690.120 Violation Fees	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3690.130 Court Cost Fees	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3690.140 Returned Check Charge	0.00	-20.83	20.83	-41.66	0.00	-250.00	-100.00
10-1-000-001-3690.150 Laundry Income	-1,334.50	-1,041.67	-292.83	-2,083.34	-2,562.47	-12,500.00	-79.50
10-1-000-001-3690.160 Vending Machine Inc	0.00	-91.67	91.67	-183.34	-133.34	-1,100.00	-87.88
10-1-000-001-3690.180 Labor	-707.50	-1,459.00	751.50	-2,918.00	-1,611.03	-17,508.00	-90.80
10-1-000-001-3690.200 Materials	-14.50	-250.00	235.50	-500.00	-22.27	-3,000.00	-99.26
10-1-000-001-3690.500 Resid.Council Activ	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70400	-2,281.50	-3,425.67	1,144.17	-6,851.34	-5,029.11	-41,108.00	-87.77
70500 TOTAL TENANT REVENUE	-38,469.50	-40,925.67	2,456.17	-81,851.34	-78,599.56	-491,108.00	-84.00
70600 HUD PHA Operating Grants							
10-1-000-001-8020.000 Oper Sub - Curr Yr	-44,488.00	-47,288.00	2,800.00	-94,576.00	-87,542.00	-567,456.00	-84.57
10-1-000-001-8021.000 Oper Sub - Prior Yr	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70600	-44,488.00	-47,288.00	2,800.00	-94,576.00	-87,542.00	-567,456.00	-84.57
10010 Operating Tranfers In - CFP							
10-1-000-001-3404.010 Other Inc - Operations	0.00	-8,333.33	8,333.33	-16,666.66	0.00	-100,000.00	-100.00
Total Line 10010	0.00	-8,333.33	8,333.33	-16,666.66	0.00	-100,000.00	-100.00
70800 Other Government Grants							
10-1-000-001-3404.000 Rev other gov grants	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70800	0.00	0.00	0.00	0.00	0.00	0.00	
71100 Investment Income - Unrestricted							
10-1-000-001-3610.000 Interest Income	-707.52	-833.33	125.81	-1,666.66	-1,464.88	-10,000.00	-85.35
Total Line 71100	-707.52	-833.33	125.81	-1,666.66	-1,464.88	-10,000.00	-85.35
71300 Proceeds from Disposition of Asset							
Total Line 71300	0.00	0.00	0.00	0.00	0.00	0.00	
71500 Other Revenue							
10-1-000-001-3190.050 Office Rent Income	-300.00	-300.00	0.00	-600.00	-600.00	-3,600.00	-83.33
10-1-000-001-3195.000 Day Care Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3690.300 T.S. Income - Grants	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3850.000 Inspection Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3850.004 Admin Fee Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3850.005 Maint Fee Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3850.120 Other Misc Inc.	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 71500	-300.00	-300.00	0.00	-600.00	-600.00	-3,600.00	-83.33
70000 TOTAL REVENUE	-83,965.02	-97,680.33	13,715.31	-195,360.66	-168,206.44	-1,172,164.00	-85.65

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
EXPENSES							
ADMINISTRATIVE							
91100 Administrative Salaries							
10-1-000-001-4110.000 Admin Salaries	8,918.91	6,635.00	2,283.91	13,270.00	12,189.18	79,620.00	-84.69
10-1-000-001-4110.200 Admin Exp - Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91100	8,918.91	6,635.00	2,283.91	13,270.00	12,189.18	79,620.00	-84.69
91200 Auditing Fees							
10-1-000-001-4171.000 Audit Fee	0.00	333.33	-333.33	666.66	0.00	4,000.00	-100.00
Total Line 91200	0.00	333.33	-333.33	666.66	0.00	4,000.00	-100.00
91300 Management Fee							
10-1-000-001-4120.100 Management Fee Exp	14,082.25	14,244.00	-161.75	28,488.00	28,244.97	170,928.00	-83.48
Total Line 91300	14,082.25	14,244.00	-161.75	28,488.00	28,244.97	170,928.00	-83.48
91310 Book-keeping Fee							
10-1-000-001-4120.300 Bookkeeping Fee Exp	1,312.50	1,328.00	-15.50	2,656.00	2,632.50	15,936.00	-83.48
Total Line 91310	1,312.50	1,328.00	-15.50	2,656.00	2,632.50	15,936.00	-83.48
91500 Benefit Contributions - Admin							
10-1-000-001-4110.500 Admin Emp Benefit	2,600.96	2,101.00	499.96	4,202.00	3,715.49	25,212.00	-85.26
Total Line 91500	2,600.96	2,101.00	499.96	4,202.00	3,715.49	25,212.00	-85.26
91600 Office Expense							
10-1-000-001-4140.000 Training - Staff	0.00	163.83	-163.83	327.66	0.00	1,966.00	-100.00
10-1-000-001-4180.000 Telephone	644.30	375.00	269.30	750.00	29.97	4,500.00	-99.33
10-1-000-001-4190.100 Postage	66.93	100.00	-33.07	200.00	121.44	1,200.00	-89.88
10-1-000-001-4190.200 Office Supplies	72.35	66.67	5.68	133.34	72.35	800.00	-90.96
10-1-000-001-4190.250 Office Furniture	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4190.300 Paper Supplies	361.33	41.67	319.66	83.34	361.33	500.00	-27.73
10-1-000-001-4190.400 Printing	0.00	33.33	-33.33	66.66	0.00	400.00	-100.00
10-1-000-001-4190.401 Printing Supplies	0.00	41.67	-41.67	83.34	0.00	500.00	-100.00
10-1-000-001-4190.500 Printer/Copier Sup Cont	153.00	166.67	-13.67	333.34	153.00	2,000.00	-92.35
10-1-000-001-4190.550 Computers/Software	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4190.700 Member Dues/Fees	0.00	62.50	-62.50	125.00	0.00	750.00	-100.00
10-1-000-001-4190.800 Internet Services	87.11	100.00	-12.89	200.00	174.22	1,200.00	-85.48
10-1-000-001-4190.850 IT Support	318.00	83.33	234.67	166.66	318.00	1,000.00	-68.20
Total Line 91600	1,703.02	1,234.67	468.35	2,469.34	1,230.31	14,816.00	-91.70
91700 Legal Expense							
Total Line 91700	0.00	0.00	0.00	0.00	0.00	0.00	
91800 Travel Expense							
10-1-000-001-4150.000 Travel - Staff	692.18	130.00	562.18	260.00	692.18	1,560.00	-55.63
10-1-000-001-4150.010 Travel - Commissioners	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4150.100 Mileage - Admin	0.00	8.33	-8.33	16.66	0.00	100.00	-100.00
Total Line 91800	692.18	138.33	553.85	276.66	692.18	1,660.00	-58.30
91900 Other Expense							
10-1-000-001-4120.400 Fee for Service Exp	24.43	25.00	-0.57	50.00	30.67	300.00	-89.78
10-1-000-001-4120.500 Other Fee Exp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4120.700 Mental Health Fee	2,124.00	1,770.00	354.00	3,540.00	4,248.00	21,240.00	-80.00
10-1-000-001-4120.800 Participant Fee	2,124.00	1,770.00	354.00	3,540.00	4,248.00	21,240.00	-80.00
10-1-000-001-4160.000 Consulting Services	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4160.100 Inspection Expense	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4190.000 Other Sundry	0.00	8.33	-8.33	16.66	60.00	100.00	-40.00
10-1-000-001-4190.950 Background Verification	0.00	416.67	-416.67	833.34	0.00	5,000.00	-100.00
Total Line 91900	4,272.43	3,990.00	282.43	7,980.00	8,586.67	47,880.00	-82.07

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91000 TOTAL OPERATING EXPENSE - Admin	33,582.25	30,004.33	3,577.92	60,008.66	57,291.30	360,052.00	-84.09
ASSET MANAGEMENT FEE							
92000 Asset Mangement Fee							
10-1-000-001-4120.200 Asset Mngt Fee Exp	1,770.00	1,770.00	0.00	3,540.00	3,540.00	21,240.00	-83.33
Total Line 92000	1,770.00	1,770.00	0.00	3,540.00	3,540.00	21,240.00	-83.33
92000 TOTAL ASSET MANAGEMENT FEE	1,770.00	1,770.00	0.00	3,540.00	3,540.00	21,240.00	-83.33
TENANT SERVICES							
92400 Tenant Services - Other							
10-1-000-001-4220.050 Ten Ser-Cable/TV Exp	0.00	90.00	-90.00	180.00	0.00	1,080.00	-100.00
10-1-000-001-4220.100 Ten Ser-Supplies	0.00	25.00	-25.00	50.00	0.00	300.00	-100.00
10-1-000-001-4220.110 Ten Ser-Recreation	0.00	25.00	-25.00	50.00	0.00	300.00	-100.00
10-1-000-001-4220.120 Ten Ser-Education	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4220.125 Ten Ser-Other	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4220.175 Garden Program Exp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4220.300 T.S. - Grant Expenses	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 92400	0.00	140.00	-140.00	280.00	0.00	1,680.00	-100.00
92500 TOTAL TENANT SERVICES EXPENSE	0.00	140.00	-140.00	280.00	0.00	1,680.00	-100.00
UTILITIES							
93100 Water-200 Elect-300 Gas-600 Sewer							
10-1-000-001-4310.000 Water	2,217.72	1,625.00	592.72	3,250.00	2,217.72	19,500.00	-88.63
10-1-000-001-4315.000 Sewer	6,544.64	4,625.00	1,919.64	9,250.00	6,544.64	55,500.00	-88.21
10-1-000-001-4320.000 Electric	2,290.03	2,500.00	-209.97	5,000.00	1,773.08	30,000.00	-94.09
10-1-000-001-4330.000 Gas	7,631.48	3,333.33	4,298.15	6,666.66	7,631.48	40,000.00	-80.92
Total Line 93100, 93200, 93300, 93600	18,683.87	12,083.33	6,600.54	24,166.66	18,166.92	145,000.00	-87.47
93000 TOTAL UTILITIES EXPENSES	18,683.87	12,083.33	6,600.54	24,166.66	18,166.92	145,000.00	-87.47
MAINTENANCE & OPERATIONS EXPENSE							
94100 Maintenance - Labor							
10-1-000-001-4410.000 Maint Labor	3,343.50	3,653.50	-310.00	7,307.00	4,569.45	43,842.00	-89.58
10-1-000-001-4410.100 Maint Labor - OT	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4410.200 Maint Labor - Fee	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94100	3,343.50	3,653.50	-310.00	7,307.00	4,569.45	43,842.00	-89.58
94200 Maintenance - Materials/Supplies							
10-1-000-001-4420.010 Garbage&Trash Supp	0.00	25.00	-25.00	50.00	0.00	300.00	-100.00
10-1-000-001-4420.020 Heating&Cooling Supp	356.71	250.00	106.71	500.00	5,577.66	3,000.00	85.92
10-1-000-001-4420.030 Snow Removal Supplies	0.00	25.00	-25.00	50.00	0.00	300.00	-100.00
10-1-000-001-4420.040 Elevator Maint Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4420.050 Landscape/Grounds Sup	0.00	83.33	-83.33	166.66	-188.55	1,000.00	-118.86
10-1-000-001-4420.070 Electrical Supplies	21.88	1,000.00	-978.12	2,000.00	22.64	12,000.00	-99.81
10-1-000-001-4420.080 Plumbing Supplies	179.79	500.00	-320.21	1,000.00	336.99	6,000.00	-94.38
10-1-000-001-4420.090 Extermination Supplies	126.77	216.67	-89.90	433.34	126.77	2,600.00	-95.12
10-1-000-001-4420.100 Janitorial Supplies	0.00	708.33	-708.33	1,416.66	0.00	8,500.00	-100.00
10-1-000-001-4420.110 Routine Maint. Supplies	1,948.09	1,833.33	114.76	3,666.66	2,203.98	22,000.00	-89.98
10-1-000-001-4420.120 Other Misc Supplies	564.99	83.33	481.66	166.66	564.99	1,000.00	-43.50
10-1-000-001-4420.121 Laundry Supplies	24.67	208.33	-183.66	416.66	24.67	2,500.00	-99.01
10-1-000-001-4420.125 Mileage	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4420.126 Vehicle Supplies	145.23	50.00	95.23	100.00	145.23	600.00	-75.80
10-1-000-001-4420.130 Securtiy Supplies	0.00	0.00	0.00	0.00	0.00	0.00	

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Total Line 94200	3,368.13	4,983.32	-1,615.19	9,966.64	8,814.38	59,800.00	-85.26
94300 Maintenance - Contracts							
10-1-000-001-4330.010 Refuse	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4430.000 Maint Labor Contract	12,753.75	22,006.00	-9,252.25	44,012.00	24,671.00	264,072.00	-90.66
10-1-000-001-4430.010 Garbage & Trash Con	400.00	625.00	-225.00	1,250.00	1,328.61	7,500.00	-82.29
10-1-000-001-4430.020 Heating & Cooling Cont	879.00	208.33	670.67	416.66	6,605.62	2,500.00	164.22
10-1-000-001-4430.030 Snow Removal Contract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4430.040 Elevator Maint Cont	4,383.84	1,500.00	2,883.84	3,000.00	4,383.84	18,000.00	-75.65
10-1-000-001-4430.050 Landscape & Grds Cont	201.00	250.00	-49.00	500.00	201.00	3,000.00	-93.30
10-1-000-001-4430.060 Unit Turnaround Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4430.070 Electrical Contracts	0.00	125.00	-125.00	250.00	0.00	1,500.00	-100.00
10-1-000-001-4430.080 Plumbing Contracts	0.00	625.00	-625.00	1,250.00	591.00	7,500.00	-92.12
10-1-000-001-4430.090 Extermination Contracts	6,034.00	2,500.00	3,534.00	5,000.00	7,134.00	30,000.00	-76.22
10-1-000-001-4430.100 Janitorial Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4430.110 Routine Maint Cont	7,425.60	1,458.33	5,967.27	2,916.66	7,425.60	17,500.00	-57.57
10-1-000-001-4430.111 Flooring Contract	4,150.00	1,500.00	2,650.00	3,000.00	4,150.00	18,000.00	-76.94
10-1-000-001-4430.120 Other Misc Cont Cost	2,350.00	1,250.00	1,100.00	2,500.00	2,350.00	15,000.00	-84.33
10-1-000-001-4430.121 Laundry Equip Contract	423.00	83.33	339.67	166.66	423.00	1,000.00	-57.70
10-1-000-001-4430.126 Vehicle Maint Cont	0.00	20.83	-20.83	41.66	0.00	250.00	-100.00
10-1-000-001-4431.000 Trash Removal	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94300	39,000.19	32,151.82	6,848.37	64,303.64	59,263.67	385,822.00	-84.64
94500 Maintenance - Ordinary/Benefits							
10-1-000-001-4410.500 Maint Emp Benefit	1,381.14	1,623.50	-242.36	3,247.00	2,020.78	19,482.00	-89.63
Total Line 94500	1,381.14	1,623.50	-242.36	3,247.00	2,020.78	19,482.00	-89.63
94000 TOTAL MAINTENANCE EXPENSES	47,092.96	42,412.14	4,680.82	84,824.28	74,668.28	508,946.00	-85.33
TOTAL PROTECTIVE SERVICES EXPENSE							
95200 Protective Services - Contract							
10-1-000-001-4480.000 Police Contract	0.00	250.00	-250.00	500.00	0.00	3,000.00	-100.00
10-1-000-001-4480.006 Safety/Security Labor Fee	2,124.00	1,770.00	354.00	3,540.00	4,248.00	21,240.00	-80.00
10-1-000-001-4480.100 ADT Contract	35.99	250.00	-214.01	500.00	1,089.76	3,000.00	-63.67
10-1-000-001-4480.500 Other Security Contract	1,167.84	541.67	626.17	1,083.34	-6,538.20	6,500.00	-200.59
Total Line 95200	3,327.83	2,811.67	516.16	5,623.34	-1,200.44	33,740.00	-103.56
95300 Protective Services - Other							
Total Line 95300	0.00	0.00	0.00	0.00	0.00	0.00	
95000 TOTAL PROTECTIVE SERVICES EXP	3,327.83	2,811.67	516.16	5,623.34	-1,200.44	33,740.00	-103.56
INSURANCE PREMIUMS EXPENSE							
96110 Property 120 Liab. 130 Work Comp							
10-1-000-001-4510.010 Property	5,552.20	5,725.67	-173.47	11,451.34	11,104.40	68,708.00	-83.84
10-1-000-001-4510.020 Liability Insurance	443.51	457.33	-13.82	914.66	887.02	5,488.00	-83.84
10-1-000-001-4510.030 Work Comp Insurance	235.05	242.42	-7.37	484.84	470.10	2,909.00	-83.84
Total Line 96110, 96120, 96130	6,230.76	6,425.42	-194.66	12,850.84	12,461.52	77,105.00	-83.84
96140 All Other Insurance							
10-1-000-001-4510.015 Equipment Insurance	205.19	211.58	-6.39	423.16	410.38	2,539.00	-83.84
10-1-000-001-4510.025 PE & PO Insurance	53.27	54.92	-1.65	109.84	106.54	659.00	-83.83
10-1-000-001-4510.035 Auto Insurance	50.00	51.58	-1.58	103.16	100.00	619.00	-83.84
10-1-000-001-4510.040 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96140	308.46	318.08	-9.62	636.16	616.92	3,817.00	-83.84
96100 TOTAL INSURANCE PREMIUMS EXP	6,539.22	6,743.50	-204.28	13,487.00	13,078.44	80,922.00	-83.84

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
GENERAL EXPENSES							
96200 Other General Expenses							
10-1-000-001-4590.000 Other General	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96200	0.00	0.00	0.00	0.00	0.00	0.00	
96210 Compensated Absences							
10-1-000-001-4110.001 Salaries Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4595.000 Compensated Absences	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96210	0.00	0.00	0.00	0.00	0.00	0.00	
96300 Payment In Lieu Of Taxes - PILOT							
10-1-000-001-4520.000 Pay in lieu of Tax	1,737.90	2,855.00	-1,117.10	5,710.00	5,527.84	34,260.00	-83.87
Total Line 96300	1,737.90	2,855.00	-1,117.10	5,710.00	5,527.84	34,260.00	-83.87
96400 Bad Debt - Tenant Rents							
10-1-000-001-4570.000 Collection Losses	-949.47	1,250.00	-2,199.47	2,500.00	-383.89	15,000.00	-102.56
Total Line 96400	-949.47	1,250.00	-2,199.47	2,500.00	-383.89	15,000.00	-102.56
96800 Severance Expense							
10-1-000-001-4530.000 Term Leave Pay	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96800	0.00	0.00	0.00	0.00	0.00	0.00	
96000 TOTAL OTHER GENERAL EXPENSES	788.43	4,105.00	-3,316.57	8,210.00	5,143.95	49,260.00	-89.56
96900 TOTAL OPERATING EXPENSE	111,784.56	100,069.97	11,714.59	200,139.94	170,688.45	1,200,840.00	-85.79
97000 NET REVENUE/EXPENSE (-Gain/Loss)	27,819.54	2,389.64	25,429.90	4,779.28	2,482.01	28,676.00	-91.34
MISCELLANEOUS EXPENSE							
97100 Extraordinary Maintenance							
10-1-000-001-4610.010 Extraordinary Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4610.020 Extraordinary Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4610.030 Extraordinary Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 97100	0.00	0.00	0.00	0.00	0.00	0.00	
97200 Casualty Losses - Non-capitalized							
10-1-000-001-4620.010 Casualty Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4620.020 Casualty Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4620.030 Casualty Contract Costs	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 97200	0.00	0.00	0.00	0.00	0.00	0.00	
97400 Depreciation Expense							
10-1-000-001-4800.000 Depreciation Exp MT	9,118.00	13,750.00	-4,632.00	27,500.00	18,236.00	165,000.00	-88.95
Total Line 97400	9,118.00	13,750.00	-4,632.00	27,500.00	18,236.00	165,000.00	-88.95
97500 Fraud Losses							
Total Line 97500	0.00	0.00	0.00	0.00	0.00	0.00	
97800 Dwelling Units Rent Expense							
Total Line 97800	0.00	0.00	0.00	0.00	0.00	0.00	
90000 TOTAL MISCELLANEOUS EXPENSE	9,118.00	13,750.00	-4,632.00	27,500.00	18,236.00	165,000.00	-88.95

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
OTHER FINANCING SOURCES (USES)							
10010 Operating Transfer In							
Total Line 10010	0.00	0.00	0.00	0.00	0.00	0.00	
10020 Operating Transfer Out							
Total Line 10020	0.00	0.00	0.00	0.00	0.00	0.00	
10030 Operating Xfers from/to Government							
Total Line 10030	0.00	0.00	0.00	0.00	0.00	0.00	
10040 Oper Xfers from/to Component Unit							
Total Line 10040	0.00	0.00	0.00	0.00	0.00	0.00	
10060 Proceeds Sale Property -gain/loss							
Total Line 10060	0.00	0.00	0.00	0.00	0.00	0.00	
10070 Extraordinary Items Net -Gain/Loss							
Total Line 10050	0.00	0.00	0.00	0.00	0.00	0.00	
10080 Special Items (Net -Gain/Loss)							
Total Line 10060	0.00	0.00	0.00	0.00	0.00	0.00	
10093 Xfers - In between Amps							
10-1-000-001-9111.000 Xfers In from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10093 Xfers - In from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
10094 Xfer - Out between Amps							
10-1-000-001-9111.100 Xfers Out from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10094 Xfers - Out from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
10100 TOTAL OTHER FINANCING SOURCES-USES	0.00	0.00	0.00	0.00	0.00	0.00	
10000 EXCESS REVENUE/EXPENS (-Gain/Loss)	36,937.54	16,139.64	20,797.90	32,279.28	20,718.01	193,676.00	-89.30

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	196.00	177.00	0.00	354.00	392.00	2,124.00	0.00
REVENUE							
70300 Net Tenant Rent Revenue							
10-1-000-002-3110.000 Dwelling Rent	-25,636.00	-19,166.67	-6,469.33	-38,333.34	-53,385.00	-230,000.00	-76.79
10-1-000-002-3111.000 Utility Allowance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70300	-25,636.00	-19,166.67	-6,469.33	-38,333.34	-53,385.00	-230,000.00	-76.79
70400 Tenant Revenue - Other							
10-1-000-002-3120.000 Excess Utilities	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3130.000 Cable TV Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3190.000 Nondwell Rent	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3190.050 Office Rent Income	-300.00	-300.00	0.00	-600.00	-600.00	-3,600.00	-83.33
10-1-000-002-3690.000 Other Income	-170.00	-41.67	-128.33	-83.34	-180.00	-500.00	-64.00
10-1-000-002-3690.100 Late Fees	150.00	-916.67	1,066.67	-1,833.34	-150.00	-11,000.00	-98.64
10-1-000-002-3690.120 Violation Fees	-1,080.00	-833.33	-246.67	-1,666.66	-1,645.00	-10,000.00	-83.55
10-1-000-002-3690.130 Court Cost Fees	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3690.140 Returned Check Charge	0.00	-12.50	12.50	-25.00	0.00	-150.00	-100.00
10-1-000-002-3690.150 Laundry Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3690.160 Vending Machine Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3690.180 Labor	-1,211.50	-1,458.33	246.83	-2,916.66	-2,785.50	-17,500.00	-84.08
10-1-000-002-3690.200 Materials	-407.10	-1,000.00	592.90	-2,000.00	-1,015.53	-12,000.00	-91.54
Total Line 70400	-3,018.60	-4,562.50	1,543.90	-9,125.00	-6,376.03	-54,750.00	-88.35
70500 TOTAL TENANT REVENUE	-28,654.60	-23,729.17	-4,925.43	-47,458.34	-59,761.03	-284,750.00	-79.01
70600 HUD PHA Operating Grants							
10-1-000-002-8020.000 Oper Sub - Curr Yr	-80,262.00	-80,263.75	1.75	-160,527.50	-157,935.00	-963,165.00	-83.60
10-1-000-002-8021.000 Oper Sub - Prior Yr	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70600	-80,262.00	-80,263.75	1.75	-160,527.50	-157,935.00	-963,165.00	-83.60
10010 Operating Tranfers In - CFP							
10-1-000-002-3404.010 Other Inc - Operations	0.00	-9,166.67	9,166.67	-18,333.34	0.00	-110,000.00	-100.00
Total Line 70610	0.00	-9,166.67	9,166.67	-18,333.34	0.00	-110,000.00	-100.00
70800 Other Government Grants							
10-1-000-002-3404.000 Rev other gov grants	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70800	0.00	0.00	0.00	0.00	0.00	0.00	
71100 Investment Income - Unrestricted							
10-1-000-002-3610.000 Interest Income	-880.01	-600.00	-280.01	-1,200.00	-1,791.77	-7,200.00	-75.11
Total Line 71100	-880.01	-600.00	-280.01	-1,200.00	-1,791.77	-7,200.00	-75.11
71300 Proceeds from Disposition of Asset							
Total Line 71300	0.00	0.00	0.00	0.00	0.00	0.00	
71500 Other Revenue							
10-1-000-002-3195.000 Day Care Income	-200.00	-350.00	150.00	-700.00	-400.00	-4,200.00	-90.48
10-1-000-002-3690.300 T.S. Income - Grants	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3850.000 Inspection Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3850.004 Admin Fee Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3850.005 Maint Fee Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3850.120 Other Misc Inc	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 71500	-200.00	-350.00	150.00	-700.00	-400.00	-4,200.00	-90.48
70000 TOTAL REVENUE	-109,996.61	-114,109.59	4,112.98	-228,219.18	-219,887.80	-1,369,315.00	-83.94
EXPENSES							

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
ADMINISTRATIVE							
91100 Administrative Salaries							
10-1-000-002-4110.000 Admin Salaries	10,705.50	7,964.00	2,741.50	15,928.00	14,630.85	95,568.00	-84.69
10-1-000-002-4110.200 Admin Exp - Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91100	10,705.50	7,964.00	2,741.50	15,928.00	14,630.85	95,568.00	-84.69
91200 Auditing Fees							
10-1-000-002-4171.000 Audit Fee	0.00	375.00	-375.00	750.00	0.00	4,500.00	-100.00
Total Line 91200	0.00	375.00	-375.00	750.00	0.00	4,500.00	-100.00
91300 Management Fee							
10-1-000-002-4120.100 Management Fee Exp	15,530.71	15,773.00	-242.29	31,546.00	30,820.01	189,276.00	-83.72
Total Line 91300	15,530.71	15,773.00	-242.29	31,546.00	30,820.01	189,276.00	-83.72
91310 Book-keeping Fee							
10-1-000-002-4120.300 Bookkeeping Fee Exp	1,447.50	1,470.00	-22.50	2,940.00	2,872.50	17,640.00	-83.72
Total Line 91310	1,447.50	1,470.00	-22.50	2,940.00	2,872.50	17,640.00	-83.72
91500 Benefit Contributions - Admin							
10-1-000-002-4110.500 Emp Benefit - Admin	3,164.87	2,569.00	595.87	5,138.00	4,528.25	30,828.00	-85.31
Total Line 91500	3,164.87	2,569.00	595.87	5,138.00	4,528.25	30,828.00	-85.31
91600 Office Expense							
10-1-000-002-4140.000 Training - Staff	0.00	166.67	-166.67	333.34	0.00	2,000.00	-100.00
10-1-000-002-4180.000 Telephone	86.02	266.67	-180.65	533.34	0.00	3,200.00	-100.00
10-1-000-002-4190.100 Postage	151.11	200.00	-48.89	400.00	329.82	2,400.00	-86.26
10-1-000-002-4190.200 Office Supplies	0.00	41.67	-41.67	83.34	0.00	500.00	-100.00
10-1-000-002-4190.250 Office Furniture	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4190.300 Paper Supplies	0.00	41.67	-41.67	83.34	0.00	500.00	-100.00
10-1-000-002-4190.400 Printing	0.00	125.00	-125.00	250.00	0.00	1,500.00	-100.00
10-1-000-002-4190.401 Printing Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4190.500 Printer/Copier Sup Cont	185.98	150.00	35.98	300.00	185.98	1,800.00	-89.67
10-1-000-002-4190.550 Computers/Software	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4190.700 Member Dues/Fees	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4190.800 Internet Services	932.84	716.67	216.17	1,433.34	1,176.19	8,600.00	-86.32
10-1-000-002-4190.850 IT Support	440.50	41.67	398.83	83.34	440.50	500.00	-11.90
Total Line 91600	1,796.45	1,750.02	46.43	3,500.04	2,132.49	21,000.00	-89.85
91700 Legal Expense							
Total Line 91700	0.00	0.00	0.00	0.00	0.00	0.00	
91800 Travel Expense							
10-1-000-002-4150.000 Travel - Staff	869.40	166.67	702.73	333.34	869.40	2,000.00	-56.53
10-1-000-002-4150.010 Travel - Commissioners	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4150.100 Mileage - Admin	0.00	83.33	-83.33	166.66	0.00	1,000.00	-100.00
Total Line 91800	869.40	250.00	619.40	500.00	869.40	3,000.00	-71.02
91900 Other Expense							
10-1-000-002-4120.400 Fee for Service Exp	25.12	108.33	-83.21	216.66	33.12	1,300.00	-97.45
10-1-000-002-4120.500 Other Fee Exp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4120.700 Mental Health Fee	2,352.00	1,960.00	392.00	3,920.00	4,704.00	23,520.00	-80.00
10-1-000-002-4120.800 Participant Fee	2,352.00	1,960.00	392.00	3,920.00	4,704.00	23,520.00	-80.00
10-1-000-002-4160.000 Consulting Services	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4160.100 Inspection Expense	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4190.000 Other Sundry	0.00	4.17	-4.17	8.34	0.00	50.00	-100.00
10-1-000-002-4190.950 Background Verification	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91900	4,729.12	4,032.50	696.62	8,065.00	9,441.12	48,390.00	-80.49
91000 TOTAL OPERATING EXPENSE - Admin	38,243.55	34,183.52	4,060.03	68,367.04	65,294.62	410,202.00	-84.08

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
ASSET MANAGEMENT FEE							
92000 Asset Mangement Fee							
10-1-000-002-4120.200 Asset Mgt Fee Exp	1,960.00	1,960.00	0.00	3,920.00	3,920.00	23,520.00	-83.33
Total Line 92000	1,960.00	1,960.00	0.00	3,920.00	3,920.00	23,520.00	-83.33
92000 TOTAL ASSET MANAGEMENT FEE	1,960.00	1,960.00	0.00	3,920.00	3,920.00	23,520.00	-83.33
TENANT SERVICES							
92400 Tenant Services - Other							
10-1-000-002-4220.050 Ten Ser-Cable/TV Exp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4220.100 Ten Ser-Supplies	0.00	16.67	-16.67	33.34	0.00	200.00	-100.00
10-1-000-002-4220.110 Ten Ser-Recreation	0.00	100.00	-100.00	200.00	0.00	1,200.00	-100.00
10-1-000-002-4220.120 Ten Ser-Education	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4220.125 Ten Ser-Other	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4220.175 Garden Program Exp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4220.300 T.S. - Grant Expenses	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 92400	0.00	116.67	-116.67	233.34	0.00	1,400.00	-100.00
92500 TOTAL TENANT SERVICES EXPENSE	0.00	116.67	-116.67	233.34	0.00	1,400.00	-100.00
UTILITIES							
93100 Water-200 Elect-300 Gas-600 Sewer							
10-1-000-002-4310.000 Water	61.10	108.33	-47.23	216.66	60.00	1,300.00	-95.38
10-1-000-002-4315.000 Sewer	58.72	66.67	-7.95	133.34	54.36	800.00	-93.21
10-1-000-002-4320.000 Electric	1,716.75	958.33	758.42	1,916.66	2,648.38	11,500.00	-76.97
10-1-000-002-4330.000 Gas	1,308.35	450.00	858.35	900.00	1,348.06	5,400.00	-75.04
Total Line 93100 93200 93300 93600	3,144.92	1,583.33	1,561.59	3,166.66	4,110.80	19,000.00	-78.36
93000 TOTAL UTILITIES EXPENSES	3,144.92	1,583.33	1,561.59	3,166.66	4,110.80	19,000.00	-78.36
MAINTENANCE & OPERATIONS EXPENSE							
94100 Maintenance - Labor							
10-1-000-002-4410.000 Maint Labor	3,761.43	4,201.58	-440.15	8,403.16	5,140.62	50,419.00	-89.80
10-1-000-002-4410.100 Maint Labor - OT	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4410.200 Maint Labor - Other	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94100	3,761.43	4,201.58	-440.15	8,403.16	5,140.62	50,419.00	-89.80
94200 Maintenance - Materials/Supplies							
10-1-000-002-4420.010 Garbage&Trash Supp	24.00	4.17	19.83	8.34	24.00	50.00	-52.00
10-1-000-002-4420.020 Heating&Cooling Supp	0.00	416.67	-416.67	833.34	-207.36	5,000.00	-104.15
10-1-000-002-4420.030 Snow Removal Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4420.040 Elevator Maint Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4420.050 Landscape/Grounds Sup	321.72	375.00	-53.28	750.00	321.72	4,500.00	-92.85
10-1-000-002-4420.070 Electrical Supplies	225.70	666.67	-440.97	1,333.34	377.56	8,000.00	-95.28
10-1-000-002-4420.080 Plumbing Supplies	343.01	1,250.00	-906.99	2,500.00	474.56	15,000.00	-96.84
10-1-000-002-4420.090 Extermination Supplies	0.00	250.00	-250.00	500.00	0.00	3,000.00	-100.00
10-1-000-002-4420.100 Janitorial Supplies	488.84	500.00	-11.16	1,000.00	642.77	6,000.00	-89.29
10-1-000-002-4420.110 Routine Maint. Supplies	2,681.98	5,416.67	-2,734.69	10,833.34	18,255.08	65,000.00	-71.92
10-1-000-002-4420.111 Flooring Supplies	0.00	0.00	0.00	0.00	-1,411.74	0.00	
10-1-000-002-4420.120 Other Misc. Supplies	0.00	1,333.33	-1,333.33	2,666.66	0.00	16,000.00	-100.00
10-1-000-002-4420.121 Laundry Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4420.125 Mileage	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4420.126 Vehicle Supplies	681.25	583.33	97.92	1,166.66	418.07	7,000.00	-94.03
10-1-000-002-4420.130 Security Supplies	0.00	0.00	0.00	0.00	0.00	0.00	

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Total Line 94200	4,766.50	10,795.84	-6,029.34	21,591.68	18,894.66	129,550.00	-85.42
94300 Maintenance - Contracts							
10-1-000-002-4330.010 Refuse	19.23	0.00	19.23	0.00	19.23	0.00	
10-1-000-002-4430.000 Maint Labor Contract	39,236.25	34,662.00	4,574.25	69,324.00	71,709.00	415,944.00	-82.76
10-1-000-002-4430.010 Garbage&Trash Cont	238.20	250.00	-11.80	500.00	313.33	3,000.00	-89.56
10-1-000-002-4430.020 Heating&Cooling Cont	0.00	83.33	-83.33	166.66	-981.74	1,000.00	-198.17
10-1-000-002-4430.030 Snow Removal Contract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4430.040 Elevator Maint Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4430.050 Landscape & Grds Cont	30.00	625.00	-595.00	1,250.00	30.00	7,500.00	-99.60
10-1-000-002-4430.060 Unit Turnaround Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4430.070 Electrical Contracts	107.10	83.33	23.77	166.66	107.10	1,000.00	-89.29
10-1-000-002-4430.080 Plumbing Contracts	112.00	1,458.33	-1,346.33	2,916.66	-450.00	17,500.00	-102.57
10-1-000-002-4430.090 Extermination Contracts	1,829.00	1,500.00	329.00	3,000.00	1,829.00	18,000.00	-89.84
10-1-000-002-4430.100 Reg Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4430.110 Routine Maint Cont	0.00	41.67	-41.67	83.34	0.00	500.00	-100.00
10-1-000-002-4430.111 Flooring Contract	12,820.00	3,833.33	8,986.67	7,666.66	12,820.00	46,000.00	-72.13
10-1-000-002-4430.120 Other Misc Cont Cost	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4430.121 Laundry Equip Contract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4430.126 Vehicle Maint Cont	0.00	66.67	-66.67	133.34	0.00	800.00	-100.00
10-1-000-002-4431.000 Trash Removal	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94300	54,391.78	42,603.66	11,788.12	85,207.32	85,395.92	511,244.00	-83.30
94500 Maintenance - Ordinary/Benefits							
10-1-000-002-4410.500 Emp Benefit - Maint	1,553.80	1,870.75	-316.95	3,741.50	2,273.40	22,449.00	-89.87
Total Line 94500	1,553.80	1,870.75	-316.95	3,741.50	2,273.40	22,449.00	-89.87
94000 TOTAL MAINTENANCE EXPENSES	64,473.51	59,471.83	5,001.68	118,943.66	111,704.60	713,662.00	-84.35
TOTAL PROTECTIVE SERVICES EXPENSE							
95200 Protective Services - Contract							
10-1-000-002-4480.000 Police Contract	0.00	266.67	-266.67	533.34	0.00	3,200.00	-100.00
10-1-000-002-4480.006 Safety/Security Labor Fee	2,352.00	1,960.00	392.00	3,920.00	4,704.00	23,520.00	-80.00
10-1-000-002-4480.100 ADT Contract	35.99	320.33	-284.34	640.66	376.12	3,844.00	-90.22
10-1-000-002-4480.500 Other Security Contract	1,250.48	416.67	833.81	833.34	520.50	5,000.00	-89.59
Total Line 95200	3,638.47	2,963.67	674.80	5,927.34	5,600.62	35,564.00	-84.25
95300 Protective Services - Other							
Total Line 95300	0.00	0.00	0.00	0.00	0.00	0.00	
95000 TOTAL PROTECTIVE SERVICES EXP	3,638.47	2,963.67	674.80	5,927.34	5,600.62	35,564.00	-84.25
INSURANCE PREMIUMS EXPENSE							
96110 Property 120 Liab. 130 Work Comp							
10-1-000-002-4510.010 Property Ins	4,985.75	5,141.58	-155.83	10,283.16	9,971.50	61,699.00	-83.84
10-1-000-002-4510.020 Liability Ins	490.42	505.75	-15.33	1,011.50	980.84	6,069.00	-83.84
10-1-000-002-4510.030 Work Comp Insurance	222.90	229.83	-6.93	459.66	445.80	2,758.00	-83.84
Total Line 96110 96120 96130	5,699.07	5,877.16	-178.09	11,754.32	11,398.14	70,526.00	-83.84
96140 All Other Insurance							
10-1-000-002-4510.015 Equipment Insurance	226.90	234.00	-7.10	468.00	453.80	2,808.00	-83.84
10-1-000-002-4510.025 PE & PO Insurance	66.55	68.67	-2.12	137.34	133.10	824.00	-83.85
10-1-000-002-4510.035 Auto Insurance	200.00	206.25	-6.25	412.50	400.00	2,475.00	-83.84
10-1-000-002-4510.040 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96140	493.45	508.92	-15.47	1,017.84	986.90	6,107.00	-83.84
96100 TOTAL INSURANCE PREMIUMS EXP	6,192.52	6,386.08	-193.56	12,772.16	12,385.04	76,633.00	-83.84

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
GENERAL EXPENSES							
96200 Other General Expenses							
10-1-000-002-4590.000 Other General	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96200	0.00	0.00	0.00	0.00	0.00	0.00	
96210 Compensated Absenses							
10-1-000-002-4110.001 Salaries Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4595.000 Compensated Absences	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96210	0.00	0.00	0.00	0.00	0.00	0.00	
96300 Payment In Lieu Of Taxes - PILOT							
10-1-000-002-4520.000 Pay in lieu of Tax	2,259.70	2,184.58	75.12	4,369.16	4,938.01	26,215.00	-81.16
Total Line 96300	2,259.70	2,184.58	75.12	4,369.16	4,938.01	26,215.00	-81.16
96400 Bad Debt - Tenant Rents							
10-1-000-002-4570.000 Collection Losses	-1,348.35	1,666.67	-3,015.02	3,333.34	-130.30	20,000.00	-100.65
Total Line 96400	-1,348.35	1,666.67	-3,015.02	3,333.34	-130.30	20,000.00	-100.65
96800 Severance Expense							
10-1-000-002-4530.000 Term Leave Pay	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96800	0.00	0.00	0.00	0.00	0.00	0.00	
96000 TOTAL OTHER GENERAL EXPENSES	911.35	3,851.25	-2,939.90	7,702.50	4,807.71	46,215.00	-89.60
96900 TOTAL OPERATING EXPENSE	118,564.32	110,516.35	8,047.97	221,032.70	207,823.39	1,326,196.00	-84.33
97000 NET REVENUE/EXPENSE (-Gain/Loss)	8,567.71	-3,593.24	12,160.95	-7,186.48	-12,064.41	-43,119.00	-72.02
MISCELLANEOUS EXPENSE							
97100 Extraordinary Maintenance							
10-1-000-002-4610.010 Extraordinary Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4610.020 Extraordinary Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4610.030 Extraordinary Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 97100	0.00	0.00	0.00	0.00	0.00	0.00	
97200 Casualty Losses - Non-capitalized							
10-1-000-002-4620.010 Casualty Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4620.020 Casualty Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4620.030 Casualty Contract Costs	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 97200	0.00	0.00	0.00	0.00	0.00	0.00	
97400 Depreciation Expense							
10-1-000-002-4800.000 Depreciation Exp Fam	23,901.00	31,250.00	-7,349.00	62,500.00	47,802.00	375,000.00	-87.25
Total Line 97400	23,901.00	31,250.00	-7,349.00	62,500.00	47,802.00	375,000.00	-87.25
97500 Fraud Losses							
Total Line 97500	0.00	0.00	0.00	0.00	0.00	0.00	
97800 Dwelling Units Rent Expense							
Total Line 97800	0.00	0.00	0.00	0.00	0.00	0.00	
90000 TOTAL MISCELLANEOUS EXPENSE	23,901.00	31,250.00	-7,349.00	62,500.00	47,802.00	375,000.00	-87.25

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
OTHER FINANCING SOURCES (USES)							
10010 Operating Transfer In							
Total Line 10010	0.00	0.00	0.00	0.00	0.00	0.00	
10020 Operating Transfer Out							
Total Line 10020	0.00	0.00	0.00	0.00	0.00	0.00	
10030 Operating Xfers from/to Government							
Total Line 10030	0.00	0.00	0.00	0.00	0.00	0.00	
10040 Oper Xfers from/to Component Unit							
Total Line 10040	0.00	0.00	0.00	0.00	0.00	0.00	
10060 Proceeds Sale Property -gain/loss							
Total Line 10060	0.00	0.00	0.00	0.00	0.00	0.00	
10070 Extraordinary Items Net -Gain/Loss							
Total Line 10050	0.00	0.00	0.00	0.00	0.00	0.00	
10080 Special Items (Net -Gain/Loss)							
Total Line 10060	0.00	0.00	0.00	0.00	0.00	0.00	
10093 Xfers - In between Amps							
10-1-000-002-9111.000 Xfers In from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10093 Xfers - In from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
10094 Xfer - Out between Amps							
10-1-000-002-9111.100 Xfers Out from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10094 Xfers - Out from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
10100 TOTAL OTHER FINANCING SOURCES-USES	0.00	0.00	0.00	0.00	0.00	0.00	
10000 EXCESS REVENUE/EXPENS (-Gain/Loss)	32,468.71	27,656.76	4,811.95	55,313.52	35,737.59	331,881.00	-89.23

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	51.00	177.00	0.00	354.00	102.00	2,124.00	0.00
REVENUE							
70300 Net Tenant Rent Revenue							
10-1-000-006-3110.000 Dwelling Rent	-16,707.00	-15,416.67	-1,290.33	-30,833.34	-33,570.00	-185,000.00	-81.85
10-1-000-006-3111.000 Utility Allowance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70300	-16,707.00	-15,416.67	-1,290.33	-30,833.34	-33,570.00	-185,000.00	-81.85
70400 Tenant Revenue - Other							
10-1-000-006-3120.000 Excess Utilities	0.00	-6.25	6.25	-12.50	0.00	-75.00	-100.00
10-1-000-006-3130.000 Cable TV Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3190.000 Nondwell Rent	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3690.000 Other Income	0.00	-7.50	7.50	-15.00	0.00	-90.00	-100.00
10-1-000-006-3690.100 Late Fees	-250.00	-125.00	-125.00	-250.00	-400.00	-1,500.00	-73.33
10-1-000-006-3690.120 Violation Fees	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3690.130 Court Cost Fees	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3690.140 Returned Check Charge	-25.00	-4.17	-20.83	-8.34	-25.00	-50.00	-50.00
10-1-000-006-3690.150 Laundry Income	-525.00	-500.00	-25.00	-1,000.00	-1,151.50	-6,000.00	-80.81
10-1-000-006-3690.160 Vending Machine Inc	0.00	-29.17	29.17	-58.34	-32.63	-350.00	-90.68
10-1-000-006-3690.180 Labor	-59.75	-50.00	-9.75	-100.00	-441.75	-600.00	-26.38
10-1-000-006-3690.200 Materials	0.00	-8.33	8.33	-16.66	0.00	-100.00	-100.00
Total Line 70400	-859.75	-730.42	-129.33	-1,460.84	-2,050.88	-8,765.00	-76.60
70500 TOTAL TENANT REVENUE	-17,566.75	-16,147.09	-1,419.66	-32,294.18	-35,620.88	-193,765.00	-81.62
70600 HUD PHA Operating Grants							
10-1-000-006-8020.000 Oper Sub - Curr Yr	-8,234.00	-8,365.58	131.58	-16,731.16	-16,202.00	-100,387.00	-83.86
10-1-000-006-8021.000 Oper Sub - Prior Yr	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70600	-8,234.00	-8,365.58	131.58	-16,731.16	-16,202.00	-100,387.00	-83.86
10010 Operating Tranfers In - CFP							
10-1-000-006-3404.010 Other Inc - Operations	0.00	-3,333.33	3,333.33	-6,666.66	0.00	-40,000.00	-100.00
Total Line 70610	0.00	-3,333.33	3,333.33	-6,666.66	0.00	-40,000.00	-100.00
70800 Other Government Grants							
10-1-000-006-3404.000 Rev other gov grants	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70800	0.00	0.00	0.00	0.00	0.00	0.00	
71100 Investment Income - Unrestricted							
10-1-000-006-3610.000 Interest Income	-311.63	-266.67	-44.96	-533.34	-639.92	-3,200.00	-80.00
Total Line 71100	-311.63	-266.67	-44.96	-533.34	-639.92	-3,200.00	-80.00
71300 Proceeds from Disposition of Asset							
Total Line 71300	0.00	0.00	0.00	0.00	0.00	0.00	
71500 Other Revenue							
10-1-000-006-3190.050 Office Rent Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3195.000 Day Care Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3690.000 Other Income	0.00	-7.50	7.50	-15.00	0.00	-90.00	-100.00
10-1-000-006-3690.300 T.S. Income - Grants	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.000 Inspection Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.004 Admin Fee Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.005 Maint Fee Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.120 Other Misc Inc	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 71500	0.00	-7.50	7.50	-15.00	0.00	-90.00	-100.00
70000 TOTAL REVENUE	-26,112.38	-28,120.17	2,007.79	-56,240.34	-52,462.80	-337,442.00	-84.45

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
EXPENSES							
ADMINISTRATIVE							
91100 Administrative Salaries							
10-1-000-006-4110.000 Admin Salaries	2,515.59	1,887.17	628.42	3,774.34	3,437.97	22,646.00	-84.82
10-1-000-006-4110.200 Admin Exp - Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91100	2,515.59	1,887.17	628.42	3,774.34	3,437.97	22,646.00	-84.82
91200 Auditing Fees							
10-1-000-006-4171.000 Audit Fee	0.00	100.00	-100.00	200.00	0.00	1,200.00	-100.00
Total Line 91200	0.00	100.00	-100.00	200.00	0.00	1,200.00	-100.00
91300 Management Fee							
10-1-000-006-4120.100 Management Fee Exp	4,103.97	4,104.00	-0.03	8,208.00	8,207.94	49,248.00	-83.33
Total Line 91300	4,103.97	4,104.00	-0.03	8,208.00	8,207.94	49,248.00	-83.33
91310 Book-keeping Fee							
10-1-000-006-4120.300 Bookkeeping Exp	382.50	383.00	-0.50	766.00	765.00	4,596.00	-83.36
Total Line 91310	382.50	383.00	-0.50	766.00	765.00	4,596.00	-83.36
91500 Benefit Contributions - Admin							
10-1-000-006-4110.500 Emp Benefit - Admin	733.59	593.00	140.59	1,186.00	1,047.94	7,116.00	-85.27
Total Line 91500	733.59	593.00	140.59	1,186.00	1,047.94	7,116.00	-85.27
91600 Office Expense							
10-1-000-006-4140.000 Training - Staff	0.00	41.67	-41.67	83.34	0.00	500.00	-100.00
10-1-000-006-4180.000 Telephone	693.95	208.33	485.62	416.66	1,067.30	2,500.00	-57.31
10-1-000-006-4190.100 Postage	2.07	4.17	-2.10	8.34	4.14	50.00	-91.72
10-1-000-006-4190.200 Office Supplies	0.00	45.83	-45.83	91.66	0.00	550.00	-100.00
10-1-000-006-4190.250 Office Furniture	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4190.300 Paper Supplies	0.00	16.67	-16.67	33.34	0.00	200.00	-100.00
10-1-000-006-4190.400 Printing	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4190.401 Printing Supplies	0.00	8.33	-8.33	16.66	0.00	100.00	-100.00
10-1-000-006-4190.500 Printer/Copier	0.00	0.00	0.00	0.00	0.00	0.00	
Supply/Cont							
10-1-000-006-4190.550 Computers/Software	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4190.700 Member Dues/Fees	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4190.800 Internet Services	0.00	250.00	-250.00	500.00	236.90	3,000.00	-92.10
10-1-000-006-4190.850 IT Support	159.00	25.00	134.00	50.00	159.00	300.00	-47.00
Total Line 91600	855.02	600.00	255.02	1,200.00	1,467.34	7,200.00	-79.62
91700 Legal Expense							
Total Line 91700	0.00	0.00	0.00	0.00	0.00	0.00	
91800 Travel Expense							
10-1-000-006-4150.000 Travel - Staff	195.18	36.67	158.51	73.34	195.18	440.00	-55.64
10-1-000-006-4150.010 Travel - Commissioners	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4150.100 Mileage - Admin	0.00	4.17	-4.17	8.34	0.00	50.00	-100.00
Total Line 91800	195.18	40.84	154.34	81.68	195.18	490.00	-60.17
91900 Other Expense							
10-1-000-006-4120.400 Fee for Service Exp	3.90	33.33	-29.43	66.66	5.66	400.00	-98.59
10-1-000-006-4120.500 Other Fee Exp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4120.700 Mental Health Fee	612.00	510.00	102.00	1,020.00	1,224.00	6,120.00	-80.00
10-1-000-006-4120.800 Participant Fee	612.00	510.00	102.00	1,020.00	1,224.00	6,120.00	-80.00
10-1-000-006-4160.000 Consulting Services	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4160.100 Inspection Expense	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4190.000 Other Sundry	63.70	8.33	55.37	16.66	63.70	100.00	-36.30
10-1-000-006-4190.950 Background Verification	0.00	8.33	-8.33	16.66	0.00	100.00	-100.00
Total Line 91900	1,291.60	1,069.99	221.61	2,139.98	2,517.36	12,840.00	-80.39

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
91000 TOTAL OPERATING EXPENSE - Admin	10,077.45	8,778.00	1,299.45	17,556.00	17,638.73	105,336.00	-83.25
ASSET MANAGEMENT FEE							
92000 Asset Mangement Fee							
10-1-000-006-4120.200 Asset Mngt Fee Exp	510.00	510.00	0.00	1,020.00	1,020.00	6,120.00	-83.33
Total Line 92000	510.00	510.00	0.00	1,020.00	1,020.00	6,120.00	-83.33
92000 TOTAL ASSET MANAGEMENT FEE	510.00	510.00	0.00	1,020.00	1,020.00	6,120.00	-83.33
TENANT SERVICES							
92400 Tenant Services - Other							
10-1-000-006-4220.050 Ten Ser-Cable/TV Exp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4220.100 Ten Ser-Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4220.110 Ten Ser-Recreation	0.00	50.00	-50.00	100.00	0.00	600.00	-100.00
10-1-000-006-4220.120 Ten Ser-Education	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4220.125 Ten Ser-Other	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4220.175 Garden Program Exp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4230.000 Ten Ser Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 92400	0.00	50.00	-50.00	100.00	0.00	600.00	-100.00
92500 TOTAL TENANT SERVICES EXPENSE	0.00	50.00	-50.00	100.00	0.00	600.00	-100.00
UTILITIES							
93100 Water-200 Elect-300 Gas-600 Sewer							
10-1-000-006-4310.000 Water	392.49	358.33	34.16	716.66	215.24	4,300.00	-94.99
10-1-000-006-4315.000 Sewer	316.70	291.67	25.03	583.34	173.67	3,500.00	-95.04
10-1-000-006-4320.000 Electric	0.00	1,125.00	-1,125.00	2,250.00	-895.83	13,500.00	-106.64
10-1-000-006-4330.000 Gas	2,922.78	1,041.67	1,881.11	2,083.34	2,922.78	12,500.00	-76.62
Total Line 93100 93200 93300 93600	3,631.97	2,816.67	815.30	5,633.34	2,415.86	33,800.00	-92.85
93000 TOTAL UTILITIES EXPENSES	3,631.97	2,816.67	815.30	5,633.34	2,415.86	33,800.00	-92.85
MAINTENANCE & OPERATIONS EXPENSE							
94100 Maintenance - Labor							
10-1-000-006-4410.000 Maint Labor	1,003.05	1,070.83	-67.78	2,141.66	1,370.83	12,850.00	-89.33
10-1-000-006-4410.100 Maint Labor - OT	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4410.200 Maint Labor - Other	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94100	1,003.05	1,070.83	-67.78	2,141.66	1,370.83	12,850.00	-89.33
94200 Maintenance - Materials/Supplies							
10-1-000-006-4420.010 Garbage&Trash Supp	0.00	16.67	-16.67	33.34	0.00	200.00	-100.00
10-1-000-006-4420.020 Heating&Cooling Supp	25.55	83.33	-57.78	166.66	-4,834.45	1,000.00	-583.45
10-1-000-006-4420.030 Snow Removal Supplies	0.00	8.33	-8.33	16.66	0.00	100.00	-100.00
10-1-000-006-4420.040 Elevator Maint Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4420.050 Landscape/Grounds Sup	0.00	83.33	-83.33	166.66	0.00	1,000.00	-100.00
10-1-000-006-4420.070 Electrical Supplies	1.25	83.33	-82.08	166.66	1.25	1,000.00	-99.88
10-1-000-006-4420.080 Plumbing Supplies	6.58	83.33	-76.75	166.66	6.58	1,000.00	-99.34
10-1-000-006-4420.090 Extermination Supplies	0.00	20.83	-20.83	41.66	0.00	250.00	-100.00
10-1-000-006-4420.100 Janitorial Supplies	0.00	208.33	-208.33	416.66	538.56	2,500.00	-78.46
10-1-000-006-4420.110 Routine Maint.Supplies	11.76	1,000.00	-988.24	2,000.00	-31.36	12,000.00	-100.26
10-1-000-006-4420.120 Other Misc Supplies	0.00	16.67	-16.67	33.34	0.00	200.00	-100.00
10-1-000-006-4420.121 Laundry Supplies	0.00	16.67	-16.67	33.34	0.00	200.00	-100.00
10-1-000-006-4420.125 Mileage	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4420.126 Vehicle Supplies	68.17	0.00	68.17	0.00	68.17	0.00	
10-1-000-006-4420.130 Security Supplies	0.00	0.00	0.00	0.00	0.00	0.00	

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Total Line 94200	113.31	1,620.82	-1,507.51	3,241.64	-4,251.25	19,450.00	-121.86
94300 Maintenance - Contracts							
10-1-000-006-4330.010 Refuse	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4430.000 Maint Labor Contract	2,947.50	4,875.00	-1,927.50	9,750.00	5,517.00	58,500.00	-90.57
10-1-000-006-4430.010 Garbage & Trash Cont	340.00	375.00	-35.00	750.00	340.00	4,500.00	-92.44
10-1-000-006-4430.020 Heating & Cooling Cont	1,598.00	416.67	1,181.33	833.34	-3,338.21	5,000.00	-166.76
10-1-000-006-4430.030 Snow Removal Contract	0.00	29.17	-29.17	58.34	0.00	350.00	-100.00
10-1-000-006-4430.040 Elevator Maint Cont	1,921.15	416.67	1,504.48	833.34	1,921.15	5,000.00	-61.58
10-1-000-006-4430.050 Landscape & Grds Cont	0.00	62.50	-62.50	125.00	99.00	750.00	-86.80
10-1-000-006-4430.060 Unit Turnaround Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4430.070 Electrical Contracts	0.00	41.67	-41.67	83.34	0.00	500.00	-100.00
10-1-000-006-4430.080 Plumbing Contracts	0.00	208.33	-208.33	416.66	0.00	2,500.00	-100.00
10-1-000-006-4430.090 Extermination Contracts	650.00	625.00	25.00	1,250.00	2,500.00	7,500.00	-66.67
10-1-000-006-4430.100 Janitorial Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4430.110 Routine Maint Cont	71.20	125.00	-53.80	250.00	-208.95	1,500.00	-113.93
10-1-000-006-4430.111 Flooring Contract	0.00	1,375.00	-1,375.00	2,750.00	0.00	16,500.00	-100.00
10-1-000-006-4430.120 Other Misc. Cont Cost	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4430.121 Laundry Equip Contract	0.00	50.00	-50.00	100.00	0.00	600.00	-100.00
10-1-000-006-4430.126 Vehicle Maint Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4431.000 Trash Removal	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94300	7,527.85	8,600.01	-1,072.16	17,200.02	6,829.99	103,200.00	-93.38
94500 Maintenance - Ordinary/Benefits							
10-1-000-006-4410.500 Maint Emp Benefit	414.37	611.83	-197.46	1,223.66	606.28	7,342.00	-91.74
Total Line 94500	414.37	611.83	-197.46	1,223.66	606.28	7,342.00	-91.74
94000 TOTAL MAINTENANCE EXPENSES	9,058.58	11,903.49	-2,844.91	23,806.98	4,555.85	142,842.00	-96.81
TOTAL PROTECTIVE SERVICES EXPENSE							
95200 Protective Services - Contract							
10-1-000-006-4480.000 Police Contract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4480.006 Safety/Security Labor Fee	612.00	510.00	102.00	1,020.00	1,224.00	6,120.00	-80.00
10-1-000-006-4480.100 ADT Contract	0.00	416.67	-416.67	833.34	93.22	5,000.00	-98.14
10-1-000-006-4480.500 Other Security Contract	0.00	200.00	-200.00	400.00	0.00	2,400.00	-100.00
Total Line 95200	612.00	1,126.67	-514.67	2,253.34	1,317.22	13,520.00	-90.26
95300 Protective Services - Other							
Total Line 95300	0.00	0.00	0.00	0.00	0.00	0.00	
95000 TOTAL PROTECTIVE SERVICES EXP	612.00	1,126.67	-514.67	2,253.34	1,317.22	13,520.00	-90.26
INSURANCE PREMIUMS EXPENSE							
96110 Property 120 Liab. 130 Work Comp							
10-1-000-006-4510.010 Property Insurance	1,769.77	1,825.08	-55.31	3,650.16	3,539.54	21,901.00	-83.84
10-1-000-006-4510.020 Liability Insurance	127.93	131.92	-3.99	263.84	255.86	1,583.00	-83.84
10-1-000-006-4510.030 Work Comp	25.98	26.75	-0.77	53.50	51.96	321.00	-83.81
Total Line 96110 96120 96130	1,923.68	1,983.75	-60.07	3,967.50	3,847.36	23,805.00	-83.84
96140 All Other Insurance							
10-1-000-006-4510.015 Equipment Insurance	59.19	61.00	-1.81	122.00	118.38	732.00	-83.83
10-1-000-006-4510.025 PE & PO Insurance	13.18	13.58	-0.40	27.16	26.36	163.00	-83.83
10-1-000-006-4510.035 Auto Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4510.040 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96140	72.37	74.58	-2.21	149.16	144.74	895.00	-83.83
96100 TOTAL INSURANCE PREMIUMS EXP	1,996.05	2,058.33	-62.28	4,116.66	3,992.10	24,700.00	-83.84

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
GENERAL EXPENSES							
96200 Other General Expenses							
10-1-000-006-4590.000 Other General	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96200	0.00	0.00	0.00	0.00	0.00	0.00	
96210 Compensated Absenses							
10-1-000-006-4110.001 Salaries Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4595.000 Compensated Absences	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96210	0.00	0.00	0.00	0.00	0.00	0.00	
96300 Payment In Lieu Of Taxes - PILOT							
10-1-000-006-4520.000 Pay in lieu of Tax	1,307.50	1,332.25	-24.75	2,664.50	3,115.41	15,987.00	-80.51
Total Line 96300	1,307.50	1,332.25	-24.75	2,664.50	3,115.41	15,987.00	-80.51
96400 Bad Debt - Tenant Rents							
10-1-000-006-4570.000 Collection Losses	-274.50	0.00	-274.50	0.00	37.20	0.00	
Total Line 96400	-274.50	0.00	-274.50	0.00	37.20	0.00	
96800 Severance Expense							
10-1-000-006-4530.000 Term Leave Pay	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96800	0.00	0.00	0.00	0.00	0.00	0.00	
96000 TOTAL OTHER GENERAL EXPENSES	1,033.00	1,332.25	-299.25	2,664.50	3,152.61	15,987.00	-80.28
96900 TOTAL OPERATING EXPENSE	26,919.05	28,575.41	-1,656.36	57,150.82	34,092.37	342,905.00	-90.06
97000 NET REVENUE/EXPENSE (-Gain/Loss)	806.67	455.24	351.43	910.48	-18,370.43	5,463.00	-436.27
MISCELLANEOUS EXPENSE							
97100 Extraordinary Maintenance							
10-1-000-006-4610.010 Extraordinary Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4610.020 Extraordinary Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4610.030 Extraordinary Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 97100	0.00	0.00	0.00	0.00	0.00	0.00	
97200 Casualty Losses - Non-capitalized							
10-1-000-006-4620.010 Casualty Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4620.020 Casualty Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4620.030 Casualty Contract Costs	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 97200	0.00	0.00	0.00	0.00	0.00	0.00	
97400 Depreciation Expense							
10-1-000-006-4800.000 Depreciation Exp BB	3,120.00	0.00	3,120.00	0.00	6,240.00	0.00	
Total Line 97400	3,120.00	0.00	3,120.00	0.00	6,240.00	0.00	
97500 Fraud Losses							
Total Line 97500	0.00	0.00	0.00	0.00	0.00	0.00	
97800 Dwelling Units Rent Expense							
Total Line 97800	0.00	0.00	0.00	0.00	0.00	0.00	
90000 TOTAL MISCELLANEOUS EXPENSE	3,120.00	0.00	3,120.00	0.00	6,240.00	0.00	

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OTHER FINANCING SOURCES (USES)							
10010 Operating Transfer In							
Total Line 10010	0.00	0.00	0.00	0.00	0.00	0.00	
10020 Operating Transfer Out							
Total Line 10020	0.00	0.00	0.00	0.00	0.00	0.00	
10030 Operating Xfers from/to Government							
Total Line 10030	0.00	0.00	0.00	0.00	0.00	0.00	
10040 Oper Xfers from/to Component Unit							
Total Line 10040	0.00	0.00	0.00	0.00	0.00	0.00	
10060 Proceeds Sale Property -gain/loss							
Total Line 10060	0.00	0.00	0.00	0.00	0.00	0.00	
10070 Extraordinary Items Net -Gain/Loss							
Total Line 10050	0.00	0.00	0.00	0.00	0.00	0.00	
10080 Special Items (Net -Gain/Loss)							
Total Line 10060	0.00	0.00	0.00	0.00	0.00	0.00	
10093 Xfers - In between Amps							
10-1-000-006-9111.000 Xfers In from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10093 Xfers - In from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
10094 Xfer - Out between Amps							
10-1-000-006-9111.100 Xfers Out from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10094 Xfers - Out from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
10100 TOTAL OTHER FINANCING SOURCES-USES	0.00	0.00	0.00	0.00	0.00	0.00	
10000 EXCESS REVENUE/EXPENS (-Gain/Loss)	3,926.67	462.74	3,463.93	925.48	-12,130.43	5,553.00	-318.45

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	72.00	72.00	0.00	144.00	144.00	864.00	0.00
REVENUE							
70300 Net Tenant Rent Revenue							
60-1-000-000-5120.000 Rent - Brentwood	-32,350.00	-33,166.00	816.00	-66,332.00	-65,240.00	-397,992.00	-83.61
60-1-000-000-5125.000 PHA Rent	-8,200.00	-9,800.00	1,600.00	-19,600.00	-18,200.00	-117,600.00	-84.52
60-1-000-000-5220.000 Vacancies - BW	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5320.000 Rent Adjustments	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5970.000 Excess Rent	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5971.000 Excess Rent to HUD	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70300	-40,550.00	-42,966.00	2,416.00	-85,932.00	-83,440.00	-515,592.00	-83.82
70400 Tenant Revenue - Other							
60-1-000-000-5910.000 Laundry Income	-753.25	-625.00	-128.25	-1,250.00	-1,218.50	-7,500.00	-83.75
60-1-000-000-5920.000 Bad Check Charges	0.00	-4.17	4.17	-8.34	-50.00	-50.00	0.00
60-1-000-000-5920.100 Deposits Forfeited	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5922.000 Labor & Materials	-373.00	-650.00	277.00	-1,300.00	-453.00	-7,800.00	-94.19
60-1-000-000-5923.000 Misc Charges	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5925.000 Late Charges	-200.00	-250.00	50.00	-500.00	-475.00	-3,000.00	-84.17
60-1-000-000-5926.000 Violation Charges	0.00	-48.75	48.75	-97.50	0.00	-585.00	-100.00
60-1-000-000-5930.000 Retained HAP	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70400	-1,326.25	-1,577.92	251.67	-3,155.84	-2,196.50	-18,935.00	-88.40
70500 TOTAL TENANT REVENUE	-41,876.25	-44,543.92	2,667.67	-89,087.84	-85,636.50	-534,527.00	-83.98
70600 HUD PHA Operating Grants							
60-1-000-000-5126.000 HAP - Brentwood S8	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5500.000 HUD Interest Payment	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70600	0.00	0.00	0.00	0.00	0.00	0.00	
70800 Other Government Grants							
60-1-000-000-5990.000 Income from Grants	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70800	0.00	0.00	0.00	0.00	0.00	0.00	
71100 Investment Income - Unrestricted							
60-1-000-000-5410.000 Interest Income	-418.56	-700.00	281.44	-1,400.00	-758.36	-8,400.00	-90.97
60-1-000-000-5410.025 Interest Inc - Sec Dep	-0.58	-0.58	0.00	-1.16	-1.14	-7.00	-83.71
Total Line 71100	-419.14	-700.58	281.44	-1,401.16	-759.50	-8,407.00	-90.97
71400 Fraud Recovery							
Total Line 71400	0.00	0.00	0.00	0.00	0.00	0.00	
71500 Other Revenue							
60-1-000-000-5127.000 Office Rent Receipt	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5900.000 Other Income	0.00	-8.33	8.33	-16.66	0.00	-100.00	-100.00
60-1-000-000-5901.000 Income - LR Amps	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5990.300 T.S. Income - Grants	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 71500	0.00	-8.33	8.33	-16.66	0.00	-100.00	-100.00
72000 Investment Income - Restricted							
60-1-000-000-5440.000 Rep Res Interest	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5450.000 Residual Res Int Inc	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 72000	0.00	0.00	0.00	0.00	0.00	0.00	
70000 TOTAL REVENUE	-42,295.39	-45,252.83	2,957.44	-90,505.66	-86,396.00	-543,034.00	-84.09

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
EXPENSES							
ADMINISTRATIVE							
91100 Administrative Salaries							
60-1-000-000-6310.000 Admin Salaries	2,075.61	1,518.50	557.11	3,037.00	2,836.67	18,222.00	-84.43
60-1-000-000-6330.000 Manager Salaries	3,749.64	2,500.00	1,249.64	5,000.00	5,124.51	30,000.00	-82.92
Total Line 91100	5,825.25	4,018.50	1,806.75	8,037.00	7,961.18	48,222.00	-83.49
91200 Auditing Fees							
60-1-000-000-6350.000 Audit	0.00	166.67	-166.67	333.34	0.00	2,000.00	-100.00
Total Line 91200	0.00	166.67	-166.67	333.34	0.00	2,000.00	-100.00
91300 Management Fee							
60-1-000-000-6320.000 Management Fees	3,960.00	3,960.00	0.00	7,920.00	7,920.00	47,520.00	-83.33
Total Line 91300	3,960.00	3,960.00	0.00	7,920.00	7,920.00	47,520.00	-83.33
91310 Book-keeping Fee							
60-1-000-000-6351.000 Bookkeeping Fees	540.00	540.00	0.00	1,080.00	1,080.00	6,480.00	-83.33
Total Line 91310	540.00	540.00	0.00	1,080.00	1,080.00	6,480.00	-83.33
91400 Advertising & Marketing							
60-1-000-000-6210.000 Advertising	0.00	20.00	-20.00	40.00	0.00	240.00	-100.00
Total Line 91400	0.00	20.00	-20.00	40.00	0.00	240.00	-100.00
91500 Benefit Contributions - Admin							
60-1-000-000-6310.500 Admin Benefits	505.37	374.00	131.37	748.00	704.43	4,488.00	-84.30
60-1-000-000-6330.500 Manager's Benefits	1,157.28	1,033.00	124.28	2,066.00	1,645.41	12,396.00	-86.73
Total Line 91500	1,662.65	1,407.00	255.65	2,814.00	2,349.84	16,884.00	-86.08
91600 Office Expense							
60-1-000-000-6250.000 Misc Rent Expense	240.00	100.00	140.00	200.00	240.00	1,200.00	-80.00
60-1-000-000-6311.000 Office Exp - BW	215.62	220.00	-4.38	440.00	348.21	2,640.00	-86.81
60-1-000-000-6311.050 Office Rental Exp	298.00	314.50	-16.50	629.00	596.00	3,774.00	-84.21
60-1-000-000-6311.100 Phone/Internet Exp	160.33	133.33	27.00	266.66	208.46	1,600.00	-86.97
60-1-000-000-6311.150 IT Support	238.50	150.00	88.50	300.00	238.50	1,800.00	-86.75
60-1-000-000-6311.200 Office Furniture	0.00	16.67	-16.67	33.34	0.00	200.00	-100.00
Total Line 91600	1,152.45	934.50	217.95	1,869.00	1,631.17	11,214.00	-85.45
91700 Legal Expense							
60-1-000-000-6340.000 Legal	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91700	0.00	0.00	0.00	0.00	0.00	0.00	
91800 Travel Expense							
60-1-000-000-6365.000 Travel - Staff	0.00	141.67	-141.67	283.34	0.00	1,700.00	-100.00
60-1-000-000-6365.010 Travel - Commissioners	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6365.100 Mileage, Staff - BW	118.65	116.67	1.98	233.34	118.65	1,400.00	-91.53
Total Line 91800	118.65	258.34	-139.69	516.68	118.65	3,100.00	-96.17
91900 Other Expense							
60-1-000-000-6350.700 Mental Health Fee	864.00	864.00	0.00	1,728.00	1,728.00	10,368.00	-83.33
60-1-000-000-6350.800 Participant Fee	864.00	864.00	0.00	1,728.00	1,728.00	10,368.00	-83.33
60-1-000-000-6352.500 Other Fee Exp	0.00	0.00	0.00	0.00	415.53	0.00	
60-1-000-000-6360.000 Training - Staff	0.00	166.67	-166.67	333.34	0.00	2,000.00	-100.00
60-1-000-000-6360.010 Training - Commiss	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6380.000 Consulting Services	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6380.100 Inspection Expense	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6380.500 Translating Services	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6390.000 Fee for Service Exp	12.00	45.83	-33.83	91.66	24.00	550.00	-95.64
60-1-000-000-6399.000 Other Administrative	0.00	33.33	-33.33	66.66	0.00	400.00	-100.00
Total Line 91900	1,740.00	1,973.83	-233.83	3,947.66	3,895.53	23,686.00	-83.55

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
91000 TOTAL OPERATING EXPENSE - Admin UTILITIES	14,999.00	13,278.84	1,720.16	26,557.68	24,956.37	159,346.00	-84.34
93100 Water,200 Elect,300 Gas,600 Sewer							
60-1-000-000-6450.000 Utilites - Electric	570.43	483.33	87.10	966.66	570.43	5,800.00	-90.17
60-1-000-000-6451.000 Utilities - Water	1,001.22	1,084.00	-82.78	2,168.00	1,001.22	13,008.00	-92.30
60-1-000-000-6452.000 Utilities - Gas	192.86	125.00	67.86	250.00	196.98	1,500.00	-86.87
60-1-000-000-6453.000 Utilities - Sewer	2,629.85	2,517.00	112.85	5,034.00	2,629.85	30,204.00	-91.29
Total Line 93100, 93200, 93300, 93600	4,394.36	4,209.33	185.03	8,418.66	4,398.48	50,512.00	-91.29
93000 TOTAL UTILITIES EXPENSES	4,394.36	4,209.33	185.03	8,418.66	4,398.48	50,512.00	-91.29
MAINTENANCE & OPERATIONS EXPENSE							
94100 Maintenance - Labor							
60-1-000-000-6510.000 Maint Salaries	5,839.20	4,344.00	1,495.20	8,688.00	7,980.24	52,128.00	-84.69
60-1-000-000-6510.100 OT Maintenance	0.00	157.00	-157.00	314.00	183.13	1,884.00	-90.28
60-1-000-000-6510.200 Maint from Amps	0.00	166.67	-166.67	333.34	0.00	2,000.00	-100.00
Total Line 94100	5,839.20	4,667.67	1,171.53	9,335.34	8,163.37	56,012.00	-85.43
94200 Maintenance - Materials/Supplies							
60-1-000-000-6515.010 Garbage/Trash Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6515.020 Heat/Cool Supplies	0.00	150.00	-150.00	300.00	57.72	1,800.00	-96.79
60-1-000-000-6515.030 Snow Removal Supplies	0.00	58.33	-58.33	116.66	0.00	700.00	-100.00
60-1-000-000-6515.040 Roofing Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6515.050 Lndscape/Grnd Supplies	0.00	166.67	-166.67	333.34	0.00	2,000.00	-100.00
60-1-000-000-6515.070 Electrical Supplies	0.00	125.00	-125.00	250.00	0.00	1,500.00	-100.00
60-1-000-000-6515.080 Plumbing Supplies	3,606.44	704.17	2,902.27	1,408.34	4,198.96	8,450.00	-50.31
60-1-000-000-6515.090 Extermination Supplies	0.00	16.67	-16.67	33.34	109.43	200.00	-45.29
60-1-000-000-6515.100 Janitorial Supplies	0.00	125.00	-125.00	250.00	62.09	1,500.00	-95.86
60-1-000-000-6515.110 Routine Maint. Supplies	131.00	1,083.33	-952.33	2,166.66	749.26	13,000.00	-94.24
60-1-000-000-6515.114 Painting Supplies - BW	0.00	140.00	-140.00	280.00	0.00	1,680.00	-100.00
60-1-000-000-6515.115 Refrigerators	0.00	298.67	-298.67	597.34	0.00	3,584.00	-100.00
60-1-000-000-6515.116 Stoves	0.00	118.75	-118.75	237.50	0.00	1,425.00	-100.00
60-1-000-000-6515.120 Misc. Other Supplies	49.72	41.67	8.05	83.34	49.72	500.00	-90.06
60-1-000-000-6515.500 Small Tools/Equipment	0.00	33.33	-33.33	66.66	0.00	400.00	-100.00
Total Line 94200	3,787.16	3,061.59	725.57	6,123.18	5,227.18	36,739.00	-85.77
94300 Maintenance - Contracts							
60-1-000-000-6520.010 Garbage/Trash Contract	925.70	1,203.33	-277.63	2,406.66	1,902.70	14,440.00	-86.82
60-1-000-000-6520.020 Heat/Cool Contract	0.00	291.67	-291.67	583.34	0.00	3,500.00	-100.00
60-1-000-000-6520.030 Snow Removal Contract	0.00	166.67	-166.67	333.34	0.00	2,000.00	-100.00
60-1-000-000-6520.040 Roofing Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6520.050 Landscape&Grds Cont	179.00	483.33	-304.33	966.66	179.00	5,800.00	-96.91
60-1-000-000-6520.060 Unit Turn Contract	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6520.070 Electrical Contract	0.00	41.67	-41.67	83.34	0.00	500.00	-100.00
60-1-000-000-6520.080 Plumbing Contract	223.00	625.00	-402.00	1,250.00	223.00	7,500.00	-97.03
60-1-000-000-6520.090 Extermination Contract	0.00	485.00	-485.00	970.00	950.00	5,820.00	-83.68
60-1-000-000-6520.100 Janitorial Contract	39.99	97.92	-57.93	195.84	264.99	1,175.00	-77.45
60-1-000-000-6520.110 Routine Maint. Contract	188.00	433.33	-245.33	866.66	188.00	5,200.00	-96.38
60-1-000-000-6520.111 Carpet Repr/Repl Cont.	0.00	666.67	-666.67	1,333.34	0.00	8,000.00	-100.00
60-1-000-000-6520.120 Misc. Other Contracts	0.00	83.33	-83.33	166.66	0.00	1,000.00	-100.00
Total Line 94300 - (sub accts)	1,555.69	4,577.92	-3,022.23	9,155.84	3,707.69	54,935.00	-93.25
94500 Maintenance - Ordinary/Benefits							
60-1-000-000-6510.500 Maint. Employee Ben.	1,932.36	1,652.00	280.36	3,304.00	2,817.00	19,824.00	-85.79
Total Line 94500	1,932.36	1,652.00	280.36	3,304.00	2,817.00	19,824.00	-85.79
94000 TOTAL MAINTENANCE EXPENSES	13,114.41	13,959.18	-844.77	27,918.36	19,915.24	167,510.00	-88.11

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
TOTAL PROTECTIVE SERVICES EXPENSE							
95100 Protective Services - Labor							
Total Line 95100	0.00	0.00	0.00	0.00	0.00	0.00	
95200 Protective Services - Contract							
60-1-000-000-6580.006 Safety/Sec Labor Fee	864.00	864.00	0.00	1,728.00	1,728.00	10,368.00	-83.33
60-1-000-000-6580.100 ADT Contract	18.00	99.00	-81.00	198.00	142.27	1,188.00	-88.02
60-1-000-000-6580.500 Other Safety Contracts	0.00	58.33	-58.33	116.66	0.00	700.00	-100.00
Total Line 95200	882.00	1,021.33	-139.33	2,042.66	1,870.27	12,256.00	-84.74
95300 Protective Services - Other							
Total Line 95300	0.00	0.00	0.00	0.00	0.00	0.00	
95000 TOTAL PROTECTIVE SERVICES EXP	882.00	1,021.33	-139.33	2,042.66	1,870.27	12,256.00	-84.74
INSURANCE PREMIUMS EXPENSE							
96110 Property Insurance							
60-1-000-000-6720.000 Property Insurance	1,776.06	1,831.58	-55.52	3,663.16	3,552.12	21,979.00	-83.84
Total Line 96110	1,776.06	1,831.58	-55.52	3,663.16	3,552.12	21,979.00	-83.84
96120 Liability Insurance							
60-1-000-000-6721.000 Liability Insurance	160.63	165.67	-5.04	331.34	321.26	1,988.00	-83.84
Total Line 96120	160.63	165.67	-5.04	331.34	321.26	1,988.00	-83.84
96130 Workmen's Compensation							
60-1-000-000-6722.000 Work Comp Insurance	253.48	261.42	-7.94	522.84	506.96	3,137.00	-83.84
Total Line 96130	253.48	261.42	-7.94	522.84	506.96	3,137.00	-83.84
96140 All Other Insurance							
60-1-000-000-6720.500 Equipment Insurance	74.32	76.67	-2.35	153.34	148.64	920.00	-83.84
60-1-000-000-6721.500 PE & PO Insuranace	83.25	85.83	-2.58	171.66	166.50	1,030.00	-83.83
60-1-000-000-6724.000 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96140	157.57	162.50	-4.93	325.00	315.14	1,950.00	-83.84
96100 TOTAL INSURANCE PREMIUMS EXP	2,347.74	2,421.17	-73.43	4,842.34	4,695.48	29,054.00	-83.84
GENERAL EXPENSES							
96200 Other General Expenses							
60-1-000-000-6790.000 Other General Exp	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96200	0.00	0.00	0.00	0.00	0.00	0.00	
96210 Compensated Absenses							
60-1-000-000-6795.000 Compensated Absences	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96210	0.00	0.00	0.00	0.00	0.00	0.00	
96300 Payment In Lieu Of Taxes - PILOT							
60-1-000-000-6710.000 PILOT - Real Estate Tax	1,995.29	2,473.08	-477.79	4,946.16	4,139.58	29,677.00	-86.05
Total Line 96300	1,995.29	2,473.08	-477.79	4,946.16	4,139.58	29,677.00	-86.05
96400 Bad Debt - Tenant Rents							
60-1-000-000-6370.000 Bad Debt	71.10	166.67	-95.57	333.34	11.07	2,000.00	-99.45
Total Line 96400	71.10	166.67	-95.57	333.34	11.07	2,000.00	-99.45
96000 TOTAL OTHER GENERAL EXPENSES	2,066.39	2,639.75	-573.36	5,279.50	4,150.65	31,677.00	-86.90
INTEREST & AMORTIZATION EXPENSE							
96710 Interest of Mortgage/Bond Payable							
60-1-000-000-6810.000 Interest Exp Payable	1,148.43	1,166.67	-18.24	2,333.34	2,296.86	14,000.00	-83.59
60-1-000-000-6860.000 Security Deposit Interest	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96710	1,148.43	1,166.67	-18.24	2,333.34	2,296.86	14,000.00	-83.59
96700 TOTAL INTEREST EXP & AMORT	1,148.43	1,166.67	-18.24	2,333.34	2,296.86	14,000.00	-83.59
96900 TOTAL OPERATING EXPENSE	38,952.33	38,696.27	256.06	77,392.54	62,283.35	464,355.00	-86.59
97000 NET REVENUE/EXPENSE (GAIN/-LOSS)	-3,343.06	-6,556.56	3,213.50	-13,113.12	-24,112.65	-78,679.00	-69.35

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
MISCELLANEOUS EXPENSE							
97100 Extraordinary Maintenance							
60-1-000-000-6910.010 Extraordinary Labor	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6910.020 Extraordinary Materials	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6910.030 Extraordinary Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 97100	0.00	0.00	0.00	0.00	0.00	0.00	
97200 Casualty Losses - Non-capitalized							
60-1-000-000-6920.010 Casualty Labor	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6920.020 Casualty Materials	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6920.030 Casualty Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 97200	0.00	0.00	0.00	0.00	0.00	0.00	
97400 Depreciation Expense							
60-1-000-000-6600.000 Depreciation Exp - BW	9,708.00	8,333.33	1,374.67	16,666.66	19,416.00	100,000.00	-80.58
Total Line 97400	9,708.00	8,333.33	1,374.67	16,666.66	19,416.00	100,000.00	-80.58
TOTAL MISCELLANEOUS EXPENSES	9,708.00	8,333.33	1,374.67	16,666.66	19,416.00	100,000.00	-80.58
90000 TOTAL EXPENSES	48,660.33	47,029.60	1,630.73	94,059.20	81,699.35	564,355.00	-85.52
OTHER FINANCING SOURCES (USES)							
10093 Xfers							
60-1-000-000-9111.000 Xfers In from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10093	0.00	0.00	0.00	0.00	0.00	0.00	
10094							
60-1-000-000-9111.100 Xfers Out from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10094	0.00	0.00	0.00	0.00	0.00	0.00	
10100 TOTAL OTHER FINANCING SOURCES	0.00	0.00	0.00	0.00	0.00	0.00	
10000 EXCESS REVENUE/EXPENSE GAIN/-LOSS	6,364.94	1,776.77	4,588.17	3,553.54	-4,696.65	21,321.00	-122.03
MEMO ACCOUNT INFORMATION							
11020 Req'd Annual Debt Principal Pmts							
Total 2130.000 accts on BS's	0.00	0.00	0.00	0.00	0.00	0.00	

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	65.00	72.00	0.00	144.00	130.00	864.00	0.00
REVENUE							
70300 Net Tenant Rent Revenue							
60-1-000-001-5120.000 Rent - Prairieland	-26,478.00	-30,531.50	4,053.50	-61,063.00	-53,511.00	-366,378.00	-85.39
60-1-000-001-5125.000 PHA Rent	-4,561.00	-3,725.00	-836.00	-7,450.00	-8,624.00	-44,700.00	-80.71
60-1-000-001-5220.000 Vacancies - PL	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5320.000 Rent Adjustments	-518.00	0.00	-518.00	0.00	-914.00	0.00	
60-1-000-001-5970.000 Excess Rent	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5971.000 Excess Rent to HUD	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70300	-31,557.00	-34,256.50	2,699.50	-68,513.00	-63,049.00	-411,078.00	-84.66
70400 Tenant Revenue - Other							
60-1-000-001-5910.000 Laundry Income	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5920.000 Bad Check Charges	0.00	-4.17	4.17	-8.34	0.00	-50.00	-100.00
60-1-000-001-5920.100 Deposits Forfeited	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5922.000 Labor & Materials	-705.00	-450.00	-255.00	-900.00	-1,134.00	-5,400.00	-79.00
60-1-000-001-5923.000 Misc Charges	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5925.000 Late Charges	-250.00	-250.00	0.00	-500.00	-475.00	-3,000.00	-84.17
60-1-000-001-5926.000 Violation Charges	0.00	-50.00	50.00	-100.00	0.00	-600.00	-100.00
60-1-000-001-5930.000 Retained HAP	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70400	-955.00	-754.17	-200.83	-1,508.34	-1,609.00	-9,050.00	-82.22
70500 TOTAL TENANT REVENUE	-32,512.00	-35,010.67	2,498.67	-70,021.34	-64,658.00	-420,128.00	-84.61
70600 HUD PHA Operating Grants							
60-1-000-001-5126.000 HAP - Prairie S8	-6,121.00	-5,450.00	-671.00	-10,900.00	-12,060.00	-65,400.00	-81.56
60-1-000-001-5500.000 HUD Interest Payment	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70600	-6,121.00	-5,450.00	-671.00	-10,900.00	-12,060.00	-65,400.00	-81.56
70800 Other Government Grants							
60-1-000-001-5990.000 Income from Grants	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70800	0.00	0.00	0.00	0.00	0.00	0.00	
71100 Investment Income - Unrestricted							
60-1-000-001-5410.000 Interest Income	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5410.025 Interest Inc - Sec Dep	-0.46	-0.42	-0.04	-0.84	-0.91	-5.00	-81.80
Total Line 71100	-0.46	-0.42	-0.04	-0.84	-0.91	-5.00	-81.80
71400 Fraud Recovery							
Total Line 71400	0.00	0.00	0.00	0.00	0.00	0.00	
71500 Other Revenue							
60-1-000-001-5127.000 Office Rent Receipt	-298.00	-312.00	14.00	-624.00	-596.00	-3,744.00	-84.08
60-1-000-001-5900.000 Other Income	-151.47	0.00	-151.47	0.00	-151.47	0.00	
60-1-000-001-5901.000 Income - LR Amps	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5990.300 T.S. Income - Grants	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 71500	-449.47	-312.00	-137.47	-624.00	-747.47	-3,744.00	-80.04
72000 Investment Income - Restricted							
60-1-000-001-5440.000 Rep Res Interest	0.00	-225.00	225.00	-450.00	0.00	-2,700.00	-100.00
60-1-000-001-5450.000 Residual Res Int Inc	0.00	-0.50	0.50	-1.00	0.00	-6.00	-100.00
Total Line 72000	0.00	-225.50	225.50	-451.00	0.00	-2,706.00	-100.00
70000 TOTAL REVENUE	-39,082.93	-40,998.59	1,915.66	-81,997.18	-77,466.38	-491,983.00	-84.25

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
EXPENSES							
ADMINISTRATIVE							
91100 Administrative Salaries							
60-1-000-001-6310.000 Admin Salaries	2,075.64	1,518.50	557.14	3,037.00	2,836.71	18,222.00	-84.43
60-1-000-001-6330.000 Manager's Salaries	3,749.61	2,500.00	1,249.61	5,000.00	5,124.47	30,000.00	-82.92
Total Line 91100	5,825.25	4,018.50	1,806.75	8,037.00	7,961.18	48,222.00	-83.49
91200 Auditing Fees							
60-1-000-001-6350.000 Audit	0.00	117.00	-117.00	234.00	0.00	1,404.00	-100.00
Total Line 91200	0.00	117.00	-117.00	234.00	0.00	1,404.00	-100.00
91300 Management Fee							
60-1-000-001-6320.000 Management Fees	3,520.00	3,575.00	-55.00	7,150.00	7,040.00	42,900.00	-83.59
Total Line 91300	3,520.00	3,575.00	-55.00	7,150.00	7,040.00	42,900.00	-83.59
91310 Book-keeping Fee							
60-1-000-001-6351.000 Bookkeeping Fees	480.00	488.00	-8.00	976.00	960.00	5,856.00	-83.61
Total Line 91310	480.00	488.00	-8.00	976.00	960.00	5,856.00	-83.61
91400 Advertising & Marketing							
60-1-000-001-6210.000 Advertising	0.00	20.00	-20.00	40.00	0.00	240.00	-100.00
Total Line 91400	0.00	20.00	-20.00	40.00	0.00	240.00	-100.00
91500 Benefit Contributions - Admin							
60-1-000-001-6310.500 Admin Benefits	505.41	380.00	125.41	760.00	704.48	4,560.00	-84.55
60-1-000-001-6330.500 Manager's Benefits	1,157.24	1,033.00	124.24	2,066.00	1,645.35	12,396.00	-86.73
Total Line 91500	1,662.65	1,413.00	249.65	2,826.00	2,349.83	16,956.00	-86.14
91600 Office Expense							
60-1-000-001-6250.000 Misc. Rent Expense	240.00	90.00	150.00	180.00	240.00	1,080.00	-77.78
60-1-000-001-6311.000 Office Exp - PL	215.60	216.67	-1.07	433.34	348.18	2,600.00	-86.61
60-1-000-001-6311.050 Office Rental Exp	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6311.100 Phone/Internet Exp	160.33	125.00	35.33	250.00	208.47	1,500.00	-86.10
60-1-000-001-6311.150 IT Support	238.50	150.00	88.50	300.00	238.50	1,800.00	-86.75
60-1-000-001-6311.200 Office Furniture	0.00	16.67	-16.67	33.34	0.00	200.00	-100.00
Total Line 91600	854.43	598.34	256.09	1,196.68	1,035.15	7,180.00	-85.58
91700 Legal Expense							
60-1-000-001-6340.000 Legal	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91700	0.00	0.00	0.00	0.00	0.00	0.00	
91800 Travel Expense							
60-1-000-001-6365.000 Travel - Staff	0.00	141.67	-141.67	283.34	0.00	1,700.00	-100.00
60-1-000-001-6365.010 Travel - Commissioners	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6365.100 Mileage, Staff - PL	118.65	125.00	-6.35	250.00	118.65	1,500.00	-92.09
Total Line 91800	118.65	266.67	-148.02	533.34	118.65	3,200.00	-96.29
91900 Other Expense							
60-1-000-001-6350.700 Mental Health Fee	780.00	780.00	0.00	1,560.00	1,560.00	9,360.00	-83.33
60-1-000-001-6350.800 Participant Fee	780.00	780.00	0.00	1,560.00	1,560.00	9,360.00	-83.33
60-1-000-001-6352.500 Other Fee Exp	0.00	0.00	0.00	0.00	500.18	0.00	
60-1-000-001-6360.000 Training - Staff	0.00	166.67	-166.67	333.34	0.00	2,000.00	-100.00
60-1-000-001-6360.010 Training - Commiss	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6380.000 Consulting Services	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6380.100 Inspection Expense	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6380.500 Translating Services	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6390.000 Fee for Service Exp	12.00	43.33	-31.33	86.66	24.00	520.00	-95.38
60-1-000-001-6399.000 Other Administrative	0.00	33.33	-33.33	66.66	0.00	400.00	-100.00
Total Line 91900	1,572.00	1,803.33	-231.33	3,606.66	3,644.18	21,640.00	-83.16

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
91000 TOTAL OPERATING EXPENSE - Admin	14,032.98	12,299.84	1,733.14	24,599.68	23,108.99	147,598.00	-84.34
UTILITIES							
93100 Water,200 Elect,300 Gas,600 Sewer							
60-1-000-001-6450.000 Utilities Electric	432.97	400.00	32.97	800.00	-365.56	4,800.00	-107.62
60-1-000-001-6451.000 Utilities Water	1,318.56	1,290.00	28.56	2,580.00	2,161.14	15,480.00	-86.04
60-1-000-001-6452.000 Utilities Gas	250.46	140.00	110.46	280.00	274.58	1,680.00	-83.66
60-1-000-001-6453.000 Utilities Sewer	3,257.19	2,922.00	335.19	5,844.00	3,257.19	35,064.00	-90.71
Total Line 93100, 93200, 93300, 93600	5,259.18	4,752.00	507.18	9,504.00	5,327.35	57,024.00	-90.66
93000 TOTAL UTILITIES EXPENSES	5,259.18	4,752.00	507.18	9,504.00	5,327.35	57,024.00	-90.66
MAINTENANCE & OPERATIONS EXPENSE							
94100 Maintenance - Labor							
60-1-000-001-6510.000 Maintenance Salaries	5,839.20	4,344.00	1,495.20	8,688.00	7,980.24	52,128.00	-84.69
60-1-000-001-6510.100 OT Maintenance	0.00	160.00	-160.00	320.00	183.13	1,920.00	-90.46
60-1-000-001-6510.200 Maint from Amps	0.00	83.33	-83.33	166.66	0.00	1,000.00	-100.00
Total Line 94100	5,839.20	4,587.33	1,251.87	9,174.66	8,163.37	55,048.00	-85.17
94200 Maintenance - Materials/Supplies							
60-1-000-001-6515.010 Garbage/Trash Supples	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6515.020 Heat/Cool Supplies	87.30	185.00	-97.70	370.00	87.30	2,220.00	-96.07
60-1-000-001-6515.030 Snow Removal Supplies	0.00	58.33	-58.33	116.66	0.00	700.00	-100.00
60-1-000-001-6515.040 Roofing Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6515.050 Lndscape/Grnd Supplies	0.00	275.00	-275.00	550.00	0.00	3,300.00	-100.00
60-1-000-001-6515.070 Electrical Supplies	0.00	100.00	-100.00	200.00	0.00	1,200.00	-100.00
60-1-000-001-6515.080 Plumbing Supplies	1,244.91	744.17	500.74	1,488.34	1,572.80	8,930.00	-82.39
60-1-000-001-6515.090 Extermination Supplies	-4.57	25.00	-29.57	50.00	-4.57	300.00	-101.52
60-1-000-001-6515.100 Janitorial Supplies	0.00	60.00	-60.00	120.00	62.09	720.00	-91.38
60-1-000-001-6515.110 Routine Maint. Supplies	695.63	666.67	28.96	1,333.34	933.16	8,000.00	-88.34
60-1-000-001-6515.114 Painting Supplies - PL	410.95	185.00	225.95	370.00	410.95	2,220.00	-81.49
60-1-000-001-6515.115 Refrigerators	0.00	275.00	-275.00	550.00	0.00	3,300.00	-100.00
60-1-000-001-6515.116 Stoves	0.00	197.92	-197.92	395.84	0.00	2,375.00	-100.00
60-1-000-001-6515.120 Other Misc. Supplies	0.00	83.33	-83.33	166.66	0.00	1,000.00	-100.00
60-1-000-001-6515.500 Small Tools/Equipment	0.00	25.00	-25.00	50.00	0.00	300.00	-100.00
Total Line 94200	2,434.22	2,880.42	-446.20	5,760.84	3,061.73	34,565.00	-91.14
94300 Maintenance - Contracts							
60-1-000-001-6520.010 Garbage/Trash Contract	801.51	740.83	60.68	1,481.66	1,529.32	8,890.00	-82.80
60-1-000-001-6520.020 Heat/Cool Contract	0.00	375.00	-375.00	750.00	0.00	4,500.00	-100.00
60-1-000-001-6520.030 Snow Removal Contract	0.00	166.67	-166.67	333.34	0.00	2,000.00	-100.00
60-1-000-001-6520.040 Roofing Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6520.050 Landscape&Grnds Cont	0.00	416.67	-416.67	833.34	0.00	5,000.00	-100.00
60-1-000-001-6520.060 Unit Turn Contract	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6520.070 Electrical Contract	0.00	16.67	-16.67	33.34	0.00	200.00	-100.00
60-1-000-001-6520.080 Plumbing Contract	0.00	100.00	-100.00	200.00	0.00	1,200.00	-100.00
60-1-000-001-6520.090 Extermin Contract	0.00	283.33	-283.33	566.66	0.00	3,400.00	-100.00
60-1-000-001-6520.100 Janitorial	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6520.110 Routine Main. Contract	0.00	83.33	-83.33	166.66	0.00	1,000.00	-100.00
60-1-000-001-6520.111 Carpet Repr/Repl Cont.	0.00	1,441.67	-1,441.67	2,883.34	0.00	17,300.00	-100.00
60-1-000-001-6520.120 Other Misc. Contracts	0.00	83.33	-83.33	166.66	0.00	1,000.00	-100.00
Total Line 94300 - (sub accts)	801.51	3,707.50	-2,905.99	7,415.00	1,529.32	44,490.00	-96.56
94500 Maintenance - Ordinary/Benefits							
60-1-000-001-6510.500 Maint.Benefits	1,932.44	1,652.00	280.44	3,304.00	2,817.13	19,824.00	-85.79
Total Line 94500	1,932.44	1,652.00	280.44	3,304.00	2,817.13	19,824.00	-85.79
94000 TOTAL MAINTENANCE EXPENSES	11,007.37	12,827.25	-1,819.88	25,654.50	15,571.55	153,927.00	-89.88

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TOTAL PROTECTIVE SERVICES EXPENSE							
95100 Protective Services - Labor							
Total Line 95100	0.00	0.00	0.00	0.00	0.00	0.00	
95200 Protective Services - Contract							
60-1-000-001-6580.006 Safety/Sec Labor Fee	780.00	780.00	0.00	1,560.00	1,560.00	9,360.00	-83.33
60-1-000-001-6580.100 ADT Contract	17.99	99.00	-81.01	198.00	93.21	1,188.00	-92.15
60-1-000-001-6580.500 Other Safety Contracts	0.00	20.83	-20.83	41.66	415.70	250.00	66.28
Total Line 95200	797.99	899.83	-101.84	1,799.66	2,068.91	10,798.00	-80.84
95300 Protective Services - Other							
Total Line 95300	0.00	0.00	0.00	0.00	0.00	0.00	
95000 TOTAL PROTECTIVE SERVICES EXP	797.99	899.83	-101.84	1,799.66	2,068.91	10,798.00	-80.84
INSURANCE PREMIUMS EXPENSE							
96110 Property Insurance							
60-1-000-001-6720.000 Prpoerty Insurance	1,582.45	1,631.92	-49.47	3,263.84	3,164.90	19,583.00	-83.84
Total Line 96110	1,582.45	1,631.92	-49.47	3,263.84	3,164.90	19,583.00	-83.84
96120 Liability Insurance							
60-1-000-001-6721.000 Liability Insurance	162.05	167.08	-5.03	334.16	324.10	2,005.00	-83.84
Total Line 96120	162.05	167.08	-5.03	334.16	324.10	2,005.00	-83.84
96130 Workmen's Compensation							
60-1-000-001-6722.000 Work Comp Insurance	253.48	261.42	-7.94	522.84	506.96	3,137.00	-83.84
Total Line 96130	253.48	261.42	-7.94	522.84	506.96	3,137.00	-83.84
96140 All Other Insurance							
60-1-000-001-6720.500 Equipment Insurance	74.97	77.33	-2.36	154.66	149.94	928.00	-83.84
60-1-000-001-6721.500 PE & PO Insuranace	83.25	85.83	-2.58	171.66	166.50	1,030.00	-83.83
60-1-000-001-6724.000 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96140	158.22	163.16	-4.94	326.32	316.44	1,958.00	-83.84
96100 TOTAL INSURANCE PREMIUMS EXP	2,156.20	2,223.58	-67.38	4,447.16	4,312.40	26,683.00	-83.84
GENERAL EXPENSES							
96200 Other General Expenses							
60-1-000-001-6790.000 Other General Expense	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96200	0.00	0.00	0.00	0.00	0.00	0.00	
96210 Compensated Absenses							
60-1-000-001-6795.000 Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96210	0.00	0.00	0.00	0.00	0.00	0.00	
96300 Payment In Lieu Of Taxes - PILOT							
60-1-000-001-6710.000 PILOT - Real Estate Tax	1,448.34	1,512.92	-64.58	3,025.84	3,331.38	18,155.00	-81.65
Total Line 96300	1,448.34	1,512.92	-64.58	3,025.84	3,331.38	18,155.00	-81.65
96400 Bad Debt - Tenant Rents							
60-1-000-001-6370.000 Bad Debt	943.43	237.50	705.93	475.00	846.53	2,850.00	-70.30
Total Line 96400	943.43	237.50	705.93	475.00	846.53	2,850.00	-70.30
96000 TOTAL OTHER GENERAL EXPENSES	2,391.77	1,750.42	641.35	3,500.84	4,177.91	21,005.00	-80.11
INTEREST & AMORTIZATION EXPENSE							
96710 Interest of Mortgage/Bond Payable							
60-1-000-001-6810.000 Interest Exp Payable	1,148.43	1,250.00	-101.57	2,500.00	2,296.86	15,000.00	-84.69
60-1-000-001-6860.000 Sec Dep Int	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96710	1,148.43	1,250.00	-101.57	2,500.00	2,296.86	15,000.00	-84.69
96700 TOTAL INTEREST EXP & AMORT	1,148.43	1,250.00	-101.57	2,500.00	2,296.86	15,000.00	-84.69
96900 TOTAL OPERATING EXPENSE	36,793.92	36,002.92	791.00	72,005.84	56,863.97	432,035.00	-86.84
97000 NET REVENUE/EXPENSE (GAIN/-LOSS)	-2,289.01	-4,995.67	2,706.66	-9,991.34	-20,602.41	-59,948.00	-65.63

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MISCELLANEOUS EXPENSE							
97100 Extraordinary Maintenance							
60-1-000-001-6910.010 Extraordinary Labor	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6910.020 Extraordinary Materials	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6910.030 Extraordinary Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 97100	0.00	0.00	0.00	0.00	0.00	0.00	
97200 Casualty Losses - Non-capitalized							
60-1-000-001-6920.010 Casualty Labor	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6920.020 Casualty Material	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6920.030 Casualty Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 97200	0.00	0.00	0.00	0.00	0.00	0.00	
97400 Depreciation Expense							
60-1-000-001-6600.000 Depreciation Exp - PL	7,339.00	7,333.33	5.67	14,666.66	14,678.00	88,000.00	-83.32
Total Line 97400	7,339.00	7,333.33	5.67	14,666.66	14,678.00	88,000.00	-83.32
TOTAL MISCELLANEOUS EXPENSES	7,339.00	7,333.33	5.67	14,666.66	14,678.00	88,000.00	-83.32
90000 TOTAL EXPENSES	44,132.92	43,336.25	796.67	86,672.50	71,541.97	520,035.00	-86.24
OTHER FINANCING SOURCES (USES)							
10093 Xfers							
60-1-000-001-9111.000 Xfers In from Amps	0.00	-7,009.25	7,009.25	-14,018.50	0.00	-84,111.00	-100.00
Total Line 10093	0.00	-7,009.25	7,009.25	-14,018.50	0.00	-84,111.00	-100.00
10094							
60-1-000-001-9111.100 Xfers Out from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10094	0.00	0.00	0.00	0.00	0.00	0.00	
10100 TOTAL OTHER FINANCING SOURCES	0.00	-7,009.25	7,009.25	-14,018.50	0.00	-84,111.00	-100.00
10000 EXCESS REVENUE/EXPENSE GAIN/-LOSS	5,049.99	-11,680.84	16,730.83	-23,361.68	-5,924.41	-140,170.00	-95.77

MEMO ACCOUNT INFORMATION

11020 Req'd Annual Debt Principal Pmts							
Total 2130.000 accts on BS's	0.00	0.00	0.00	0.00	0.00	0.00	

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Total PUM (including Port Outs)	280.00	280.00	0.00	560.00	560.00	3,360.00	0.00
ADMIN REVENUE							
ADMIN OPERATING INCOME							
Admin Fee Subsidy							
30-1-000-000-8026.500 Admin Fee Sub - Cur Yr	-13,886.00	-13,049.17	-836.83	-26,098.34	-27,926.00	-156,590.00	-82.17
Total Admin Fee Subsidy	-13,886.00	-13,049.17	-836.83	-26,098.34	-27,926.00	-156,590.00	-82.17
Interest Income							
30-1-000-000-3300.000 Int Reserve	-4.48	-5.00	0.52	-10.00	-8.26	-60.00	-86.23
Surplus-Admin							
30-1-000-000-3610.000 Interest Income	0.00	0.00	0.00	0.00	0.00	0.00	
Total Interest Income	-4.48	-5.00	0.52	-10.00	-8.26	-60.00	-86.23
Other Income							
30-1-000-000-3300.010 Inc - Portable	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-3300.100 Fraud Recovery - Admin	0.00	-90.00	90.00	-180.00	0.00	-1,080.00	-100.00
30-1-000-000-3300.170 Admin Fees Port	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-3690.000 Other Income	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-3690.100 Other Income - Admin	0.00	0.00	0.00	0.00	0.00	0.00	
Total Other Income	0.00	-90.00	90.00	-180.00	0.00	-1,080.00	-100.00
TOTAL ADMIN OPERATING INCOME	-13,890.48	-13,144.17	-746.31	-26,288.34	-27,934.26	-157,730.00	-82.29
ADMIN EXPENSES							
ADMIN OPERATING EXPENSE							
Admin Salaries							
30-1-000-000-4110.000 Admin Salaries	11,524.53	7,905.00	3,619.53	15,810.00	15,996.87	94,860.00	-83.14
Total Admin Salaries	11,524.53	7,905.00	3,619.53	15,810.00	15,996.87	94,860.00	-83.14
Audit Fee Expense							
30-1-000-000-4171.000 Audit Fee	0.00	229.17	-229.17	458.34	0.00	2,750.00	-100.00
Total Audit Fee Expense	0.00	229.17	-229.17	458.34	0.00	2,750.00	-100.00
Fee Expense							
30-1-000-000-4120.100 Management Fees	2,400.00	2,460.00	-60.00	4,920.00	4,824.00	29,520.00	-83.66
30-1-000-000-4120.300 Bookkeep. Fees	1,500.00	1,538.00	-38.00	3,076.00	3,015.00	18,456.00	-83.66
Total Fees Expense	3,900.00	3,998.00	-98.00	7,996.00	7,839.00	47,976.00	-83.66
Benefit Contribution Expense							
30-1-000-000-4110.500 Emp Benefit - Admin	5,231.20	4,699.00	532.20	9,398.00	7,732.00	56,388.00	-86.29
Total Benefit Contribution Exp	5,231.20	4,699.00	532.20	9,398.00	7,732.00	56,388.00	-86.29
Office Expense							
30-1-000-000-4180.000 Telephone	21.51	96.17	-74.66	192.34	0.00	1,154.00	-100.00
30-1-000-000-4190.100 Postage	152.27	166.67	-14.40	333.34	241.65	2,000.00	-87.92
30-1-000-000-4190.250 Office Furniture	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4190.400 Printing	0.00	25.00	-25.00	50.00	0.00	300.00	-100.00
30-1-000-000-4190.401 Printing Supplies	0.00	16.67	-16.67	33.34	0.00	200.00	-100.00
30-1-000-000-4190.550 Computers/Software	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4190.850 IT Support	318.00	41.67	276.33	83.34	318.00	500.00	-36.40
Total Office Expense	491.78	346.18	145.60	692.36	559.65	4,154.00	-86.53

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Legal & Travel Expense							
30-1-000-000-4130.000 Legal Expense	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4150.000 Travel - Staff	437.45	33.33	404.12	66.66	437.45	400.00	9.36
Total Legal & Travel Expense	437.45	33.33	404.12	66.66	437.45	400.00	9.36
Other Expense							
30-1-000-000-4120.400 Fee for Service Fee	17.07	16.00	1.07	32.00	33.07	192.00	-82.78
30-1-000-000-4120.700 Mental Health Fee	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4140.000 Training - Staff	0.00	47.92	-47.92	95.84	0.00	575.00	-100.00
30-1-000-000-4160.000 Publications	239.00	0.00	239.00	0.00	239.00	0.00	
30-1-000-000-4160.300 Consulting Services	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4160.500 Translating/Interp Serv.	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4190.000 Other Sundry	57.51	166.67	-109.16	333.34	0.00	2,000.00	-100.00
30-1-000-000-4190.200 Inspection Exp	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4190.700 Member Dues/Fees	0.00	83.33	-83.33	166.66	0.00	1,000.00	-100.00
30-1-000-000-4190.950 Background Verification	0.00	20.83	-20.83	41.66	0.00	250.00	-100.00
30-1-000-000-4480.006 Safety/Security Labor Fee	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4480.100 ADT Contract	35.99	40.00	-4.01	80.00	71.98	480.00	-85.00
Total Other Expense	349.57	374.75	-25.18	749.50	344.05	4,497.00	-92.35
Maintenance Expense							
30-1-000-000-4420.126 Vehicle Supplies	0.00	8.33	-8.33	16.66	0.00	100.00	-100.00
30-1-000-000-4430.126 Vehicle Maint Cont	0.00	0.00	0.00	0.00	0.00	0.00	
Total Maintenance Expense	0.00	8.33	-8.33	16.66	0.00	100.00	-100.00
TOTAL ADMIN EXPENSE	21,934.53	17,593.76	4,340.77	35,187.52	32,909.02	211,125.00	-84.41
Insurance Premiums Expense							
30-1-000-000-4510.000 Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4510.025 PE & PO Insurance	83.25	85.83	-2.58	171.66	166.50	1,030.00	-83.83
30-1-000-000-4510.030 Work Comp Insurance	305.85	315.42	-9.57	630.84	611.70	3,785.00	-83.84
30-1-000-000-4510.035 Auto Insurance	50.00	51.58	-1.58	103.16	100.00	619.00	-83.84
Total Insurance Premium Expenses	439.10	452.83	-13.73	905.66	878.20	5,434.00	-83.84
TOTAL INSURANCE EXPENSE	439.10	452.83	-13.73	905.66	878.20	5,434.00	-83.84
General Expense							
30-1-000-000-4110.001 Salaries Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4570.100 Collection Loss Admin	-92.56	0.00	-92.56	0.00	-8.85	0.00	
30-1-000-000-4580.000 Sec Dep Pmt Exp	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4590.010 Admin Gen Exp-Port	142.99	250.00	-107.01	500.00	285.98	3,000.00	-90.47
Total General Expense	50.43	250.00	-199.57	500.00	277.13	3,000.00	-90.76
TOTAL GENERAL EXPENSE	50.43	250.00	-199.57	500.00	277.13	3,000.00	-90.76
TOTAL EXPENSES - ADMIN	22,424.06	18,296.59	4,127.47	36,593.18	34,064.35	219,559.00	-84.49
ADMIN (Profit)/Loss	8,533.58	5,152.42	3,381.16	10,304.84	6,130.09	61,829.00	-90.09
MISCELLANEOUS EXPENSE							
Depreciation Expense							
30-1-000-000-4800.000 Dpreciation Expense	0.00	465.00	-465.00	930.00	0.00	5,580.00	-100.00
Total Depreciation Expense	0.00	465.00	-465.00	930.00	0.00	5,580.00	-100.00
TOTAL MISC EXPENSE	0.00	465.00	-465.00	930.00	0.00	5,580.00	-100.00

OTHER FINANCING SOURCES (USES)

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
10093 Xfers							
30-1-000-000-9111.000 Xfers In from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10093	0.00	0.00	0.00	0.00	0.00	0.00	
10094 Xfers							
Total Line 10094	0.00	0.00	0.00	0.00	0.00	0.00	
10100 TOTAL OTHER FINANCING SOURCES	0.00	0.00	0.00	0.00	0.00	0.00	
 TOTAL ADMIN EXPENSES w/ DEPR EXP	 22,424.06	 18,761.59	 3,662.47	 37,523.18	 34,064.35	 225,139.00	 -84.87
ADMIN (Profit)/Loss w/ Depreciation	8,533.58	5,617.42	2,916.16	11,234.84	6,130.09	67,409.00	-90.91
HAP REVENUE							
HAP Income							
30-1-000-000-3300.200 Fraud Recovery - HAP	0.00	-140.00	140.00	-280.00	0.00	-1,680.00	-100.00
30-1-000-000-3300.500 Int Reserve Surplus-HAP	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-8026.000 HAP Subsidy - Cur Yr	-90,895.00	-84,944.17	-5,950.83	-169,888.34	-182,382.00	-1,019,330.00	-82.11
30-1-000-000-8027.000 Ann Contr - Pr Yr	0.00	0.00	0.00	0.00	0.00	0.00	
Total Income	-90,895.00	-85,084.17	-5,810.83	-170,168.34	-182,382.00	-1,021,010.00	-82.14
TOTAL HAP INCOME	-90,895.00	-85,084.17	-5,810.83	-170,168.34	-182,382.00	-1,021,010.00	-82.14
HAP EXPENSES							
HAP Expenses							
30-1-000-000-4715.010 HAP Tenant Pmts	83,725.00	78,515.00	5,210.00	157,030.00	169,092.00	942,180.00	-82.05
30-1-000-000-4715.015 HAP Mid-month Pmt	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4715.030 HAP Port In Pmts	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4715.040 HAP Utility Pmts	2,075.00	108.33	1,966.67	216.66	4,135.00	1,300.00	218.08
30-1-000-000-4715.050 HAP Homeownership	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4715.070 HAP Port Out Pmts	4,634.00	6,000.00	-1,366.00	12,000.00	9,630.00	72,000.00	-86.63
Total HAP Expenses	90,434.00	84,623.33	5,810.67	169,246.66	182,857.00	1,015,480.00	-81.99
TOTAL HAP EXPENSE	90,434.00	84,623.33	5,810.67	169,246.66	182,857.00	1,015,480.00	-81.99
General HAP Expenses							
30-1-000-000-4570.200 Collection Loss HUD	-92.55	24.17	-116.72	48.34	-8.85	290.00	-103.05
Total General HAP Expenses	-92.55	24.17	-116.72	48.34	-8.85	290.00	-103.05
TOTAL GENERAL HAP EXPENSES	-92.55	24.17	-116.72	48.34	-8.85	290.00	-103.05
Prior Year Adj - HAP							
30-1-000-000-6010.010 Prior Year Adj HAP	0.00	0.00	0.00	0.00	0.00	0.00	
Total Prior Year Adj HAP	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL HAP EXPENSES	90,341.45	84,647.50	5,693.95	169,295.00	182,848.15	1,015,770.00	-82.00
 Remaining HAP (to)/from Reserve	 -553.55	 -436.67	 -116.88	 -873.34	 466.15	 -5,240.00	 -108.90
 Clearing Total	 7,980.03	 5,180.75	 2,799.28	 10,361.50	 6,421.24	 62,169.00	 -89.67

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Total PUM (including Port Outs)	15.00	15.00	0.00	30.00	30.00	180.00	0.00
EHV - HAP INCOME STATEMENT							
<u>EHV - HAP INCOME</u>							
HAP Income							
30-1-000-001-8026.000 EHV HAP Subsidy Inc	-3,414.00	0.00	-3,414.00	0.00	-4,120.00	0.00	
Total HAP Income	-3,414.00	0.00	-3,414.00	0.00	-4,120.00	0.00	
TOTAL HAP INCOME	-3,414.00	0.00	-3,414.00	0.00	-4,120.00	0.00	
<u>EHV - HAP EXPENSE</u>							
HAP Expenses							
30-1-000-001-4715.010 EHV HAP Tenant Pmts	2,580.00	1,966.67	613.33	3,933.34	5,325.00	23,600.00	-77.44
30-1-000-001-4715.040 EHV HAP Utility Pmts	169.00	66.67	102.33	133.34	211.00	800.00	-73.63
30-1-000-001-4715.070 EHV HAP Port Out Pmts	0.00	0.00	0.00	0.00	0.00	0.00	
Total HAP Expense	2,749.00	2,033.34	715.66	4,066.68	5,536.00	24,400.00	-77.31
TOTAL HAP EXPENSE	2,749.00	2,033.34	715.66	4,066.68	5,536.00	24,400.00	-77.31
EHV HAP (to)/from Reserve	-665.00	2,033.34	-2,698.34	4,066.68	1,416.00	24,400.00	-94.20

EHV - ADMIN INCOME STATEMENT

ADMIN INCOME - EHV

EHV - ADMIN INCOME

Admin Fee Subsidy							
30-1-000-001-8026.500 EHV Ongo Admin Sub	-1,491.00	0.00	-1,491.00	0.00	-2,183.00	0.00	
30-1-000-001-8026.501 EHV Preliminary Fee Inc	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-001-8026.502 EHV Service Fee Inc	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-001-8026.503 EHV Placement Fee Inc	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-001-8026.504 EHV Issuance Fee Inc	0.00	0.00	0.00	0.00	0.00	0.00	
Total Admin Fee Subsidy	-1,491.00	0.00	-1,491.00	0.00	-2,183.00	0.00	
Interest Income							
Total Interest Income	0.00	0.00	0.00	0.00	0.00	0.00	
Other Income							
Total Other Income	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL EHV ADMIN INCOME	-1,491.00	0.00	-1,491.00	0.00	-2,183.00	0.00	

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
ADMIN EXPENSES - EHV							
<u>PRELIMINARY FEE EXPENSES</u>							
Preliminary Fee Expenses							
30-1-000-001-4130.100 EHV Preliminary Exps	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-001-4190.200 Inspection Exp	0.00	0.00	0.00	0.00	0.00	0.00	
Total Preliminary Fee Expenses	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL PRELIMINARY FEE EXPENSES	0.00	0.00	0.00	0.00	0.00	0.00	
<u>PLACEMENT/ISSUANCE EXPENSES</u>							
Admin Placement/Issuance Fee Exp							
Total Placement/Issuance Fee Exp	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL PLACEMENT/ISSUANCE EXPENSES	0.00	0.00	0.00	0.00	0.00	0.00	
<u>ONGOING ADMINISTRATIVE EXPENSES</u>							
Ongoing Admin Expenses							
30-1-000-001-4110.000 EHV Salary Exp	94.19	79.17	15.02	158.34	174.92	950.00	-81.59
30-1-000-001-4110.200 Admin Exp - Amps	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-001-4110.500 EHV Emp Benefit Exp	57.26	45.83	11.43	91.66	106.34	550.00	-80.67
30-1-000-001-4120.100 EHV Management Fee	72.00	70.00	2.00	140.00	156.00	840.00	-81.43
30-1-000-001-4120.300 EHV Bookkeeping Fee	45.00	43.75	1.25	87.50	97.50	525.00	-81.43
30-1-000-001-4130.200 EHV Other Ongoing	240.00	62.50	177.50	125.00	360.00	750.00	-52.00
Total Ongoing Admin Expenses	508.45	301.25	207.20	602.50	894.76	3,615.00	-75.25
TOTAL ONGOING ADMIN EXPENSES	508.45	301.25	207.20	602.50	894.76	3,615.00	-75.25
<u>SERVICE FEE EXPENSES</u>							
Housing Search Assistance Exps							
Total Housing Search Assistance Exps	0.00	0.00	0.00	0.00	0.00	0.00	
Security/Utility/Holding Deposits							
30-1-000-001-4130.300 EHV Deposit Expenses	0.00	0.00	0.00	0.00	0.00	0.00	
Total Security/Utility/Holding Deposits	0.00	0.00	0.00	0.00	0.00	0.00	
Owner Incentive Expense							
30-1-000-001-4130.320 EHV Owner Incentive Exp	0.00	0.00	0.00	0.00	0.00	0.00	
Total Owner Incentive Expenses	0.00	0.00	0.00	0.00	0.00	0.00	
Other Eligible Expenses							
30-1-000-001-4130.330 EHV Other Service Exp	0.00	0.00	0.00	0.00	0.00	0.00	
Total Other Eligible Expenses	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL SERVICE FEE EXPENSES	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL EHV ADMIN EXPENSES	508.45	301.25	207.20	602.50	894.76	3,615.00	-75.25
EHV ADMINI (Profit)/Loss	-982.55	301.25	-1,283.80	602.50	-1,288.24	3,615.00	-135.64

Knox County Housing Authority
BOARD - COCC CASH FLOW STATEMENT
May 31, 2025

	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
COCC - OPERATING STATEMENT						
OPERATING INCOME						
Total Operating Income	129,733.71	158,501.92	-28,768.21	251,637.82	1,902,023.00	-86.77
TOTAL OPERATING INCOME	<u>129,733.71</u>	<u>158,501.92</u>	<u>-28,768.21</u>	<u>251,637.82</u>	<u>1,902,023.00</u>	<u>-86.77</u>
OPERATING EXPENSE						
Total Administration Expenses	117,278.79	81,421.58	35,857.21	164,153.16	977,059.00	-83.20
Total Tenant Service Expenses	0.00	0.00	0.00	0.00	0.00	
Total Utility Expenses	598.48	1,426.00	-827.52	425.48	17,112.00	-97.51
Total Maintenance Expenses	79,554.57	64,508.33	15,046.24	109,344.28	774,100.00	-85.87
Total Protective Expenses	9,151.72	7,477.33	1,674.39	12,885.83	89,728.00	-85.64
General Expenses	3,795.12	4,330.33	-535.21	7,590.24	51,964.00	-85.39
TOTAL ROUTINE OPERATING EXPENSES	<u>210,378.68</u>	<u>159,163.57</u>	<u>51,215.11</u>	<u>294,398.99</u>	<u>1,909,963.00</u>	<u>-84.59</u>
Total Non-Routine Expense	0.00	0.00	0.00	0.00	0.00	
Total Other Credit & Charges	0.00	0.00	0.00	0.00	0.00	
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	
Total Prov. for Operating Reserve	0.00	0.00	0.00	0.00	0.00	
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
TOTAL OPERATING EXPENSES	<u>210,378.68</u>	<u>159,163.57</u>	<u>51,215.11</u>	<u>294,398.99</u>	<u>1,909,963.00</u>	<u>-84.59</u>
NET REVENUE/-EXPENSE PROFIT/-LOSS	<u>-80,644.97</u>	<u>-661.65</u>	<u>-79,983.32</u>	<u>-42,761.17</u>	<u>-7,940.00</u>	<u>438.55</u>
Total Depreciation Expense	291.00	1,000.00	-709.00	582.00	12,000.00	-95.15
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	<u>-80,935.97</u>	<u>-1,661.65</u>	<u>-79,274.32</u>	<u>-43,343.17</u>	<u>-19,940.00</u>	<u>117.37</u>

Knox County Housing Authority
BOARD - AMP001 CASH FLOW STATEMENT
May 31, 2025

MOON TOWERS - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	83,965.02	97,680.33	-13,715.31	168,206.44	1,172,164.00	-85.65
TOTAL OPERATING INCOME	83,965.02	97,680.33	-13,715.31	168,206.44	1,172,164.00	-85.65
OPERATING EXPENSE						
Total Administration Expenses	35,352.25	31,774.33	3,577.92	60,831.30	381,292.00	-84.05
Total Tenant Service Expenses	0.00	140.00	-140.00	0.00	1,680.00	-100.00
Total Utility Expenses	18,683.87	12,083.33	6,600.54	18,166.92	145,000.00	-87.47
Total Maintenance Expenses	47,092.96	42,412.14	4,680.82	74,668.28	508,946.00	-85.33
Total Protective Service Expenses	3,327.83	2,811.67	516.16	-1,200.44	33,740.00	-103.56
General Expenses	7,327.65	10,848.50	-3,520.85	18,222.39	130,182.00	-86.00
TOTAL ROUTINE OPERATING EXPENSES	111,784.56	100,069.97	11,714.59	170,688.45	1,200,840.00	-85.79
Total Non-Routine Expense	0.00	0.00	0.00	0.00	0.00	
Total Other Credit & Charges	0.00	0.00	0.00	0.00	0.00	
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	
Total Prov. for Operating Reserve	0.00	0.00	0.00	0.00	0.00	
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
TOTAL OPERATING EXPENSES	111,784.56	100,069.97	11,714.59	170,688.45	1,200,840.00	-85.79
NET REVENUE/EXPENSE PROFIT/-LOSS	-27,819.54	-2,389.64	-25,429.90	-2,482.01	-28,676.00	-91.34
Total Depreciation Expense	9,118.00	13,750.00	-4,632.00	18,236.00	165,000.00	-88.95
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	-36,937.54	-16,139.64	-20,797.90	-20,718.01	-193,676.00	-89.30

Knox County Housing Authority
BOARD - AMP002 CASH FLOW STATEMENT
May 31, 2025

	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
FAMILY - OPERATING STATEMENT						
OPERATING INCOME						
Total Operating Income	109,996.61	114,109.59	-4,112.98	219,887.80	1,369,315.00	-83.94
TOTAL OPERATING INCOME	<u>109,996.61</u>	<u>114,109.59</u>	<u>-4,112.98</u>	<u>219,887.80</u>	<u>1,369,315.00</u>	<u>-83.94</u>
OPERATING EXPENSE						
Total Administration Expenses	40,203.55	36,143.52	4,060.03	69,214.62	433,722.00	-84.04
Total Tenant Service Expenses	0.00	116.67	-116.67	0.00	1,400.00	-100.00
Total Utility Expenses	3,164.15	1,583.33	1,580.82	4,130.03	19,000.00	-78.26
Total Maintenance Expenses	64,454.28	59,471.83	4,982.45	111,685.37	713,662.00	-84.35
Total Protective Service Expenses	3,638.47	2,963.67	674.80	5,600.62	35,564.00	-84.25
General Expenses	7,103.87	10,237.33	-3,133.46	17,192.75	122,848.00	-86.00
TOTAL ROUTINE OPERATING EXPENSES	<u>118,564.32</u>	<u>110,516.35</u>	<u>8,047.97</u>	<u>207,823.39</u>	<u>1,326,196.00</u>	<u>-84.33</u>
Total Non-Routine Expense	0.00	0.00	0.00	0.00	0.00	
Total Other Credit & Charges	0.00	0.00	0.00	0.00	0.00	
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	
Total Prov. for Operating Reserve	0.00	0.00	0.00	0.00	0.00	
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
TOTAL OPERATING EXPENSES	<u>118,564.32</u>	<u>110,516.35</u>	<u>8,047.97</u>	<u>207,823.39</u>	<u>1,326,196.00</u>	<u>-84.33</u>
NET REVENUE/EXPENSE PROFIT/-LOSS	<u>-8,567.71</u>	<u>3,593.24</u>	<u>-12,160.95</u>	<u>12,064.41</u>	<u>43,119.00</u>	<u>-72.02</u>
Total Depreciation Expense	23,901.00	31,250.00	-7,349.00	47,802.00	375,000.00	-87.25
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	<u>-32,468.71</u>	<u>-27,656.76</u>	<u>-4,811.95</u>	<u>-35,737.59</u>	<u>-331,881.00</u>	<u>-89.23</u>

Knox County Housing Authority
BOARD - AMP003 CASH FLOW STATEMENT
May 31, 2025

	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
BLUEBELL - OPERATING STATEMENT						
OPERATING INCOME						
Total Operating Income	26,112.38	28,112.67	-2,000.29	52,462.80	337,352.00	-84.45
TOTAL OPERATING INCOME	<u>26,112.38</u>	<u>28,112.67</u>	<u>-2,000.29</u>	<u>52,462.80</u>	<u>337,352.00</u>	<u>-84.45</u>
OPERATING EXPENSE						
Total Administration Expenses	10,587.45	9,288.00	1,299.45	18,658.73	111,456.00	-83.26
Total Tenant Service Expenses	0.00	50.00	-50.00	0.00	600.00	-100.00
Total Utility Expenses	3,631.97	2,816.67	815.30	2,415.86	33,800.00	-92.85
Total Maintenance Expenses	9,058.58	11,903.49	-2,844.91	4,555.85	142,842.00	-96.81
Total Protective Service Expenses	612.00	1,126.67	-514.67	1,317.22	13,520.00	-90.26
General Expenses	3,029.05	3,390.58	-361.53	7,144.71	40,687.00	-82.44
TOTAL ROUTINE OPERATING EXPENSES	<u>26,919.05</u>	<u>28,575.41</u>	<u>-1,656.36</u>	<u>34,092.37</u>	<u>342,905.00</u>	<u>-90.06</u>
Total Non-Routine Expense	0.00	0.00	0.00	0.00	0.00	
Total Other Credit & Charges	0.00	0.00	0.00	0.00	0.00	
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	
Total Prov. for Operating Reserve	0.00	0.00	0.00	0.00	0.00	
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
TOTAL OPERATING EXPENSES	<u>26,919.05</u>	<u>28,575.41</u>	<u>-1,656.36</u>	<u>34,092.37</u>	<u>342,905.00</u>	<u>-90.06</u>
NET REVENUE/EXPENSE PROFIT/-LOSS	<u>-806.67</u>	<u>-462.74</u>	<u>-343.93</u>	<u>18,370.43</u>	<u>-5,553.00</u>	<u>-430.82</u>
Total Depreciation Expense	3,120.00	0.00	3,120.00	6,240.00	0.00	
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	<u>-3,926.67</u>	<u>-462.74</u>	<u>-3,463.93</u>	<u>12,130.43</u>	<u>-5,553.00</u>	<u>-318.45</u>

Knox County Housing Authority
BOARD - HCV CASH FLOW STATEMENT
May 31, 2025

	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
HCV - OPERATING STATEMENT						
ADMIN OPERATING INCOME						
Total Admin Operating Income	13,890.48	13,144.17	746.31	27,934.26	157,730.00	-82.29
TOTAL ADMIN OPERATING INCOME	13,890.48	13,144.17	746.31	27,934.26	157,730.00	-82.29
OPERATING EXPENSES						
Total Admin Expenses	17,981.47	13,302.26	4,679.21	24,964.97	159,627.00	-84.36
Total Fees Expenses	3,917.07	4,243.17	-326.10	7,872.07	50,918.00	-84.54
Total General Expenses	525.52	751.16	-225.64	1,227.31	9,014.00	-86.38
TOTAL OPERATING EXPENSES	22,424.06	18,296.59	4,127.47	34,064.35	219,559.00	-84.49
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	
Total Provision for Reserve	0.00	0.00	0.00	0.00	0.00	
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
TOTAL EXPENSES	22,424.06	18,296.59	4,127.47	34,064.35	219,559.00	-84.49
NET REVENUE PROFIT/-LOSS	-8,533.58	-5,152.42	-3,381.16	-6,130.09	-61,829.00	-90.09
Total Depreciation Expense	0.00	465.00	-465.00	0.00	5,580.00	-100.00
NET REVENUE w/Deprecitation PROFIT/-LOSS	-8,533.58	-5,617.42	-2,916.16	-6,130.09	-67,409.00	-90.91

HAP - OPERATING STATEMENT

HAP INCOME						
Total Income	90,895.00	85,084.17	5,810.83	182,382.00	1,021,010.00	-82.14
TOTAL HAP INCOME	90,895.00	85,084.17	5,810.83	182,382.00	1,021,010.00	-82.14
HAP EXPENSES						
Total HAP Expenses	90,434.00	84,623.33	5,810.67	182,857.00	1,015,480.00	-81.99
Total General HAP Expenses	-92.55	24.17	-116.72	-8.85	290.00	-103.05
TOTAL HAP EXPENSES	90,341.45	84,647.50	5,693.95	182,848.15	1,015,770.00	-82.00
Total Prior Year Adj HAP	0.00	0.00	0.00	0.00	0.00	
REMAINING HAP from RESERVE +/-LOSS	553.55	436.67	116.88	-466.15	5,240.00	-108.90

Knox County Housing Authority
BOARD - BRENTWOOD CASH FLOW STATEMENT
May 31, 2025

	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
BRENTWOOD - OPERATING STATEMENT						
OPERATING INCOME						
Total Operating Income	42,295.39	45,252.83	-2,957.44	86,396.00	543,034.00	-84.09
TOTAL OPERATING INCOME	<u>42,295.39</u>	<u>45,252.83</u>	<u>-2,957.44</u>	<u>86,396.00</u>	<u>543,034.00</u>	<u>-84.09</u>
OPERATING EXPENSE						
Total Administration Expenses	10,570.10	8,945.51	1,624.59	15,551.91	107,346.00	-85.51
Total Fee Expenses	4,500.00	4,500.00	0.00	9,415.53	54,000.00	-82.56
Total Utilities Expenses	4,394.36	4,209.33	185.03	4,398.48	50,512.00	-91.29
Total Maintenance Expenses	13,996.41	14,980.51	-984.10	21,785.51	179,766.00	-87.88
Total Taxes & Insurance Expense	4,343.03	4,894.25	-551.22	8,835.06	58,731.00	-84.96
Total Financial Expenses	1,148.43	1,166.67	-18.24	2,296.86	14,000.00	-83.59
TOTAL ROUTINE OPERATING EXPENSE	<u>38,952.33</u>	<u>38,696.27</u>	<u>256.06</u>	<u>62,283.35</u>	<u>464,355.00</u>	<u>-86.59</u>
Total Amortization Expense	0.00	0.00	0.00	0.00	0.00	
Total Provision for Reserve	0.00	0.00	0.00	0.00	0.00	
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Transfers In/Out	0.00	0.00	0.00	0.00	0.00	
TOTAL ALL EXPENSES BEFORE DEPRECIATION	<u>38,952.33</u>	<u>38,696.27</u>	<u>256.06</u>	<u>62,283.35</u>	<u>464,355.00</u>	<u>-86.59</u>
NET REVENUE PROFIT/-LOSS	<u>3,343.06</u>	<u>6,556.56</u>	<u>-3,213.50</u>	<u>24,112.65</u>	<u>78,679.00</u>	<u>-69.35</u>
Total Depreciation Expense	9,708.00	8,333.33	1,374.67	19,416.00	100,000.00	-80.58
NET REVENUE w/Depreciation PROFIT/-LOSS	<u>-6,364.94</u>	<u>-1,776.77</u>	<u>-4,588.17</u>	<u>4,696.65</u>	<u>-21,321.00</u>	<u>-122.03</u>

Knox County Housing Authority
BOARD - PRAIRIELAND CASH FLOW STATEMENT
May 31, 2025

	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
PRAIRIELAND - OPERATING STATEMENT						
OPERATING INCOME						
Total Opetating Income	39,082.93	40,998.59	-1,915.66	77,466.38	491,983.00	-84.25
TOTAL OPERATING INCOME	<u>39,082.93</u>	<u>40,998.59</u>	<u>-1,915.66</u>	<u>77,466.38</u>	<u>491,983.00</u>	<u>-84.25</u>
OPERATING EXPENSE						
Total Administration Expenses	10,976.41	8,474.34	2,502.07	15,455.34	101,692.00	-84.80
Total Fee Expenses	4,000.00	4,063.00	-63.00	8,500.18	48,756.00	-82.57
Total Utilities Expenses	5,259.18	4,752.00	507.18	5,327.35	57,024.00	-90.66
Total Maintenance Expenses	11,805.36	13,727.08	-1,921.72	17,640.46	164,725.00	-89.29
Total Taxes & Insurance Expense	3,604.54	3,736.50	-131.96	7,643.78	44,838.00	-82.95
Total Financial Expenses	1,148.43	1,250.00	-101.57	2,296.86	15,000.00	-84.69
TOTAL ROUTINE OPERATING EXPENSE	<u>36,793.92</u>	<u>36,002.92</u>	<u>791.00</u>	<u>56,863.97</u>	<u>432,035.00</u>	<u>-86.84</u>
Total Amortization Expense	0.00	0.00	0.00	0.00	0.00	
Total Provision for Reserve	0.00	0.00	0.00	0.00	0.00	
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Transfers In/Out	0.00	-7,009.25	7,009.25	0.00	-84,111.00	-100.00
TOTAL ALL EXPENSES BEFORE DEPRECIATION	<u>36,793.92</u>	<u>28,993.67</u>	<u>7,800.25</u>	<u>56,863.97</u>	<u>347,924.00</u>	<u>-83.66</u>
NET REVENUE PROFIT/-LOSS	<u>2,289.01</u>	<u>12,004.92</u>	<u>-9,715.91</u>	<u>20,602.41</u>	<u>144,059.00</u>	<u>-85.70</u>
Total Depreciation Expense	7,339.00	7,333.33	5.67	14,678.00	88,000.00	-83.32
NET REVENUE w/Depreciation PROFIT/-LOSS	<u>-5,049.99</u>	<u>4,671.59</u>	<u>-9,721.58</u>	<u>5,924.41</u>	<u>56,059.00</u>	<u>-89.43</u>

Knox County Housing Authority
BOARD - LOW RENT CASH FLOW STATEMENT
May 31, 2025

COCC, MT, FAMILY, BB COMBINED OS	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	349,807.72	381,737.84	-31,930.12	691,894.86	4,580,854.00	-84.90
TOTAL OPERATING INCOME	<u>349,807.72</u>	<u>381,737.84</u>	<u>-31,930.12</u>	<u>691,894.86</u>	<u>4,580,854.00</u>	<u>-84.90</u>
OPERATING EXPENSE						
Total Administration Expenses	181,845.06	143,813.10	38,031.96	282,183.04	1,725,757.00	-83.65
Total Tenant Service Expenses	0.00	306.67	-306.67	0.00	3,680.00	-100.00
Total Utility Expenses	26,078.47	16,973.33	9,105.14	25,126.80	203,680.00	-87.66
Total Maintenance Expenses	200,160.39	177,987.46	22,172.93	300,253.78	2,135,850.00	-85.94
Total Protective Service Expenses	16,730.02	14,321.01	2,409.01	18,603.23	171,852.00	-89.17
General Expenses	21,255.69	28,806.74	-7,551.05	50,150.09	345,681.00	-85.49
TOTAL ROUTINE OPERATING EXPENSES	<u>446,069.63</u>	<u>382,208.31</u>	<u>63,861.32</u>	<u>676,316.94</u>	<u>4,586,500.00</u>	<u>-85.25</u>
Total Non-Routine Expense	0.00	0.00	0.00	0.00	0.00	
Total Other Credit & Charges	0.00	0.00	0.00	0.00	0.00	
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	
Total Prov. for Operating Reserve	0.00	0.00	0.00	0.00	0.00	
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
TOTAL OPERATING EXPENSES	<u>446,069.63</u>	<u>382,208.31</u>	<u>63,861.32</u>	<u>676,316.94</u>	<u>4,586,500.00</u>	<u>-85.25</u>
NET REVENUE/EXPENSE PROFIT/-LOSS	<u>-96,261.91</u>	<u>-470.47</u>	<u>-95,791.44</u>	<u>15,577.92</u>	<u>-5,646.00</u>	<u>-375.91</u>
Total Depreciation Expense	36,430.00	46,000.00	-9,570.00	72,860.00	552,000.00	-86.80
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	<u>-132,691.91</u>	<u>-46,470.47</u>	<u>-86,221.44</u>	<u>-57,282.08</u>	<u>-557,646.00</u>	<u>-89.73</u>

Knox County Housing Authority
BOARD - AHP CASH FLOW STATEMENT
May 31, 2025

BRENTWOOD & PRAIRIELAND COMBINED	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	81,378.32	86,251.42	-4,873.10	163,862.38	1,035,017.00	-84.17
TOTAL OPERATING INCOME	81,378.32	86,251.42	-4,873.10	163,862.38	1,035,017.00	-84.17
OPERATING EXPENSE						
Total Administration Expenses	21,546.51	17,419.85	4,126.66	31,007.25	209,038.00	-85.17
Total Fee Expenses	8,500.00	8,563.00	-63.00	17,915.71	102,756.00	-82.56
Total Utilities Expenses	9,653.54	8,961.33	692.21	9,725.83	107,536.00	-90.96
Total Maintenance Expenses	25,801.77	28,707.59	-2,905.82	39,425.97	344,491.00	-88.56
Total Taxes & Insurance Expense	7,947.57	8,630.75	-683.18	16,478.84	103,569.00	-84.09
Total Financial Expenses	2,296.86	2,416.67	-119.81	4,593.72	29,000.00	-84.16
TOTAL ROUTINE OPERATING EXPENSE	75,746.25	74,699.19	1,047.06	119,147.32	896,390.00	-86.71
Total Amortization Expense	0.00	0.00	0.00	0.00	0.00	
Total Provision for Reserve	0.00	0.00	0.00	0.00	0.00	
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Transfers In/Out	0.00	-7,009.25	7,009.25	0.00	-84,111.00	-100.00
TOTAL ALL EXPENSES BEFORE DEPRECIATION	75,746.25	67,689.94	8,056.31	119,147.32	812,279.00	-85.33
NET REVENUE PROFIT/-LOSS	5,632.07	18,561.48	-12,929.41	44,715.06	222,738.00	-79.92
Total Depreciation Expense	17,047.00	15,666.66	1,380.34	34,094.00	188,000.00	-81.86
NET REVENUE w/Depreciation PROFIT/-LOSS	-11,414.93	2,894.82	-14,309.75	10,621.06	34,738.00	-69.43

Knox County Housing Authority
CLAIMS REPORT - LOW RENT
May, 2025

	Current Period	Last Year Same	Variance	Current Year
AMP001 - MOON TOWERS				
Salaries	14,863.37	15,624.70	-761.33	20,474.12
Employee W/H Payments	0.00	0.00	0.00	0.00
Fee Expenses	21,437.18	22,996.09	-1,558.91	42,944.14
Administrative Expenses	2,395.20	3,212.48	-817.28	1,982.49
Teneant Services	0.00	35.98	-35.98	0.00
Utilities	18,683.87	12,541.70	6,142.17	18,166.92
Maint/Protective Serv - Supplies/Conts	45,671.48	50,205.05	-4,533.57	66,852.94
Mileage	0.00	0.00	0.00	0.00
Insurance & General Expenses	7,327.65	7,526.89	-199.24	18,222.39
Non-Routine Expense	0.00	0.00	0.00	0.00
TOTAL MOON TOWERS CLAIMS	110,378.75	112,142.89	-1,764.14	168,643.00
AMP002 - FAMILY				
Salaries	17,631.80	17,191.73	440.07	24,299.72
Employee W/H Payments	0.00	0.00	0.00	0.00
Fee Expenses	23,667.33	25,473.26	-1,805.93	47,053.63
Administrative Expenses	2,665.85	2,963.05	-297.20	3,001.89
Teneant Services	0.00	0.00	0.00	0.00
Utilities	3,164.15	1,822.23	1,341.92	4,130.03
Maint/Protective Serv - Supplies/Conts	62,777.52	54,136.93	8,640.59	111,283.71
Mileage	0.00	0.00	0.00	0.00
Insurance & General Expenses	7,103.87	7,231.61	-127.74	17,192.75
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL FAMILY CLAIMS	117,010.52	108,818.81	8,191.71	206,961.73
AMP003 - BLUEBELL				
Salaries	4,252.23	4,465.01	-212.78	5,856.74
Employee W/H Payments	0.00	0.00	0.00	0.00
Fee Expenses	6,224.37	6,593.66	-369.29	12,446.60
Administrative Expenses	1,113.90	755.20	358.70	1,726.22
Teneant Services	0.00	0.00	0.00	0.00
Utilities	3,631.97	2,051.92	1,580.05	2,415.86
Maint/Protective Serv - Supplies/Conts	8,253.16	6,950.59	1,302.57	3,895.96
Mileage	0.00	0.00	0.00	0.00
Insurance & General Expenses	3,029.05	3,258.15	-229.10	7,144.71
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL BLUEBELL CLAIMS	26,504.68	24,074.53	2,430.15	33,486.09
COCC				
Salaries	180,004.71	171,569.13	8,435.58	252,293.13
Employee W/H Payments	-8,507.67	-10,127.29	1,619.62	-5,796.90
Fee Expenses	337.57	283.18	54.39	567.50
Administrative Expenses	15,383.06	20,088.14	-4,705.08	19,369.03
Teneant Services	0.00	0.00	0.00	0.00
Utilities	598.48	230.57	367.91	413.99
Maint/Protective Serv - Supplies/Conts	1,217.99	229.39	988.60	1,451.73
Mileage	0.00	0.00	0.00	0.00
Insurance & General Expenses	3,795.12	3,469.46	325.66	7,590.24
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL COCC CLAIMS	192,829.26	185,742.58	7,086.68	275,888.72
COMBINED - AMP1, AMP2, AMP3, & COCC				
Salaries	220,101.42	212,060.27	8,041.15	307,824.17
Employee W/H Payments	-8,507.67	-10,127.29	1,619.62	-5,796.90
Fee Expenses	51,856.45	55,346.19	-3,489.74	103,201.87
Administrative Expenses	73,224.46	82,365.06	-9,140.60	129,091.50
Teneant Services	0.00	35.98	-35.98	0.00
Utilities	26,078.47	17,160.51	8,917.96	25,138.29
Maint/Protective Serv - Supplies/Conts	117,920.15	111,521.96	6,398.19	183,484.34
Mileage	0.00	0.00	0.00	0.00
Insurance & General Expenses	21,255.69	21,486.11	-230.42	50,150.09
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL LOW RENT CLAIMS	501,928.97	489,848.79	12,080.18	793,093.36

Knox County Housing Authority
CLAIMS REPORT - AHP / HCV
May, 2025

	Current Period	Last Year Same Period	Variance
BRENTWOOD			
Salaries	15,259.46	12,939.68	2,319.78
Employee W/H Payments	0.00	0.00	0.00
Management Fees	4,500.00	4,165.00	335.00
Administrative Expenses	1,354.20	1,286.52	67.68
Utilities	4,394.36	4,503.02	-108.66
Maintenance Supplies/Contracts	5,342.85	4,910.09	432.76
Security, Tax, & Insurance Expenses	5,225.03	4,970.13	254.90
Finacial Expenses	1,148.43	1,319.26	-170.83
TOTAL BRENTWOOD CLAIMS	37,224.33	34,093.70	3,130.63
PRAIRIELAND			
Salaries	15,259.54	12,939.70	2,319.84
Employee W/H Payments	0.00	0.00	0.00
Management Fees	4,000.00	3,867.50	132.50
Administrative Expenses	1,928.51	240.14	1,688.37
Utilities	5,259.18	4,915.39	343.79
Maintenance Supplies/Contracts	3,235.73	1,743.46	1,492.27
Security, Taxes, & Insurance Expenses	4,402.53	4,487.59	-85.06
Financial Expenses	1,148.43	1,319.25	-170.82
TOTAL PRAIRIELAND CLAIMS	35,233.92	29,513.03	5,720.89
AHP - BRENTWOOD & PRAIRIELAND			
Salaries	30,519.00	25,879.38	4,639.62
Employee W/H Payments	0.00	0.00	0.00
Management Fees	8,500.00	8,032.50	467.50
Administrative Expenses	3,282.71	1,526.66	1,756.05
Utilities	9,653.54	9,418.41	235.13
Maintenance Supplies	8,578.58	6,653.55	1,925.03
Security, Tax, & Insurance Expenses	9,627.56	9,457.72	169.84
Financial Expenses	2,296.86	2,638.51	-341.65
TOTAL AHP CLAIMS	72,458.25	63,606.73	8,851.52
HOUSING CHOICE VOUCHER - HCV			
Salaries	16,755.73	17,604.59	-848.86
Employee W/H Payments	0.00	0.00	0.00
Management Fees	3,917.07	4,033.00	-115.93
Administrative Expenses	1,225.74	1,743.58	-517.84
General Expense-Admin	489.53	451.28	38.25
Total HCV Expenses	22,388.07	23,832.45	-1,444.38
HAP Expenses	90,434.00	86,941.00	3,493.00
General Expenses	-92.55	-3.34	-89.21
Total HAP Expenses	90,341.45	86,937.66	3,403.79
TOTAL HCV CLAIMS	112,729.52	110,770.11	1,959.41

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Knox County Housing Authority
CLAIMS REPORT - GRANT PROGRAMS
May, 2025

Page: 1
Rpt File: F:\HMS\REPO

	Current Period	Last Year Same	Current Year	Cumulative
CFG 2024 -				
Admin / Operations	0.00	0.00	0.00	350,000.00
General CFP Activity	8,591.89	0.00	8,591.89	16,183.78
TOTAL CFG 2024 CLAIMS	8,591.89	0.00	8,591.89	366,183.78
CFG 2023 - \$1,514,974				
Admin / Operations	0.00	0.00	0.00	350,000.00
General CFP Activity	4,577.54	0.00	4,577.54	1,020,704.63
TOTAL CFG 2023 CLAIMS	4,577.54	0.00	4,577.54	1,370,704.63
CFG 2022 - \$1,467,361				
Admin. / Operations	0.00	0.00	0.00	300,000.00
General CFP Activity	0.00	50,768.51	0.00	1,172,369.98
TOTAL CFG 2022 CLAIMS	0.00	50,768.51	0.00	1,472,369.98
CFG 2021 - \$1,209,310				
Admin / Operations	0.00	0.00	0.00	300,000.00
General CFP Activity	0.00	0.00	0.00	909,310.00
TOTAL CFG 2021 CLAIMS	0.00	0.00	0.00	1,209,310.00
CFG 2020 - \$1,168,267				
Admin. / Operations	0.00	0.00	0.00	300,000.00
General CFP Activity	0.00	0.00	0.00	868,267.00
TOTAL CFG 2020 CLAIMS	0.00	0.00	0.00	1,168,267.00
CFG 2019 - \$1,083,874				
Admin. / Operations	0.00	0.00	0.00	300,000.00
General CFP Activity	0.00	0.00	0.00	783,874.00
TOTAL CFG 2019 CLAIMS	0.00	0.00	0.00	1,083,874.00
TOTAL CFG GRANT(S) CLAIMS	13,169.43	50,768.51	13,169.43	6,670,709.39

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Knox County Housing Authority
CLAIMS REPORT TOTALS
May, 2025

Page: 1
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	Current Period	Last Year Same	Variance	Current Year
TOTALS				
<u>LOW RENT</u>				
AMP001 - MOON TOWERS	111,784.56	113,691.48	-1,906.92	170,688.45
AMP002 - FAMILY	118,564.32	112,904.07	5,660.25	207,823.39
AMP003 - BLUEBELL	26,919.05	24,545.60	2,373.45	34,092.37
COCC	201,871.01	195,035.84	6,835.17	288,602.09
TOTAL LOW RENT	<u>459,138.94</u>	<u>446,176.99</u>	<u>12,961.95</u>	<u>701,206.30</u>
<u>A.H.P.</u>				
BRENTWOOD	38,952.33	35,821.70	3,130.63	62,283.35
PRAIRIELAND	36,793.92	31,073.03	5,720.89	56,863.97
TOTAL A.H.P.	<u>75,746.25</u>	<u>66,894.73</u>	<u>8,851.52</u>	<u>119,147.32</u>
<u>HOUSING CHOICE VOUCHER - HCV</u>				
HCV (Administrative Only)	22,388.07	23,832.45	-1,444.38	33,992.37
TOTAL HCV	<u>22,388.07</u>	<u>23,832.45</u>	<u>-1,444.38</u>	<u>33,992.37</u>
<u>GRANTS</u>				
CAPITAL FUND GRANT 2024	8,591.89	0.00	8,591.89	8,591.89
CAPITAL FUND GRANT 2023	4,577.54	0.00	4,577.54	4,577.54
CAPITAL FUND GRANT 2022	0.00	50,768.51	-50,768.51	0.00
CAPITAL FUND GRANT 2021	0.00	0.00	0.00	0.00
CAPITAL FUND GRANT 2020	0.00	0.00	0.00	0.00
CAPITAL FUND GRANT 2019	0.00	0.00	0.00	0.00
TOTAL GRANTS	<u>13,169.43</u>	<u>50,768.51</u>	<u>-37,599.08</u>	<u>13,169.43</u>
TOTAL CLAIMS FOR MONTH	<u><u>570,442.69</u></u>	<u><u>587,672.68</u></u>	<u><u>-17,229.99</u></u>	<u><u>867,515.42</u></u>

BOARD MEMO

216 W. Simmons St.
Galesburg, IL 61401

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

www.knoxcountyhousing.org

TO: Board of Commissioners
Knox County Housing Authority

DATE: 06/27/2025

FROM: Derek Antoine 
Executive Director

BOARD MEETING: 07/01/2025

SUBJECT: Application for Payment #10 - FINAL – Mechanical Service Inc.

Executive Summary

At the 04/30/2024 Board meeting, a contract was approved with Mechanical Service Inc. to complete Lighting and Furnace Replacement. The project will include the following:

- Replacement of furnaces and air conditioning at 154 dwelling units and replacement of other HVAC systems at two offices and three Community Buildings; and
- Replacement of lighting at common areas, office spaces, and maintenance facilities at Moon Towers, Woodland Bend, Cedar Creek Place, Whispering Hollow, and Bluebell Tower with some exterior lighting upgrades as well.

All work listed above has been completed. The Certificate of Substantial Completion was previously established as 03/21/2025, which is also the date of commencement of applicable warranties required by the contract documents.

Alliance Architecture has reviewed and signed approval for Pay Request #10. This will be the final pay request from MSI for this project.

Fiscal Impact

This application for payment will be paid from 2022 and 2023 Capital Fund grants as approved at the 04/30/2024 Regular Meeting of the Board.

Recommendation

It is the recommendation of the Executive Director the Board of Commissioners of the Knox County Housing Authority approve Application for Payment #10 - FINAL from Mechanical Service Inc. in the amount of \$149,709.47 for the period to 06/18/2025.

APPLICATION AND CERTIFICATE FOR PAYMENT

Page: 1 of 3

TO OWNER: Knox County Housing Authority
216 West Simmons St
Galesburg IL 61401

PROJECT: Lighting & Furnace Replacement
Bluebell Tower, Moon Towers,
Cedar Creek Place, Whispering Hollow,
and Woodland Bend apartments

APPLICATION NO. **Pay App 10**
CONTRACT DATE: 5/6/2024
PERIOD TO: 6/18/2025

Distribution to:
☒ OWNER
☒ CONTRACTOR
☒ ARCHITECT

FROM CONTRACTOR: Mechanical Service of Galesburg, Inc
1144 Monmouth Blvd
Galesburg IL 61401

ARCHITECT: Alliance Architecture
929 Lincolnway East, Suite 200
South Bend, IN 46601

MSI JOB NO: 192-24
PROJECT NO:

CONTRACT FOR : Lighting & Furnace Replacement

CONTRACTOR'S SUMMARY OF WORK

Application is made for payment as shown below.
Continuation Page is attached.

1. ORIGINAL CONTRACT AMOUNT \$ 1,456,900.00
2. NET CHANGE BY CHANGE ORDERS \$ 32,630.00
3. CONTRACT AMOUNT TO DATE (Line 1 +/- 2) \$ 1,489,530.00
4. TOTAL COMPLETED AND STORED TO DATE \$ 1,489,530.00
(Column G on Continuation Page)

5. RETAINAGE:
a. 10.00% of Completed Work NA
(Columns D + E on Continuation Page)
b. 10.00% of Stored Material \$ -
(Column F on Continuation Page)
Total Retainage (Line 5a + 5b or
Column I on Continuation Page) \$ -

6. TOTAL EARNED LESS RETAINAGE \$ 1,489,530.00
(Line 4 minus Line 5 Total)

7. LESS PREVIOUS APPLICATIONS FOR PAYMENT \$ 1,339,820.53
(Line 6 from prior Application) ~~1,339,820.54~~

8. CURRENT PAYMENT DUE \$ 149,709.47
~~149,709.46~~

9. BALANCE TO FINISH, INCLUDING RETAINAGE \$ -
(Line 3 minus Line 6)

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in Previous	\$ 101,230.00	\$ 68,600.00
Total approved this month		
TOTALS	\$ 101,230.00	\$ 68,600.00
NET CHANGES by Change Order	\$ -	\$ -

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

CONTRACTOR: Mechanical Service, Inc.

By:

R. Blake Benedict, Vice President/COO

Date:

6/18/2025

State of:

ILLINOIS

County of:

KNOX

Subscribed and sworn to before me this

18TH

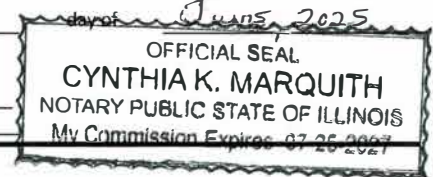
day of June, 2025

Notary Public:

Cynthia K. Marquith

My Commission Expires:

07-25-2027



ARCHITECT'S CERTIFICATE FOR PAYMENT

Architect's signature below is his assurance to Owner, concerning the payment herein applied for, that:

(1) Architect has inspected the Work represented by this Application, (2) such Work has been completed to the extent indicated in this Application, and the quality of workmanship and materials conforms with the Contract Documents, (3) these Application for Payment accurately states the amount of Work completed and payment due therefor, and (4) Architect knows of no reason why payment should not be made.

AMOUNT CERTIFIED \$149,709.47

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

ARCHITECT:

By:

Alliance Architecture

929 Lincolnway East, Suite 200

South Bend, Indiana 46601

Date:

6/19/25

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

BOARD MEMO

216 W. Simmons St.
Galesburg, IL 61401

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F: (309) 342-7206

www.knoxcountyhousing.org

TO: Board of Commissioners
Knox County Housing Authority

DATE: 06/27/2025

FROM: Derek Antoine 
Executive Director

BOARD MEETING: 07/01/2025

SUBJECT: Executive Director Compensation Structure

Executive Summary

The purpose of this memo is to recommend a strategic modification to the Executive Director's compensation structure that aligns with the agency's long-term financial stewardship goals. Specifically, this change is intended to promote cost efficiency over the next 15 years while continuing to reward high performance and leadership outcomes.

We propose replacing the traditional model of annual base salary increases (typically 3%) with a performance-based bonus structure, evaluated annually and tied to measurable performance indicators. This approach offers a sustainable and incentive-driven alternative that benefits both the Executive Director and the agency.

Key Elements of the proposed bonus structure:

- **Bonus Range:** Up to 10–12% of base salary, based on performance as assessed by the Board using the Executive Director's annual appraisal.
- **Criteria-Based Evaluation:** Bonus eligibility will be tied to key performance outcomes such as HUD assessment scores (PHAS/SEMAP), occupancy and utilization rates, financial audit results, capital project management, and strategic goal achievement.
- **Discretionary and Non-Cumulative:** Bonus awards are not guaranteed, do not increase base salary, and are reviewed annually.

Attached to this memo is a spreadsheet outlining the detailed process and procedures used to determine Executive Director bonus compensation, including performance categories, evaluation criteria, and scoring methodology.

Fiscal Impact

Under a traditional 3% - 5% annual merit increase model, cumulative salary growth over 15 years significantly increases base salary obligations and retirement liabilities.

This approach not only compounds year-over-year, but also accelerates the Executive Director's progression toward the maximum salary ceiling defined both in the agency's and the General Services Administration's (GSA) compensation schedules. Once that ceiling is reached, annual increases would no longer be available — which may reduce flexibility in aligning future compensation with sustained performance.

In contrast, a performance-based bonus model:

- Decouples compensation growth from fixed salary increases;
- Preserves flexibility within the existing salary schedule;
- Helps manage long-term pension and benefit costs;
- Recognizes and rewards high performance without permanently increasing salary obligations;
- Retains the Board's ability to evaluate compensation annually based on both performance and the agency's fiscal environment

The current salary schedule and budget forecasts have sufficient capacity to support this model. Implementing a bonus-based system does not require increasing the salary cap or restructuring financial plans. Rather, it ensures that compensation remains tied to outcomes and agency performance.

Recommendation

It is the recommendation of the Executive Director that the Board of Commissioners of the Knox County Housing Authority approve the revision to the Executive Director's compensation structure, replacing the traditional annual percentage-based merit increase with a performance-based bonus model, to be reviewed annually in consideration of the agency's fiscal environment.

EXECUTIVE DIRECTOR - BONUS COMPENSATION MODEL

Knox County Housing Authority
216 W. Simmons St.
Galesburg, IL 61401
(309) 342-8129



EMPLOYEE:

BASE SALARY:

PERIOD:

ELIGIBILITY CRITERIA

1. Executive Director must complete a full appraisal year.
2. No active disciplinary actions or unresolved compliance findings.
3. Bonus eligibility is contingent upon Board evaluation and agency financial position.

SCORING MODEL	GOAL	RESULT	WEIGHT	TOTAL	SCORE
1. Public Housing - PHAS	90.00		20.0%		
2. Housing Choice Voucher - SEMAP	90.00		20.0%		
3. Affordable Housing Preservation - MOR	90.00		20.0%		
4. Financial Oversight - Audit and FDS	UNMOD		20.0%		
5. Executive Director - Performance Evaluation	2.51		20.0%		
TOTAL			100.0%		0.00

BONUS TIERS	SCORE RANGE		% RANGE		BONUS RANGE			
1. EXCEEDS EXPECTATIONS	3.51	4.00	6.0%	8.0%	\$	-	\$	-
2. MEETS EXPECTATIONS	2.51	3.50	1.0%	5.9%	\$	-	\$	-
3. APPROACHING EXPECTATIONS	1.51	2.50	0.0%	0.9%	\$	-	\$	-
4. UNSATISFACTORY	0.00	1.50	0.0%	0.0%	\$	-	\$	-

BONUS DATA

OVERALL CRITERIA SCORE: **0.00**
RECOMMENDED BONUS: **\$0.00**

BOARD MEMO

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www.knoxcountyhousing.org

TO: Board of Commissioners
Knox County Housing Authority

DATE: 06/27/2025

FROM: Derek Antoine 
Executive Director

BOARD MEETING: 07/01/2025

SUBJECT: Executive Director Performance Appraisal

Executive Summary

The purpose of this memo is to request that the Board of Commissioners engage in the 2024–2025 Executive Director performance appraisal process, in alignment with the agency’s governance responsibilities and established evaluation cycle.

To ensure timely review and discussion, it is recommended that the appraisal process begin in July and be completed prior to the regular August 2025 Board meeting, allowing sufficient time for Board input and collective evaluation.

Once the Board confirms the preferred structure and method of review (e.g., individual Board member submissions, committee-led evaluation, or other), all necessary forms, scoring tools, and instructions will be distributed to facilitate a consistent and efficient process.

This appraisal will support both the agency’s leadership development goals and the recently approved performance-based compensation model.

Fiscal Impact

None at this time.

Recommendation

It is the recommendation of the Executive Director that the Board of Commissioners of the Knox County Housing Authority initiate the Executive Director’s annual performance appraisal process, with a target for completion by the August 2025 Board meeting, and that the Board determine the structure of the process so that materials and instructions may be promptly distributed.