

board agenda



Knox County Housing Authority
Regular Meeting of the Board of Commissioners
Zoom Teleconference
9/29/2020
10:00 a.m.

Opening	Roll Call	Vice Chair Hawkinson
<input type="checkbox"/> Wayne Allen	Review/Approve Previous Meeting Minutes	Vice Chair Hawkinson
<input type="checkbox"/> Jared Hawkinson	Review/Ratify 07-2020 Financial Reports	Vice Chair Hawkinson
<input type="checkbox"/> Lomac Payton	Review/Ratify 07-2020 Claims and Bills	Vice Chair Hawkinson
<input type="checkbox"/> Joseph Riley	COCC:	\$ 84,634.90
<input type="checkbox"/> Sara Robison	Moon Towers:	\$ 99,735.86
<input type="checkbox"/> Paula Sanford	Family:	\$ 159,637.73
<input type="checkbox"/> Paul H. Stewart	Bluebell:	\$ 20,124.17
<u>Excused:</u>	HCV:	\$ 91,739.66
	Brentwood:	\$ 28,248.27
	Prairieland:	\$ 27,059.10
<u>Others Present:</u>	Capital Fund 2018:	\$ 0.00
	Capital Fund 2019:	\$ 0.00
	Capital Fund 2020:	\$ 0.00

Old Business	None	
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New Business	Review/Approve RFP P21026 Solicitation for Computer Server Operating System	Derek Antoine
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Reports	Executive Director's Report – 08/2020	Derek Antoine
	KCHA Legal Counsel Report – 09/2020	Jack Ball

Other Business	None	Derek Antoine
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Adjournment

**MINUTES OF THE MONTHLY MEETING
OF THE BOARD OF COMMISSIONERS
OF THE KNOX COUNTY HOUSING AUTHORITY
August 25, 2020**

The regular meeting of the Board of Commissioners of the Knox County Housing Authority was held virtually via Zoom Meetings. Roll call was taken, and the following Commissioners were present:

PRESENT: Wayne Allen
 Jared Hawkinson
 Joseph Riley
 Sara Robison
 Paula Sanford
 Paul H. Stewart

EXCUSED: Lomac Payton

ABSENT:

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

Vice-Chairperson Hawkinson called the meeting to order at 10:00 a.m.

Vice-Chairperson Hawkinson then asked if there were any additions or corrections to the previous meeting's minutes. Vice-Chairperson Hawkinson then stated that the minutes would stand approved as received.

Vice-Chairperson Hawkinson then requested the Board review and ratify the July 2020 financial reports. After brief discussion, Commissioner Sanford made a motion to ratify the financial reports for July 2020 as presented; Commissioner Stewart seconded. Roll call was taken as follows:

Commissioner Allen - aye
Commissioner Hawkinson - aye
Commissioner Robison - aye
Commissioner Sanford - aye
Commissioner Stewart - aye

Motion Carried, 5-0.

July 2020 claims against the HA Administration in the sum of \$370,196.55; Central Office Cost Center in the sum of \$81,282.71; Moon Towers in the sum of \$80,122.74; Family in the sum of \$102,311.45; Bluebell in the sum of \$22,133.35; Housing Choice Voucher Program in the sum of \$91,739.66; Brentwood (A.H.P.) in the sum of \$32,026.10; Prairieland (A.H.P.) in the sum of \$34,954.35; Capital Fund '18 in the sum of \$0.00; Capital Fund '19 in the sum of \$0.00 and Capital Fund '20 in the sum of \$0.00 were presented for approval. Commissioner Stewart made a motion to ratify the claims and bills for July 2020; Commissioner Allen seconded. Roll call was taken as follows:

Commissioner Allen - aye
Commissioner Hawkinson - aye
Commissioner Robison - aye
Commissioner Sanford - aye
Commissioner Stewart - aye

Motion Carried, 5-0.

Commissioner Riley joined the meeting at this time.

OLD BUSINESS

Commissioner Sanford asked a question about resident awareness regarding that the lease does not allow for the use or possession of drugs including marijuana. Mr. Antoine reported that a memo was sent to all tenants in January 2020 about the continued prohibition of marijuana despite the legalization of marijuana in Illinois. He said that a reminder could be sent out to tenants in the coming weeks.

NEW BUSINESS

Mr. Antoine asked the Board to review and approve the Contract Extension for Legal Services. Mr. Antoine referenced the board memo and recommended that Mr. Ball's contract be extended for one additional year which would be the final extension allowed under the current contract. The contract terms call for a fee of \$800.00 per month, \$9,600.00 annually. After brief discussion, Commissioner Stewart made a motion to approve the legal services contract extension to Jack Ball for a final one year extension for the period 09/01/2020 through 08/31/2021 in the amount of \$800/month (\$9,600.00/year); Commissioner Sanford seconded. Roll call was taken as follows:

Commissioner Allen - aye
Commissioner Hawkinson - aye
Commissioner Riley - aye
Commissioner Robison - aye
Commissioner Sanford - aye
Commissioner Stewart - aye

Motion Carried, 6-0.

REPORTS

There was no written Executive Director report, but Mr. Antoine provided a COVID-19 update that included the following: agency offices remain closed; agency protocol in place regarding employees testing positive or being exposed and allowing staff to work from home; there has been a decrease in rental income; the agency continues to provide essential services in the form of emergency work orders, unit turnovers and still housing people.

The Legal Counsel report was emailed prior to the meeting. Mr. Ball said that the moratorium on evictions for non-payment was extended to 08/26/2020 and likely would be continued beyond that date. Guidance from the CARES Act and State of Illinois states that while case cannot be filed for non-payment, cases can be filed against tenants for direct health and safety violations.

OTHER BUSINESS

None.

ADJOURNMENT

Commissioner Stewart made a motion to adjourn the meeting at 10:36 a.m.;

Commissioner Sanford seconded. Roll call was taken as follows:

Commissioner Allen - aye

Commissioner Hawkinson - aye

Commissioner Riley - aye

Commissioner Robison - aye

Commissioner Sanford - aye

Commissioner Stewart - aye

Motion Carried, 6-0.

Respectfully submitted,

Secretary

COCC

	August-20	Current YTD
Operating Income	\$53,305.51	\$263,301.63
Operating Expenses	\$84,908.39	\$302,911.22
Net Revenue Income/(Loss)	(\$31,602.88)	(\$39,609.59)

Discussion:

Revenue increased/(decreased) by the following for the month: **(\$31,602.88)**

\$52,942.72 of COCC's income comes from these monthly fee revenues: management fees, bookkeeping fees, and asset management fees.

Operated in the red for the month and for the year.

The purchase of computers and a new vehicle helped contribute to the large deficit for the month of August.

COCC's Cash, Investments, A/R, & A/P **\$1,304,761.91**

MOON TOWERS

	August-20	Current YTD
Operating Income	\$60,751.47	\$334,537.06
Operating Expenses	\$99,945.76	\$363,983.23
Net Revenue Income/(Loss)	(\$39,194.29)	(\$29,446.17)

Discussion:

Revenue increased/(decreased) by the following for the month: **(\$39,194.29)**

Moon Towers received \$27,772 from HUD for operations. The rest coming from tenant revenue, interest, and income from other Amps.

Operated in the red for the month and is in the black YTD.

The purchase of a computer, a new truck, and some elevator maintenance helped contribute to the large deficit for Moon Towers for the month of August.

Moon Towers' Cash, Investments, A/R, & A/P **\$434,583.99**

Minimum Reserve Position **\$291,186.58**

Over/(Under) minimum reserve position **\$143,397.41**

FAMILY SITES

	August-20	Current YTD
Operating Income	\$74,395.97	\$459,412.79
Operating Expenses	\$159,777.08	\$465,142.67
Net Revenue Income/(Loss)	(\$85,381.11)	(\$5,729.88)

Discussion:

Revenue increased/(decreased) by the following for the month: **(\$85,381.11)**

Family received \$57,414 from HUD for operations. The rest coming from tenant revenue, interest, and income from other Amps.

Operated in the red for the month and is in the black YTD.

The purchase of computers and new vans, helped contribute to the large deficit for Family Sites for the month of August.

Family's Cash, Investments, A/R, & A/P **\$344,944.84**

Minimum Reserve Position **\$372,114.14**

Over/(Under) minimum reserve position **(\$27,169.30)**

BLUEBELL

	August-20	Current YTD
Operating Income	\$18,166.52	\$95,690.93
Operating Expenses	\$20,124.17	\$97,521.74
Net Revenue Income/(Loss)	(\$1,957.65)	(\$1,830.81)

Discussion:

Revenue increased/(decreased) by the following for the month: **(\$1,957.65)**

Bluebell received \$4,198 from HUD for operations. The rest coming from tenant revenue, interest, and income from other Amps.

Operated in the red for the month and is in the black YTD.

The purchase of a computer and some elevator maintenance helped contribute to Bluebell's deficit for the month of August.

Bluebell's Cash, Investments, A/R, & A/P **\$159,933.72**

Minimum Reserve Position **\$78,017.39**

Over/(Under) minimum reserve position **\$81,916.33**

BRENTWOOD

	August-20	Current YTD
Operating Income	\$33,059.00	\$164,980.58
Operating Expenses	\$28,261.27	\$130,047.07
Net Revenue Income/(Loss)	\$4,797.73	\$34,933.51

Discussion:

Revenue increased/(decreased) by the following for the month: **\$4,797.73**

Brentwood's tenant revenue totaled \$32,000 for the month, and the rest of the revenue comes from interest income and other income.

Operated in the black for the month, remains in the black YTD.

Purchased new computer.

Brentwood's Cash, Investments, A/R, & A/P **\$124,189.04**

PRAIRIELAND

	August-20	Current YTD
Operating Income	\$28,830.00	\$143,978.26
Operating Expenses	\$27,062.10	\$132,522.58
Net Revenue Income/(Loss)	\$1,767.90	\$11,455.68

Discussion:

Revenue increased/(decreased) by the following for the month: **\$1,767.90**

PrairieLand's tenant revenue totaled \$28,497 for the month, and the rest of the revenue comes from interest income and other income.

Operated in the red for the month and is in the black YTD.

There was nothing out-of-the-ordinary with expenses for PrairieLand.

PrairieLand's Cash, Investments, A/R, & A/P	\$82,855.02
Restricted - Security Deposits	(\$27.00)
Restricted - Replacement Reserve	(\$157,167.86)
Restricted - Residual Receipts	(\$54,523.35)
PL's Total Cash	(\$128,863.19)

These are held out to cover PrairieLand Security Deposits.

These funds are held in the Replacement Reserve Savings Account.

These funds are held in the Residual Receipts Savings Account.

HOUSING CHOICE VOUCHERS

ADMINISTRATIVE	August-20	Current YTD
Operating Income	\$36,185.36	\$100,288.66
Operating Expenses	\$40,625.29	\$91,680.88
Net Revenue Income/(Loss)	(\$4,439.93)	\$8,607.78

Discussion:

The Voucher Program (HCV) received \$36,179 from HUD for administrative expenses which ended up showing a decrease of \$40,625.29 for the month due to new vehicle purchase.

Deficit covered by the UNP.

Unrestricted Net Position (UNP)	\$91,202.54	<i>7/31/2020 Balance</i>
Investment in Fixed Assets	\$0.00	
Monthly VMS Net Revenue Income/(Loss)	(\$4,412.93)	
	\$0.00	<i>Transfer to NRP or Adjustment</i>
UNP Ending Balance Per VMS	\$86,789.61	For Admin Expenses and HAP (if needed)

HAP	Aug-20	Current YTD
Operating Income	\$74,757.00	\$358,224.00
Operating Expenses	\$75,258.00	\$386,029.71
Net Revenue Income/(Loss)	(\$501.00)	(\$27,805.71)

Discussion:

The Voucher Program (HCV) received \$74,757 from HUD for HAP expenses which the program overspent by \$739.00 for the month.

Deficit covered by the NRP and if needed HUD Held Reserves.

Net Restricted Position (NRP)	\$18,499.00	<i>7/31/2020 Balance</i>
Monthly VMS Net Revenue - Income/(Loss)	\$0.00	<i>Transfer from UNP or Adjustment</i>
NRP Ending Balance for HAP Per VMS	(\$739.00)	
	\$17,760.00	For HAP Expenses (Only)

Tenant Online Payments

Property Sites	Month	FYE 2021
AMPS - Moon, Family, Bluebell	\$ 3,402.00	\$ 13,980.41
AHP - Brentwood & PrairieLand	\$ 5,765.00	\$ 17,954.00
Housing Choice Voucher	\$ -	\$ -
Total PHA	\$ 9,167.00	\$ 9,167.00

IDROP Bad Debt Collection

Property Sites	Month	FYE 2021
AMPS - Moon, Family, Bluebell	\$ -	\$ 15,202.91
AHP - Brentwood & PrairieLand	\$ -	\$ 7,031.29
Housing Choice Voucher	\$ -	\$ 1,922.00
Total PHA	\$ -	\$ 24,156.20

Date:
Time:
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**Knox County Housing Authority
INCOME STATEMENT - COCC
August, 2020**

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
REVENUE							
pum	15.00	15.00	0.00	75.00	75.00	180.00	0.00
FEE REVENUE							
Management Fees							
10-1-000-000-3810.000 Management Fee Inc	-42,956.22	-43,345.00	388.78	-216,725.00	-212,564.40	-520,140.00	-59.13
10-1-000-000-3810.010 Mgmt Fees CFP	0.00	0.00	0.00	0.00	0.00	0.00	
Total Management Fees	-42,956.22	-43,345.00	388.78	-216,725.00	-212,564.40	-520,140.00	-59.13
Asset Management Fees							
10-1-000-000-3820.000 Asset Mgmt Fee Inc	-4,240.00	-4,240.00	0.00	-21,200.00	-21,200.00	-50,880.00	-58.33
Total Asset Management Fees	-4,240.00	-4,240.00	0.00	-21,200.00	-21,200.00	-50,880.00	-58.33
Book Keeping Fees							
10-1-000-000-3830.000 Bookkeeping Fee Inc	-5,746.50	-5,672.00	-74.50	-28,360.00	-28,483.50	-68,064.00	-58.15
Total Book Keeping Fees	-5,746.50	-5,672.00	-74.50	-28,360.00	-28,483.50	-68,064.00	-58.15
Other Fees							
10-1-000-000-3840.000 Other Fee Inc	0.00	0.00	0.00	0.00	0.00	0.00	
Total Other Fees	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL FEE REVENUE	-52,942.72	-53,257.00	314.28	-266,285.00	-262,247.90	-639,084.00	-58.97
OTHER REVENUE							
Other Grants & Investment Income							
10-1-000-000-3404.000 Revenue-other gov grants	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3610.000 Interest Income	-37.19	-909.67	872.48	-4,548.35	-728.13	-10,916.00	-93.33
10-1-000-000-3610.010 Interest - Restricted	0.00	0.00	0.00	0.00	0.00	0.00	
Total Other Grants & Investment Income	-37.19	-909.67	872.48	-4,548.35	-728.13	-10,916.00	-93.33
Other Revenue							
10-1-000-000-3690.000 Other Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3690.010 Other Income-Training	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3850.000 Inspection(s) Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3850.005 Income from Amps	-325.60	0.00	-325.60	0.00	-325.60	0.00	
10-1-000-000-3850.120 Other Misc Inc	0.00	0.00	0.00	0.00	0.00	0.00	
Total Other Revenue	-325.60	0.00	-325.60	0.00	-325.60	0.00	
TOTAL OTHER REVENUE	-362.79	-909.67	546.88	-4,548.35	-1,053.73	-10,916.00	-90.35
TOTAL REVENUE	-53,305.51	-54,166.67	861.16	-270,833.35	-263,301.63	-650,000.00	-59.49
EXPENSES							
ADMINISTRATIVE							
Administrative Salaries							
10-1-000-000-4110.000 Admin Salaries	31,780.12	30,437.50	1,342.62	152,187.50	174,329.47	365,250.00	-52.27
10-1-000-000-4110.001 Salaries Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4110.200 Admin - Other Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Administrative Salaries	31,780.12	30,437.50	1,342.62	152,187.50	174,329.47	365,250.00	-52.27
Administrative Benefits							
10-1-000-000-4110.500 Emp Benefit - Admin	10,543.84	10,250.00	293.84	51,250.00	54,091.25	123,000.00	-56.02
10-1-000-000-4110.501 Wellness Benefit-Admin	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4110.502 Benefit - Comp Absence	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4110.550 Benefit - Life Ins.	458.74	0.00	458.74	0.00	1,810.66	0.00	
Total Administrative Benefits	11,002.58	10,250.00	752.58	51,250.00	55,901.91	123,000.00	-54.55
Fee Expenses							

Date:
Time:
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Knox County Housing Authority
INCOME STATEMENT - COCC
August, 2020

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
10-1-000-000-4171.000 Audit Fee	0.00	229.17	-229.17	1,145.85	0.00	2,750.00	-100.00
Total Fee Expenses	0.00	229.17	-229.17	1,145.85	0.00	2,750.00	-100.00
Advertising & Marketing							
10-1-000-000-4190.650 Advertising	0.00	62.50	-62.50	312.50	41.48	750.00	-94.47
Total Advertising & Marketing	0.00	62.50	-62.50	312.50	41.48	750.00	-94.47
Office Expense							
10-1-000-000-4140.000 Training - Staff	50.00	1,666.67	-1,616.67	8,333.35	2,518.00	20,000.00	-87.41
10-1-000-000-4180.000 Telephone	602.43	416.67	185.76	2,083.35	2,889.42	5,000.00	-42.21
10-1-000-000-4190.100 Postage	581.35	125.00	456.35	625.00	910.56	1,500.00	-39.30
10-1-000-000-4190.200 Office Supplies	53.28	125.00	-71.72	625.00	235.21	1,500.00	-84.32
10-1-000-000-4190.300 Paper Supplies	233.67	83.33	150.34	416.65	260.01	1,000.00	-74.00
10-1-000-000-4190.400 Printing/printers	0.00	16.67	-16.67	83.35	0.00	200.00	-100.00
10-1-000-000-4190.401 Printing Supplies	202.95	166.67	36.28	833.35	321.90	2,000.00	-83.91
10-1-000-000-4190.500 Printer/Copier Supp-Cont	185.98	208.33	-22.35	1,041.65	743.92	2,500.00	-70.24
10-1-000-000-4190.550 Computers	7,527.00	583.33	6,943.67	2,916.65	8,204.00	7,000.00	17.20
10-1-000-000-4190.600 Publications	0.00	41.67	-41.67	208.35	0.00	500.00	-100.00
10-1-000-000-4190.700 Member Dues/Fees	0.00	833.33	-833.33	4,166.65	535.00	10,000.00	-94.65
10-1-000-000-4190.800 Internet Services	156.84	250.00	-93.16	1,250.00	883.32	3,000.00	-70.56
10-1-000-000-4190.850 IT Support	559.00	416.67	142.33	2,083.35	5,283.35	5,000.00	5.67
Total Office Expense	10,152.50	4,933.34	5,219.16	24,666.70	22,784.69	59,200.00	-61.51
Legal Expense							
10-1-000-000-4130.000 Legal Expense	800.00	833.33	-33.33	4,166.65	3,200.00	10,000.00	-68.00
10-1-000-000-4190.900 Court Costs	0.00	0.00	0.00	0.00	0.00	0.00	
Total Legal Expense	800.00	833.33	-33.33	4,166.65	3,200.00	10,000.00	-68.00
Travel Expense							
10-1-000-000-4150.000 Travel - Staff	0.00	333.33	-333.33	1,666.65	1,250.63	4,000.00	-68.73
10-1-000-000-4150.010 Travel - Commissioners	0.00	416.67	-416.67	2,083.35	0.00	5,000.00	-100.00
10-1-000-000-4150.100 Mileage - Admin	0.00	8.33	-8.33	41.65	0.00	100.00	-100.00
Total Travel Expense	0.00	758.33	-758.33	3,791.65	1,250.63	9,100.00	-86.26
Other Expense							
10-1-000-000-4140.010 Training-Commissioners	0.00	833.33	-833.33	4,166.65	-2,100.00	10,000.00	-121.00
10-1-000-000-4160.000 Consulting Services	917.00	1,250.00	-333.00	6,250.00	4,585.00	15,000.00	-69.43
10-1-000-000-4160.500 Translating/Interp Serv.	0.00	25.00	-25.00	125.00	0.00	300.00	-100.00
10-1-000-000-4170.000 Accounting Fee	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4190.000 Other Sundry	5.76	137.50	-131.74	687.50	1,253.76	1,650.00	-24.01
10-1-000-000-4190.950 Background Verification	21.40	20.83	0.57	104.15	21.40	250.00	-91.44
Total Other Expense	944.16	2,266.66	-1,322.50	11,333.30	3,760.16	27,200.00	-86.18
TOTAL OPERATING EXPENSE - Admin	54,679.36	49,770.83	4,908.53	248,854.15	261,268.34	597,250.00	-56.25

UTILITIES EXPENSE

Utilities Expense							
10-1-000-000-4310.000 Water	20.91	25.00	-4.09	125.00	78.64	300.00	-73.79
10-1-000-000-4315.000 Sewer	9.98	12.50	-2.52	62.50	33.94	150.00	-77.37
10-1-000-000-4320.000 Electric	0.00	229.17	-229.17	1,145.85	518.40	2,750.00	-81.15
10-1-000-000-4330.000 Gas	41.78	200.00	-158.22	1,000.00	574.22	2,400.00	-76.07
10-1-000-000-4340.000 Fuel	0.00	0.00	0.00	0.00	0.00	0.00	
Total Utilites Expense	72.67	466.67	-394.00	2,333.35	1,205.20	5,600.00	-78.48
TOTAL UTILITIES EXPENSE	72.67	466.67	-394.00	2,333.35	1,205.20	5,600.00	-78.48

MAINTENANCE & OPERATIONS EXPENSE

Date:
Time:
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Knox County Housing Authority
INCOME STATEMENT - COCC
August, 2020

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Maintenance - Labor & OT							
10-1-000-000-4410.200 Maint Labor - Other Amps	112.20	0.00	112.20	0.00	209.64	0.00	
Total Maintenance - Labor & OT	112.20	0.00	112.20	0.00	209.64	0.00	
Benefit Contributions - Maintenance							
10-1-000-000-4410.500 Maint Emp Benefit	0.00	25.00	-25.00	125.00	0.00	300.00	-100.00
Total Benefit Contributions - Maint.	0.00	25.00	-25.00	125.00	0.00	300.00	-100.00
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	20.83	-20.83	104.15	0.00	250.00	-100.00
10-1-000-000-4420.050 Landscape/Grounds Sup	0.00	20.83	-20.83	104.15	0.00	250.00	-100.00
10-1-000-000-4420.060 Maint - Supplies-BB	0.00	20.83	-20.83	104.15	0.00	250.00	-100.00
10-1-000-000-4420.070 Electrical Supplies	0.00	20.83	-20.83	104.15	0.00	250.00	-100.00
10-1-000-000-4420.080 COCC-Elect supp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4420.100 Janitorial Supplies	0.00	25.00	-25.00	125.00	88.60	300.00	-70.47
10-1-000-000-4420.110 Routine Maint. Supplies	0.00	25.00	-25.00	125.00	-1.84	300.00	-100.61
10-1-000-000-4420.120 Other Misc Supply	0.00	8.33	-8.33	41.65	88.95	100.00	-11.05
10-1-000-000-4420.125 Mileage	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4420.126 Vehicle Supplies	0.00	25.00	-25.00	125.00	4.05	300.00	-98.65
Total Maintenance - Materials/Supplies	0.00	166.65	-166.65	833.25	179.76	2,000.00	-91.01
Maintenance - Contracts							
10-1-000-000-4430.000 Maint-Contracts-Gen	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.010 Garbage & Trash Cont	0.00	29.17	-29.17	145.85	45.00	350.00	-87.14
10-1-000-000-4430.020 Heating&Cooling Cont	0.00	83.33	-83.33	416.65	0.00	1,000.00	-100.00
10-1-000-000-4430.030 Snow Removal Cont	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	41.67	-41.67	208.35	0.00	500.00	-100.00
10-1-000-000-4430.080 Plumbing Contracts	0.00	20.83	-20.83	104.15	0.00	250.00	-100.00
10-1-000-000-4430.090 Extermination Cont	0.00	33.33	-33.33	166.65	175.48	400.00	-56.13
10-1-000-000-4430.100 Janitorial Contracts	0.00	8.33	-8.33	41.65	0.00	100.00	-100.00
10-1-000-000-4430.110 Routine Maint Cont	329.50	20.83	308.67	104.15	329.50	250.00	31.80
10-1-000-000-4430.120 Other Misc Maint Cont	0.00	20.83	-20.83	104.15	0.00	250.00	-100.00
10-1-000-000-4430.126 Vehicle Maint Cont	28,185.00	20.83	28,164.17	104.15	28,185.00	250.00	11,174.00
10-1-000-000-4430.200 Copiers	0.00	12.50	-12.50	62.50	0.00	150.00	-100.00
10-1-000-000-4431.000 Trash Removal	0.00	0.00	0.00	0.00	0.00	0.00	
Total Maintenance - Contracts	28,514.50	291.65	28,222.85	1,458.25	28,734.98	3,500.00	721.00
TOTAL MAINTENANCE EXPENSES	28,626.70	483.30	28,143.40	2,416.50	29,124.38	5,800.00	402.14
<u>INSURANCE PREMIUMS EXPENSE</u>							
Insurance Expense							
10-1-000-000-4510.010 Property Insurance	82.92	85.42	-2.50	427.10	414.60	1,025.00	-59.55
10-1-000-000-4510.015 Equipment Insurance	10.40	10.83	-0.43	54.15	52.00	130.00	-60.00
10-1-000-000-4510.020 Liability Insurance	35.82	37.50	-1.68	187.50	179.10	450.00	-60.20
10-1-000-000-4510.025 PE & PO Insurance	278.50	283.33	-4.83	1,416.65	1,392.50	3,400.00	-59.04
10-1-000-000-4510.030 Work Comp Insurance	1,080.09	1,093.75	-13.66	5,468.75	5,400.45	13,125.00	-58.85
10-1-000-000-4510.035 Auto Insurance	41.93	43.33	-1.40	216.65	209.65	520.00	-59.68
10-1-000-000-4510.040 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Insurance Expense	1,529.66	1,554.16	-24.50	7,770.80	7,648.30	18,650.00	-58.99
TOTAL INSURANCE PREMIUMS EXPENSE	1,529.66	1,554.16	-24.50	7,770.80	7,648.30	18,650.00	-58.99

Date:
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Knox County Housing Authority
INCOME STATEMENT - COCC
August, 2020

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
<u>TOTAL PROTECTIVE SERVICES EXPENSE</u>							
Protective Services - Contract							
10-1-000-000-4480.000 Protect Service	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4480.500 Security Contract	0.00	0.00	0.00	0.00	3,665.00	0.00	
Total Protective Services - Contract	0.00	0.00	0.00	0.00	3,665.00	0.00	
TOTAL PROTECTIVE SERVICES EXPENSE	0.00	0.00	0.00	0.00	3,665.00	0.00	
<u>GENERAL EXPENSES</u>							
General Expenses							
10-1-000-000-4530.000 Term Leave Pay	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4590.000 Other General	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4595.000 Compensated Absences	0.00	0.00	0.00	0.00	0.00	0.00	
Total General Expenses	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL OTHER GENERAL EXPENSES	0.00	0.00	0.00	0.00	0.00	0.00	
<u>INTEREST EXP & AMORTIZATION COST</u>							
Interest Expense							
10-1-000-000-5230.100 Int on DSF Invest	0.00	0.00	0.00	0.00	0.00	0.00	
Total Interest Expense	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL INTEREST EXP & AMORT COST	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL OPERATING EXPENSE	84,908.39	52,274.96	32,633.43	261,374.80	302,911.22	627,300.00	-51.71
NET REVENUE/EXPENSE (GAIN/-LOSS)	31,602.88	-1,891.71	33,494.59	-9,458.55	39,609.59	-22,700.00	-274.49
<u>MISCELLANEOUS EXPENSE</u>							
Extraordinary & Casualty Expense							
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 Extraordinary Expense	0.00	0.00	0.00	0.00	0.00	0.00	
Total Casualty Expense	0.00	0.00	0.00	0.00	0.00	0.00	
Depreciation Expense							
10-1-000-000-4800.000 Depreciation Exp COCC	45.00	50.00	-5.00	250.00	225.00	600.00	-62.50
Total Depreciation Expense	45.00	50.00	-5.00	250.00	225.00	600.00	-62.50
TOTAL MISCELLANEOUS EXPENSES	45.00	50.00	-5.00	250.00	225.00	600.00	-62.50
<u>OTHER FINANCING SOURCES (USES)</u>							
Operating Transfers In/Out							
10-1-000-000-6010.000 Prior Yr Adj-ARR	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-6020.000 Prior Yr Adj-NARR	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-7010.000 Prov Oper Reserve	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-9111.000 Operating Xfers - In	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-9111.100 Operating Xfers - Out	0.00	0.00	0.00	0.00	0.00	0.00	
Total Operating Transfers In/Out	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL OTHER FINANCING SOURCES	0.00	0.00	0.00	0.00	0.00	0.00	
EXCESS REVENUE/EXPENSE GAIN/-LOSS	31,647.88	-1,841.71	33,489.59	-9,208.55	39,834.59	-22,100.00	-280.25

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Knox County Housing Authority
INCOME STATEMENT - AMP 1, Moon Towers
August, 2020

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
REVENUE							
pum	177.00	177.00	0.00	885.00	885.00	2,124.00	0.00
TENANT REVENUE							
Tenant Rent Revenue							
10-1-000-001-3110.000 Dwelling Rent	-31,374.00	-33,333.33	1,959.33	-166,666.65	-152,716.00	-400,000.00	-61.82
10-1-000-001-3111.000 Utility Allowance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Tenant Rent Revenue	-31,374.00	-33,333.33	1,959.33	-166,666.65	-152,716.00	-400,000.00	-61.82
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	
10-1-000-001-3190.100 Beauty Shop Rent	0.00	-150.00	150.00	-750.00	0.00	-1,800.00	-100.00
10-1-000-001-3690.000 Other Income	0.00	-33.33	33.33	-166.65	-67.68	-400.00	-83.08
10-1-000-001-3690.100 Late Fees	0.00	-291.67	291.67	-1,458.35	25.00	-3,500.00	-100.71
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	-6.25	6.25	-31.25	0.00	-75.00	-100.00
10-1-000-001-3690.150 Laundry Income	-450.00	-833.33	383.33	-4,166.65	-7,407.25	-10,000.00	-25.93
10-1-000-001-3690.160 Vending Machines Inc.	0.00	-141.67	141.67	-708.35	-600.11	-1,700.00	-64.70
10-1-000-001-3690.180 Labor	-115.00	-291.67	176.67	-1,458.35	-1,157.25	-3,500.00	-66.94
10-1-000-001-3690.200 Materials	-30.25	-100.00	69.75	-500.00	-73.75	-1,200.00	-93.85
10-1-000-001-3690.300 T.S. Income - Grants	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3690.500 Resid.Council Activ	0.00	0.00	0.00	0.00	0.00	0.00	
Total Tenant Revenue Other	-595.25	-1,847.92	1,252.67	-9,239.60	-9,281.04	-22,175.00	-58.15
TOTAL TENANT REVENUE	-31,969.25	-35,181.25	3,212.00	-175,906.25	-161,997.04	-422,175.00	-61.63
OTHER REVENUE							
HUD PH Operating Subsidy							
10-1-000-001-8020.000 Oper Sub - Curr Yr	-27,772.00	-33,156.25	5,384.25	-165,781.25	-169,395.00	-397,875.00	-57.43
Total HUD PH Operating Subsidy	-27,772.00	-33,156.25	5,384.25	-165,781.25	-169,395.00	-397,875.00	-57.43
Other Grants & Investment Income							
10-1-000-001-3404.000 Revenue-other gov grants	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3610.000 Interest Income	-18.83	-870.83	852.00	-4,354.15	-525.54	-10,450.00	-94.97
Total Other Grants & Investment Income	-18.83	-870.83	852.00	-4,354.15	-525.54	-10,450.00	-94.97
Other Revenue							
10-1-000-001-3850.005 Income from Amps	-991.39	-458.33	-533.06	-2,291.65	-2,619.48	-5,500.00	-52.37
10-1-000-001-3850.010 Garbage & Trash Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3850.020 Heat & Cooling Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3850.030 Snow Removal Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3850.050 Landscape & Grds Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3850.070 Electrical Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3850.080 Plumbing Maint Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3850.100 Janitorial Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3850.110 Routine Maint Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3850.120 Other Mis Cont Inc.	0.00	0.00	0.00	0.00	0.00	0.00	
Total Other Revenue	-991.39	-458.33	-533.06	-2,291.65	-2,619.48	-5,500.00	-52.37
TOTAL OTHER REVENUE	-28,782.22	-34,485.41	5,703.19	-172,427.05	-172,540.02	-413,825.00	-58.31
TOTAL REVENUE	-60,751.47	-69,666.66	8,915.19	-348,333.30	-334,537.06	-836,000.00	-59.98
EXPENSES							

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Knox County Housing Authority
INCOME STATEMENT - AMP 1, Moon Towers
August, 2020

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
10-1-000-001-4170.000 Accounting Fee	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4190.000 Other Sundry	0.00	0.00	0.00	0.00	1,872.00	0.00	
10-1-000-001-4190.950 Background Verification	32.10	83.33	-51.23	416.65	160.50	1,000.00	-83.95
Total Other Expense	32.10	83.33	-51.23	416.65	457.50	1,000.00	-54.25
TOTAL ADMINISTRATIVE EXPENSE	26,087.99	25,230.84	857.15	126,154.20	133,283.25	302,770.00	-55.98
TENANT SERVICES							
Tenant Services - Salaries & Benefits							
10-1-000-001-4210.000 Ten Services-Salary	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4210.500 Emp Benefit-TenSer	0.00	0.00	0.00	0.00	0.00	0.00	
Total Ten. Ser. - Salaries & Benefits	0.00	0.00	0.00	0.00	0.00	0.00	
Tenant Services - Other							
10-1-000-001-4220.000 Ten Ser-Incentives	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4220.050 Ten Ser-Cable/TV Exp	76.94	0.00	76.94	0.00	307.76	0.00	
10-1-000-001-4220.100 Ten Ser-Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4220.110 Ten Ser-Recreation	0.00	16.67	-16.67	83.35	0.00	200.00	-100.00
10-1-000-001-4220.120 Ten Ser-Education	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4220.130 Ten Ser-Phone	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4220.140 Ten Ser-Transportation	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4220.155 National Night Out	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4220.160 TenSer-Printing&Postage	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4220.161 Ten Serv-advertizing	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4220.171 Summer Prog Functions	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4220.172 Summer Prog Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4220.175 Garden Program Expense	0.00	25.00	-25.00	125.00	0.00	300.00	-100.00
10-1-000-001-4220.181 Winter Prog Functions	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4220.182 Winter Prog Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4220.192 GED Prog Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4220.200 Emergency Shelter	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4230.000 ChildCareContract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4230.174 Summer Prog Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4230.184 Winter Prog Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4230.194 GED Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4590.100 Cable TV Expense	0.00	0.00	0.00	0.00	0.00	0.00	
Total Tenant Services - Other	76.94	41.67	35.27	208.35	307.76	500.00	-38.45
TOTAL TENANT SERVICES EXPENSE	76.94	41.67	35.27	208.35	307.76	500.00	-38.45
MAINTENANCE & OPERATIONS EXPENSE							
Maintenance - Labor & OT							
10-1-000-001-4410.000 Maint - Labor	10,702.40	11,666.67	-964.27	58,333.35	59,457.40	140,000.00	-57.53
10-1-000-001-4410.001 Comp Absences - Salaries	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4410.100 Maint Labor - OT	418.08	291.67	126.41	1,458.35	1,084.79	3,500.00	-69.01
10-1-000-001-4410.200 Maint Labor - Other Amps	36.16	0.00	36.16	0.00	317.60	0.00	
Total Maintenance - Labor & OT	11,156.64	11,958.34	-801.70	59,791.70	60,859.79	143,500.00	-57.59
Benefit Contributions - Maintenance							
10-1-000-001-4410.500 Maint Emp Benefit	4,096.28	4,583.33	-487.05	22,916.65	20,805.71	55,000.00	-62.17
10-1-000-001-4410.501 Maint Wellness Benefit	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4410.502 Comp Absences - Benefits	0.00	0.00	0.00	0.00	0.00	0.00	
Total Benefit Contributions - Maint.	4,096.28	4,583.33	-487.05	22,916.65	20,805.71	55,000.00	-62.17
Maintenance - Materials/Supplies							
10-1-000-001-4420.010 Garbage&Trash Supp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4420.020 Heating&Cooling Supp	3.57	333.33	-329.76	1,666.65	6,023.00	4,000.00	50.58

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Knox County Housing Authority
INCOME STATEMENT - AMP 1, Moon Towers
August, 2020

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
10-1-000-001-4420.030 Snow Removal Supplies	0.00	16.67	-16.67	83.35	0.00	200.00	-100.00
10-1-000-001-4420.031 Gas for Snow Removal	0.00	4.17	-4.17	20.85	0.00	50.00	-100.00
10-1-000-001-4420.050 Landscape/Grounds Sup	0.00	50.00	-50.00	250.00	454.87	600.00	-24.19
10-1-000-001-4420.051 Gasoline for Mowing	50.90	29.17	21.73	145.85	120.36	350.00	-65.61
10-1-000-001-4420.070 Electrical Supplies	56.08	83.33	-27.25	416.65	333.27	1,000.00	-66.67
10-1-000-001-4420.080 Plumbing Supplies	19.91	125.00	-105.09	625.00	511.68	1,500.00	-65.89
10-1-000-001-4420.090 Extermination Supplies	0.00	125.00	-125.00	625.00	1,108.73	1,500.00	-26.08
10-1-000-001-4420.100 Janitorial Supplies	223.82	375.00	-151.18	1,875.00	2,457.97	4,500.00	-45.38
10-1-000-001-4420.110 Routine Maint. Supplies	1,295.68	1,083.33	212.35	5,416.65	5,954.92	13,000.00	-54.19
10-1-000-001-4420.120 Other Misc Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4420.121 Laundry Equip Suppllies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4420.125 Mileage	0.00	20.83	-20.83	104.15	0.00	250.00	-100.00
10-1-000-001-4420.126 Vehicle Supplies	0.00	25.00	-25.00	125.00	200.56	300.00	-33.15
10-1-000-001-4420.130 Securty Supplies	0.00	250.00	-250.00	1,250.00	0.00	3,000.00	-100.00
Total Maintenance - Materials/Supplies	1,649.96	2,520.83	-870.87	12,604.15	17,165.36	30,250.00	-43.26
Maintenance - Contracts							
10-1-000-001-4430.010 Garbage & Trash Con	341.90	416.67	-74.77	2,083.35	1,807.44	5,000.00	-63.85
10-1-000-001-4430.020 Heating & Cooling Cont	0.00	125.00	-125.00	625.00	4,224.07	1,500.00	181.60
10-1-000-001-4430.030 Snow Removal Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4430.040 Elevator Maintenance	4,112.16	1,375.00	2,737.16	6,875.00	8,619.76	16,500.00	-47.76
10-1-000-001-4430.050 Landscape & Grds Cont	0.00	62.50	-62.50	312.50	2,641.29	750.00	252.17
10-1-000-001-4430.060 Unit Turnaround Con	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4430.070 Electrical Contracts	0.00	16.67	-16.67	83.35	83.50	200.00	-58.25
10-1-000-001-4430.080 Plumbing Contracts	0.00	1,250.00	-1,250.00	6,250.00	439.25	15,000.00	-97.07
10-1-000-001-4430.090 Extermination Contracts	0.00	1,250.00	-1,250.00	6,250.00	5,072.68	15,000.00	-66.18
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 Mainten Cont	1,245.63	125.00	1,120.63	625.00	6,076.04	1,500.00	305.07
10-1-000-001-4430.120 Other Misc Cont Cost	0.00	125.00	-125.00	625.00	0.00	1,500.00	-100.00
10-1-000-001-4430.121 Laundry Equip Contract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4430.126 Vehicle Maint Cont	36,212.00	83.33	36,128.67	416.65	36,212.00	1,000.00	3,521.20
Total Maintenance - Contracts	41,911.69	4,829.17	37,082.52	24,145.85	65,176.03	57,950.00	12.47
TOTAL MAINTENANCE EXPENSES	58,814.57	23,891.67	34,922.90	119,458.35	164,006.89	286,700.00	-42.79
UTILITIES EXPENSE							
Utilities Expense							
10-1-000-001-4310.000 Water	1,384.84	1,083.33	301.51	5,416.65	5,203.38	13,000.00	-59.97
10-1-000-001-4315.000 Sewer	2,264.85	1,250.00	1,014.85	6,250.00	8,670.43	15,000.00	-42.20
10-1-000-001-4320.000 Electric	2,357.24	2,083.33	273.91	10,416.65	6,365.31	25,000.00	-74.54
10-1-000-001-4330.000 Gas	1,002.77	4,583.33	-3,580.56	22,916.65	11,091.30	55,000.00	-79.83
10-1-000-001-4330.010 Refuse	0.00	0.00	0.00	0.00	0.00	0.00	
Total Utilities Expense	7,009.70	8,999.99	-1,990.29	44,999.95	31,330.42	108,000.00	-70.99
TOTAL UTILITIES EXPENSE	7,009.70	8,999.99	-1,990.29	44,999.95	31,330.42	108,000.00	-70.99
TOTAL PROTECTIVE SERVICES EXPENSE							
Protective Services - Contract							
10-1-000-001-4480.000 Police Contract	375.68	250.00	125.68	1,250.00	375.68	3,000.00	-87.48
10-1-000-001-4480.100 ADT Contract	0.00	45.83	-45.83	229.15	202.24	550.00	-63.23
10-1-000-001-4480.500 Security Contract	0.00	416.67	-416.67	2,083.35	0.00	5,000.00	-100.00
Total Protective Services - Contract	375.68	712.50	-336.82	3,562.50	577.92	8,550.00	-93.24
TOTAL PROTECTIVE SERVICES EXPENSE	375.68	712.50	-336.82	3,562.50	577.92	8,550.00	-93.24
INSURANCE PREMIUMS EXPENSE							
Insurance Expenses							

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Knox County Housing Authority
INCOME STATEMENT - AMP 1, Moon Towers
August, 2020

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
10-1-000-001-4510.000 Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4510.010 Property	2,819.31	2,858.33	-39.02	14,291.65	14,096.55	34,300.00	-58.90
10-1-000-001-4510.015 Equipment Insurance	123.95	127.08	-3.13	635.40	619.75	1,525.00	-59.36
10-1-000-001-4510.020 Liability Insurance	427.08	433.33	-6.25	2,166.65	2,135.40	5,200.00	-58.93
10-1-000-001-4510.025 PE & PO Insurance	199.00	204.17	-5.17	1,020.85	995.00	2,450.00	-59.39
10-1-000-001-4510.030 Work Comp Insurance	671.28	683.33	-12.05	3,416.65	3,356.40	8,200.00	-59.07
10-1-000-001-4510.035 Auto Insurance	41.93	43.75	-1.82	218.75	209.65	525.00	-60.07
10-1-000-001-4510.040 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Insurance Expenses	4,282.55	4,349.99	-67.44	21,749.95	21,412.75	52,200.00	-58.98
TOTAL INSURANCE PREMIUMS EXPENSE	4,282.55	4,349.99	-67.44	21,749.95	21,412.75	52,200.00	-58.98
<u>GENERAL EXPENSES</u>							
General Expenses							
10-1-000-001-4530.000 Term Leave Pay	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4590.000 Other General	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 General Expenses	0.00	0.00	0.00	0.00	0.00	0.00	
Payment In Lieu Of Taxes - PILOT Tax							
10-1-000-001-4520.000 Pay in lieu of Tax	2,436.43	2,433.33	3.10	12,166.65	12,138.56	29,200.00	-58.43
Total Payment In Lieu Of Taxes - PILOT	2,436.43	2,433.33	3.10	12,166.65	12,138.56	29,200.00	-58.43
Bad Debt Write-Offs - Tenant Rents							
10-1-000-001-4570.000 Collection Losses	652.00	0.00	652.00	0.00	715.78	0.00	
Total Bad Debt Write-Offs - Tenant Rents	652.00	0.00	652.00	0.00	715.78	0.00	
TOTAL OTHER GENERAL EXPENSES	3,088.43	2,433.33	655.10	12,166.65	12,854.34	29,200.00	-55.98
<u>INTEREST EXP & AMORTIZATION COST</u>							
Interest Expense							
10-1-000-001-5230.100 Int on DSF Invest	0.00	0.00	0.00	0.00	0.00	0.00	
Total Interest Expense	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL INTEREST EXP & AMORT COST	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL OPERATING EXPENSE	99,735.86	65,659.99	34,075.87	328,299.95	363,773.33	787,920.00	-53.83
NET (REVENUE)/EXPENSE	38,984.39	-4,006.67	42,991.06	-20,033.35	29,236.27	-48,080.00	-160.81
<u>MISCELLANEOUS EXPENSE</u>							
Extraordinary Expense							
10-1-000-001-4610.010 Extraordinary Labor	0.00	0.00	0.00	0.00	0.00	0.00	
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 Extraordinary Expense	0.00	0.00	0.00	0.00	0.00	0.00	
Casualty Losses - Non-capitalized							
10-1-000-001-4620.010 Casualty Labor	0.00	0.00	0.00	0.00	0.00	0.00	
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	
10-1-000-001-4620.040 Insur Proceeds	0.00	0.00	0.00	0.00	0.00	0.00	
Total Casualty Losses - Non-capitalized	0.00	0.00	0.00	0.00	0.00	0.00	
Depreciation Expense							
10-1-000-001-4800.000 Depreciation Exp MT	14,500.00	29,583.33	-15,083.33	147,916.65	72,500.00	355,000.00	-79.58
Total Depreciation Expense	14,500.00	29,583.33	-15,083.33	147,916.65	72,500.00	355,000.00	-79.58
TOTAL MISCELLANEOUS EXPENSES	14,500.00	29,583.33	-15,083.33	147,916.65	72,500.00	355,000.00	-79.58

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Knox County Housing Authority
INCOME STATEMENT - AMP 1, Moon Towers
August, 2020

	<u>Monthly Amt</u>	<u>Monthly Budget</u>	<u>Variance</u>	<u>YTD Budget</u>	<u>Current YTD</u>	<u>Budget</u>	<u>Variance %</u>
TOTAL EXPENSES	53,484.39	25,576.66	27,907.73	127,883.30	101,736.27	306,920.00	-66.85
<u>OTHER FINANCING SOURCES (USES)</u>							
Prior Period Adjustment							
10-1-000-001-6010.000 Prior Yr Adj-ARR	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-6020.000 Prior Yr Adj-NARR	0.00	0.00	0.00	0.00	0.00	0.00	
Total Prior Period Adjustment	0.00	0.00	0.00	0.00	0.00	0.00	
Operating Transfers In/Out							
10-1-000-001-7010.000 Prov Oper Reserve	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-9111.000 Operating Xfers - In	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-9111.100 Operating Xfers - Out	0.00	0.00	0.00	0.00	0.00	0.00	
Total Operating Transfers In/Out	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL OTHER FINANCING SOURCES (USES)	0.00	0.00	0.00	0.00	0.00	0.00	
EXCESS (REVENUE)/EXPENSE	53,484.39	25,576.66	27,907.73	127,883.30	101,736.27	306,920.00	-66.85

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Knox County Housing Authority
INCOME STATEMENT - AMP 2, Family Sites
August, 2020

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
REVENUE							
pum	196.00	196.00	0.00	980.00	980.00	2,352.00	0.00
TENANT REVENUE							
Tenant Rent Revenue							
10-1-000-002-3110.000 Dwelling Rent	-15,511.00	-16,666.67	1,155.67	-83,333.35	-86,854.50	-200,000.00	-56.57
10-1-000-002-3111.000 Utility Allowance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Tenant Rent Revenue	-15,511.00	-16,666.67	1,155.67	-83,333.35	-86,854.50	-200,000.00	-56.57
Tenant Revenue - Other							
10-1-000-002-3190.000 Nondwell Rent	0.00	0.00	0.00	0.00	-50.50	0.00	
10-1-000-002-3690.000 Other Income	-418.95	-166.67	-252.28	-833.35	-1,220.32	-2,000.00	-38.98
10-1-000-002-3690.100 Late Fees	0.00	-833.33	833.33	-4,166.65	0.00	-10,000.00	-100.00
10-1-000-002-3690.120 Violation Fees	0.00	-416.67	416.67	-2,083.35	-1,150.00	-5,000.00	-77.00
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	-6.25	6.25	-31.25	0.00	-75.00	-100.00
10-1-000-002-3690.180 Labor	-757.25	-1,333.33	576.08	-6,666.65	-4,824.25	-16,000.00	-69.85
10-1-000-002-3690.200 Materials	-116.75	-583.33	466.58	-2,916.65	-1,162.85	-7,000.00	-83.39
10-1-000-002-3690.300 T.S. Income - Grants	0.00	0.00	0.00	0.00	0.00	0.00	
Total Tenant Revenue Other	-1,292.95	-3,339.58	2,046.63	-16,697.90	-8,407.92	-40,075.00	-79.02
TOTAL TENANT REVENUE	-16,803.95	-20,006.25	3,202.30	-100,031.25	-95,262.42	-240,075.00	-60.32
OTHER REVENUE							
HUD PH Operating Subsidy							
10-1-000-002-8020.000 Oper Sub - Curr Yr	-57,414.00	-68,566.75	11,152.75	-342,833.75	-362,390.00	-822,801.00	-55.96
Total HUD PH Operating Subsidy	-57,414.00	-68,566.75	11,152.75	-342,833.75	-362,390.00	-822,801.00	-55.96
Other Grants & Investment Income							
10-1-000-002-3404.000 Revenue-other gov grants	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3404.010 Other Inc - Operations	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3610.000 Interest Income	-16.86	-583.33	566.47	-2,916.65	-389.77	-7,000.00	-94.43
Total Other Grants & Investment Income	-16.86	-583.33	566.47	-2,916.65	-389.77	-7,000.00	-94.43
Other Revenue							
10-1-000-002-3195.000 Day Care Income	-125.00	-125.00	0.00	-625.00	-625.00	-1,500.00	-58.33
10-1-000-002-3850.005 Income from Amps	-36.16	-250.00	213.84	-1,250.00	-745.60	-3,000.00	-75.15
10-1-000-002-3850.010 Garbage & Trash Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3850.020 Heating & Cooling Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3850.030 Snow Removal Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3850.040 Elevator Main Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3850.050 Landscape&Grds Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3850.060 Unit Turnaround Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3850.070 Electrical Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3850.080 Plumbing Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3850.100 Janitorial Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3850.110 Routine Main Inc	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 Other Revenue	-161.16	-375.00	213.84	-1,875.00	-1,370.60	-4,500.00	-69.54
TOTAL OTHER REVENUE	-57,592.02	-69,525.08	11,933.06	-347,625.40	-364,150.37	-834,301.00	-56.35
TOTAL REVENUE	-74,395.97	-89,531.33	15,135.36	-447,656.65	-459,412.79	-1,074,376.00	-57.24

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Knox County Housing Authority
INCOME STATEMENT - AMP 2, Family Sites
August, 2020

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
EXPENSES							
ADMINISTRATIVE							
Administrative Salaries & Benefits							
10-1-000-002-4110.000 Admin Salaries	5,692.50	9,000.00	-3,307.50	45,000.00	39,592.50	108,000.00	-63.34
10-1-000-002-4110.001 Salaries Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4110.200 Admin - Other Amps	0.00	625.00	-625.00	3,125.00	0.00	7,500.00	-100.00
Total Administrative Salaries & Benefits	5,692.50	9,625.00	-3,932.50	48,125.00	39,592.50	115,500.00	-65.72
Benefit Contributions - Administrative							
10-1-000-002-4110.500 Emp Benefit - Admin	2,334.55	4,500.00	-2,165.45	22,500.00	17,847.40	54,000.00	-66.95
10-1-000-002-4110.501 Wellness Benefit-Admin	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4110.502 Benefit - Comp Absence	0.00	0.00	0.00	0.00	0.00	0.00	
Total Benefit Contributions - Admin	2,334.55	4,500.00	-2,165.45	22,500.00	17,847.40	54,000.00	-66.95
Fee Expenses							
10-1-000-002-4120.100 Management Fee Exp	14,252.55	14,326.00	-73.45	71,630.00	70,385.67	171,912.00	-59.06
10-1-000-002-4120.200 Asset Mgt Fee Exp	1,960.00	1,960.00	0.00	9,800.00	9,800.00	23,520.00	-58.33
10-1-000-002-4120.300 Bookkeeping Fee Exp	1,462.50	1,470.00	-7.50	7,350.00	7,222.50	17,640.00	-59.06
10-1-000-002-4120.400 Fee for Service Exp	6.00	0.00	6.00	0.00	6.00	0.00	
10-1-000-002-4120.500 Other Fee Exp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4171.000 Audit Fee	0.00	0.00	0.00	0.00	0.00	0.00	
Total Fee Expenses	17,681.05	17,756.00	-74.95	88,780.00	87,414.17	213,072.00	-58.97
Advertising & Marketing							
10-1-000-002-4190.650 Advertising	0.00	0.00	0.00	0.00	0.00	0.00	
Total Advertising & Marketing	0.00	0.00	0.00	0.00	0.00	0.00	
Office Expense							
10-1-000-002-4140.000 Training - Staff	0.00	833.33	-833.33	4,166.65	2,100.00	10,000.00	-79.00
10-1-000-002-4180.000 Telephone	205.73	333.33	-127.60	1,666.65	1,075.66	4,000.00	-73.11
10-1-000-002-4190.100 Postage	94.90	166.67	-71.77	833.35	777.55	2,000.00	-61.12
10-1-000-002-4190.200 Office Supplies	0.00	75.00	-75.00	375.00	-1.38	900.00	-100.15
10-1-000-002-4190.300 Paper Supplies	0.00	83.33	-83.33	416.65	179.68	1,000.00	-82.03
10-1-000-002-4190.400 Printing/printers	0.00	41.67	-41.67	208.35	0.00	500.00	-100.00
10-1-000-002-4190.401 Printing Supplies	0.00	100.00	-100.00	500.00	272.68	1,200.00	-77.28
10-1-000-002-4190.500 Printer/Copier Supp-Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4190.550 Computers	2,592.00	83.33	2,508.67	416.65	2,849.00	1,000.00	184.90
10-1-000-002-4190.600 Publications	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4190.700 Member Dues/Fees	73.52	125.00	-51.48	625.00	294.08	1,500.00	-80.39
10-1-000-002-4190.800 Internet Services	432.87	8,750.00	-8,317.13	43,750.00	2,055.12	105,000.00	-98.04
10-1-000-002-4190.850 IT Support	279.50	125.00	154.50	625.00	392.00	1,500.00	-73.87
Total Office Expense	3,678.52	10,716.66	-7,038.14	53,583.30	9,994.39	128,600.00	-92.23
Legal Expense							
10-1-000-002-4130.000 Legal Expense	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4190.900 Court Costs	0.00	0.00	0.00	0.00	0.00	0.00	
Total Legal Expense	0.00	0.00	0.00	0.00	0.00	0.00	
Travel Expense							
10-1-000-002-4150.000 Travel - Staff	0.00	83.33	-83.33	416.65	0.00	1,000.00	-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	0.00	0.00	0.00	0.00	0.00	
Total Travel Expense	0.00	83.33	-83.33	416.65	0.00	1,000.00	-100.00

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Knox County Housing Authority
INCOME STATEMENT - AMP 2, Family Sites
August, 2020

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Other Expense							
10-1-000-002-4120.400 Fee for Service Exp	6.00	0.00	6.00	0.00	6.00	0.00	
10-1-000-002-4120.500 Other Fee Exp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4140.010 Training-Commissioners	0.00	0.00	0.00	0.00	-2,100.00	0.00	
10-1-000-002-4160.000 Consulting Services	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4160.500 Translating/Interp Serv.	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4170.000 Accounting Fee	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4190.000 Other Sundry	0.00	0.00	0.00	0.00	2,808.00	0.00	
10-1-000-002-4190.950 Background Verification	0.00	83.33	-83.33	416.65	32.10	1,000.00	-96.79
Total Other Expense	6.00	83.33	-77.33	416.65	746.10	1,000.00	-25.39
TOTAL OPERATING EXPENSE - Admin	29,392.62	42,764.32	-13,371.70	213,821.60	155,594.56	513,172.00	-69.68
TENANT SERVICES							
Tenant Services - Salaries & Benefits							
10-1-000-002-4210.000 Ten Services-Salary	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4210.500 Emp Benefit-TenSer	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4215.000 T.S.- Part Time Pay	0.00	208.33	-208.33	1,041.65	0.00	2,500.00	-100.00
10-1-000-002-4215.500 T.S. - Part Time Benefits	0.00	25.00	-25.00	125.00	0.00	300.00	-100.00
Total Ten. Ser. - Salaries & Benefits	0.00	233.33	-233.33	1,166.65	0.00	2,800.00	-100.00
Tenant Services - Other							
10-1-000-002-4220.000 Ten Ser-Incentives	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4220.100 Ten Ser-Supplies	0.00	83.33	-83.33	416.65	0.00	1,000.00	-100.00
10-1-000-002-4220.110 Ten Ser-Recreation	0.00	25.00	-25.00	125.00	0.00	300.00	-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	
10-1-000-002-4220.130 Ten Ser-Phone	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4220.140 Ten Ser-Transportation	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4220.150 Ten Ser-Boat Regatta	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4220.155 National Night Out	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4220.156 Bike Repair	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4220.160 TenSer-Printing&Postage	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4220.161 Ten Serv-advertizing	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4220.170 After School Prog Exp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4220.171 Summer Prog-Functions	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4220.172 Summer Prog-Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4220.173 T.S - Fingerprinting	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4220.175 Garden Program Expense	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4220.181 Winter Prog Functions	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4220.182 Winter Prog Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4220.192 GED Prog Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4220.200 Emergency Shelter	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4230.000 Child Care Contract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4230.174 Summer Prog Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4230.184 Winter Prog Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4230.194 GED Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4230.195 GED Testing	0.00	0.00	0.00	0.00	0.00	0.00	
Total Tenant Services - Other	0.00	108.33	-108.33	541.65	0.00	1,300.00	-100.00
TOTAL TENANT SERVICES EXPENSE	0.00	341.66	-341.66	1,708.30	0.00	4,100.00	-100.00
MAINTENANCE & OPERATIONS EXPENSE							
Maintenance - Labor & OT							

Date:
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Knox County Housing Authority
INCOME STATEMENT - AMP 2, Family Sites
August, 2020

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
10-1-000-002-4410.000 Maint - Labor	20,152.00	22,916.67	-2,764.67	114,583.35	112,899.34	275,000.00	-58.95
10-1-000-002-4410.001 Comp Absences - Salaries	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4410.100 Maint Labor - OT	396.78	333.33	63.45	1,666.65	1,108.89	4,000.00	-72.28
10-1-000-002-4410.200 Maint Labor - Other Amps	0.00	0.00	0.00	0.00	428.00	0.00	
10-1-000-002-4410.300 Maint Labor - Seasonal	0.00	0.00	0.00	0.00	1,846.40	0.00	
Total Maintenance - Labor & OT	20,548.78	23,250.00	-2,701.22	116,250.00	116,282.63	279,000.00	-58.32
Benefit Contributions - Maintenance							
10-1-000-002-4410.500 Emp Benefit - Maint	7,471.79	9,479.17	-2,007.38	47,395.85	40,227.12	113,750.00	-64.64
10-1-000-002-4410.501 Maint Wellness Benefit	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4410.502 Comp Absences - Benefits	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4410.503 Emp Benefit - Seasonal	0.00	0.00	0.00	0.00	581.83	0.00	
Total Benefit Contributions - Maint.	7,471.79	9,479.17	-2,007.38	47,395.85	40,808.95	113,750.00	-64.12
Maintenance - Materials/Supplies							
10-1-000-002-4420.010 Garbage&Trash Supp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4420.020 Heating&Cooling Supp	239.63	208.33	31.30	1,041.65	1,537.59	2,500.00	-38.50
10-1-000-002-4420.030 Snow Removal Supplies	0.00	16.67	-16.67	83.35	0.00	200.00	-100.00
10-1-000-002-4420.031 Gas for Snow Removal	0.00	16.67	-16.67	83.35	0.00	200.00	-100.00
10-1-000-002-4420.040 Roofing Contract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4420.050 Landscape/Grounds Sup	632.29	116.67	515.62	583.35	1,820.39	1,400.00	30.03
10-1-000-002-4420.051 Gasoline for mowing	113.51	70.83	42.68	354.15	159.36	850.00	-81.25
10-1-000-002-4420.070 Electrical Supplies	313.91	416.67	-102.76	2,083.35	1,519.72	5,000.00	-69.61
10-1-000-002-4420.080 Plumbing Supplies	1,227.31	416.67	810.64	2,083.35	2,513.88	5,000.00	-49.72
10-1-000-002-4420.090 Extermination Supplies	0.00	125.00	-125.00	625.00	556.85	1,500.00	-62.88
10-1-000-002-4420.100 Janitorial Supplies	0.00	166.67	-166.67	833.35	1,290.10	2,000.00	-35.50
10-1-000-002-4420.110 Routine Maint. Supplies	1,115.99	2,083.33	-967.34	10,416.65	10,499.59	25,000.00	-58.00
10-1-000-002-4420.120 Other Misc. Supplies	0.00	12.50	-12.50	62.50	0.00	150.00	-100.00
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	477.17	375.00	102.17	1,875.00	1,332.94	4,500.00	-70.38
10-1-000-002-4420.130 Security Supplies	0.00	125.00	-125.00	625.00	0.00	1,500.00	-100.00
Total Maintenance - Materials/Supplies	4,119.81	4,150.01	-30.20	20,750.05	21,230.42	49,800.00	-57.37
Maintenance - Contracts							
10-1-000-002-4430.010 Garbage&Trash Cont	40.00	250.00	-210.00	1,250.00	542.91	3,000.00	-81.90
10-1-000-002-4430.020 Heating&Cooling Cont	263.40	208.33	55.07	1,041.65	3,553.00	2,500.00	42.12
10-1-000-002-4430.030 Snow Removal Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4430.050 Landscape & Grds Cont	20.00	166.67	-146.67	833.35	20.00	2,000.00	-99.00
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	29.17	-29.17	145.85	0.00	350.00	-100.00
10-1-000-002-4430.080 Plumbing Contracts	297.89	833.33	-535.44	4,166.65	3,245.76	10,000.00	-67.54
10-1-000-002-4430.090 Extermination Contracts	1,219.80	833.33	386.47	4,166.65	3,139.60	10,000.00	-68.60
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 Contr	741.38	250.00	491.38	1,250.00	1,003.88	3,000.00	-66.54
10-1-000-002-4430.120 Other Misc Cont Cost	0.00	0.00	0.00	0.00	4,100.00	0.00	
10-1-000-002-4430.126 Vehicle Maint Cont	84,735.00	250.00	84,485.00	1,250.00	85,193.07	3,000.00	2,739.77
10-1-000-002-4431.000 Trash Removal	0.00	0.00	0.00	0.00	0.00	0.00	
Total Maintenance - Contracts	87,317.47	2,820.83	84,496.64	14,104.15	100,798.22	33,850.00	197.78
TOTAL MAINTENANCE EXPENSES	119,457.85	39,700.01	79,757.84	198,500.05	279,120.22	476,400.00	-41.41
UTILITIES EXPENSE							
Utilities Expense							
10-1-000-002-4310.000 Water	104.55	183.33	-78.78	916.65	236.10	2,200.00	-89.27

Date:
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Knox County Housing Authority
INCOME STATEMENT - AMP 2, Family Sites
August, 2020

	<u>Monthly Amt</u>	<u>Monthly Budget</u>	<u>Variance</u>	<u>YTD Budget</u>	<u>Current YTD</u>	<u>Budget</u>	<u>Variance %</u>
TOTAL OPERATING EXPENSE	159,643.73	93,888.74	65,754.99	469,443.70	465,009.32	1,126,665.00	-58.73
NET (REVENUE)/EXPENSE	85,247.76	4,357.41	80,890.35	21,787.05	5,596.53	52,289.00	-89.30
<u>MISCELLANEOUS EXPENSE</u>							
Extraordinary Expense							
10-1-000-002-4610.010 Extraordinary Labor	0.00	0.00	0.00	0.00	0.00	0.00	
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 Extraordinary Expense	0.00	0.00	0.00	0.00	0.00	0.00	
Casualty Losses - Non-capitalized							
10-1-000-002-4620.010 Casualty Labor	0.00	0.00	0.00	0.00	0.00	0.00	
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	
10-1-000-002-4620.040 Insur Proceeds	0.00	0.00	0.00	0.00	0.00	0.00	
Total Casualty Losses - Non-capitalized	0.00	0.00	0.00	0.00	0.00	0.00	
Depreciation Expense							
10-1-000-002-4800.000 Depreciation Exp Fam	29,000.00	35,416.67	-6,416.67	177,083.35	145,000.00	425,000.00	-65.88
Total Depreciation Expense	29,000.00	35,416.67	-6,416.67	177,083.35	145,000.00	425,000.00	-65.88
TOTAL MISCELLANEOUS EXPENSES	29,000.00	35,416.67	-6,416.67	177,083.35	145,000.00	425,000.00	-65.88
TOTAL EXPENSES	114,247.76	39,774.08	74,473.68	198,870.40	150,596.53	477,289.00	-68.45
<u>OTHER FINANCING SOURCES (USES)</u>							
Prior Period Adjustment							
10-1-000-002-6010.000 Prior Yr Adj-ARR	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-6020.000 Prior Yr Adj-NARR	0.00	0.00	0.00	0.00	0.00	0.00	
Total Prior Period Adjustment	0.00	0.00	0.00	0.00	0.00	0.00	
Operating Transfers In/Out							
10-1-000-002-7010.000 Prov Oper Reserve	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-9111.000 Operating Xfers - In	0.00	-16,666.67	16,666.67	-83,333.35	0.00	-200,000.00	-100.00
10-1-000-002-9111.100 Operating Xfers - Out	0.00	0.00	0.00	0.00	0.00	0.00	
Total Operating Transfers In/Out	0.00	-16,666.67	16,666.67	-83,333.35	0.00	-200,000.00	-100.00
TOTAL OTHER FINANCING SOURCES (USES)	0.00	-16,666.67	16,666.67	-83,333.35	0.00	-200,000.00	-100.00
EXCESS (REVENUE)/EXPENSE	114,247.76	23,107.41	91,140.35	115,537.05	150,596.53	277,289.00	-45.69

Date:
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Knox County Housing Authority
INCOME STATEMENT - AMP 3, Bluebell
August, 2020

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
REVENUE							
pum	51.00	51.00	0.00	255.00	255.00	612.00	0.00
TENANT REVENUE							
Tenant Rent Revenue							
10-1-000-006-3110.000 Dwelling Rent	-13,937.00	-14,583.33	646.33	-72,916.65	-68,347.00	-175,000.00	-60.94
10-1-000-006-3111.000 Utility Allowance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Tenant Rent Revenue	-13,937.00	-14,583.33	646.33	-72,916.65	-68,347.00	-175,000.00	-60.94
Tenant Revenue - Other							
10-1-000-006-3120.000 Excess Utilities	-25.00	-4.17	-20.83	-20.85	-75.00	-50.00	50.00
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	-16.67	16.67	-83.35	0.00	-200.00	-100.00
10-1-000-006-3690.100 Late Fees	0.00	-14.58	14.58	-72.90	0.00	-175.00	-100.00
10-1-000-006-3690.120 Violation Fees	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3690.140 Returned Check Charge	0.00	-4.17	4.17	-20.85	0.00	-50.00	-100.00
10-1-000-006-3690.150 Laundry Income	0.00	-500.00	500.00	-2,500.00	-90.00	-6,000.00	-98.50
10-1-000-006-3690.160 Vending Machine Inc	0.00	-20.83	20.83	-104.15	-45.26	-250.00	-81.90
10-1-000-006-3690.180 Labor	0.00	-41.67	41.67	-208.35	0.00	-500.00	-100.00
10-1-000-006-3690.200 Materials	0.00	-8.33	8.33	-41.65	0.00	-100.00	-100.00
Total Tenant Revenue Other	-25.00	-610.42	585.42	-3,052.10	-210.26	-7,325.00	-97.13
TOTAL TENANT REVENUE	-13,962.00	-15,193.75	1,231.75	-75,968.75	-68,557.26	-182,325.00	-62.40
OTHER REVENUE							
HUD/Other Grants & Investment Income							
10-1-000-006-3404.000 Revenue-other gov grants	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3404.010 Other Inc - Operations	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3610.000 Interest Income	-6.52	-191.67	185.15	-958.35	-180.67	-2,300.00	-92.14
10-1-000-006-8020.000 Oper Sub - Curr Yr	-4,198.00	-5,012.67	814.67	-25,063.35	-26,953.00	-60,152.00	-55.19
Total HUD/Other Grants & Invest Income	-4,204.52	-5,204.34	999.82	-26,021.70	-27,133.67	-62,452.00	-56.55
Other Revenue							
10-1-000-006-3850.000 Inspection(s) Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.005 Income from Amps	0.00	-20.83	20.83	-104.15	0.00	-250.00	-100.00
10-1-000-006-3850.010 Garbage&Trash Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.020 Htg & Cooling Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.030 Snow Removal Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.040 Elevator Maint Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.050 Landscape&Grds Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.060 Unit Turnaround Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.070 Electric Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.080 Plumbing Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.090 Exterminator Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.100 Janitorial Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.110 Routine Main. Inc	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 Other Revenue	0.00	-20.83	20.83	-104.15	0.00	-250.00	-100.00
TOTAL OTHER REVENUE	-4,204.52	-5,225.17	1,020.65	-26,125.85	-27,133.67	-62,702.00	-56.73
TOTAL REVENUE	-18,166.52	-20,418.92	2,252.40	-102,094.60	-95,690.93	-245,027.00	-60.95

EXPENSES

Date:
Time:
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Knox County Housing Authority
INCOME STATEMENT - AMP 3, Bluebell
August, 2020

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
10-1-000-006-4160.500 Translating/Interp Serv.	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4170.000 Accounting Fee	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4190.000 Other Sundry	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4190.950 Background Verification	0.00	12.50	-12.50	62.50	21.40	150.00	-85.73
Total Other Expense	0.00	12.50	-12.50	62.50	-503.60	150.00	-435.73
TOTAL OPERATING EXPENSE - Admin	7,988.67	8,116.41	-127.74	40,582.05	34,318.92	97,397.00	-64.76
<u>TENANT SERVICES</u>							
Tenant Services - Other							
10-1-000-006-4220.100 Ten Ser-Supplies	0.00	20.83	-20.83	104.15	0.00	250.00	-100.00
10-1-000-006-4220.110 Ten Ser-Recreation	19.39	20.83	-1.44	104.15	19.39	250.00	-92.24
Total Tenant Services - Other	19.39	41.66	-22.27	208.30	19.39	500.00	-96.12
TOTAL TENANT SERVICES EXPENSE	19.39	41.66	-22.27	208.30	19.39	500.00	-96.12
<u>MAINTENANCE & OPERATIONS EXPENSE</u>							
Maintenance - Labor & OT							
10-1-000-006-4410.000 Maint - Labor	2,774.40	3,083.33	-308.93	15,416.65	16,439.70	37,000.00	-55.57
10-1-000-006-4410.001 Comp Absences - Salaries	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4410.100 Maint Labor - OT	0.00	83.33	-83.33	416.65	104.04	1,000.00	-89.60
10-1-000-006-4410.200 Maint Labor - Other Amps	386.51	0.00	386.51	0.00	906.19	0.00	
Total Maintenance - Labor & OT	3,160.91	3,166.66	-5.75	15,833.30	17,449.93	38,000.00	-54.08
Benefit Contributions - Maintenance							
10-1-000-006-4410.500 Maint Emp Benefit	632.48	750.00	-117.52	3,750.00	3,791.66	9,000.00	-57.87
10-1-000-006-4410.501 Maint Wellness Benefit	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4410.502 Comp Absences - Benefits	0.00	0.00	0.00	0.00	0.00	0.00	
Total Benefit Contributions - Maint.	632.48	750.00	-117.52	3,750.00	3,791.66	9,000.00	-57.87
Maintenance - Materials/Supplies							
10-1-000-006-4420.010 Garbage&Trash Supp	0.00	12.50	-12.50	62.50	0.00	150.00	-100.00
10-1-000-006-4420.020 Heating&Cooling Supp	1,524.00	125.00	1,399.00	625.00	2,561.04	1,500.00	70.74
10-1-000-006-4420.030 Snow Removal Supplies	0.00	12.50	-12.50	62.50	0.00	150.00	-100.00
10-1-000-006-4420.031 Gas for Snow Removal	0.00	4.17	-4.17	20.85	0.00	50.00	-100.00
10-1-000-006-4420.050 Landscape/Grounds Sup	657.13	50.00	607.13	250.00	714.11	600.00	19.02
10-1-000-006-4420.051 Gasoline for mowing	6.01	16.67	-10.66	83.35	25.77	200.00	-87.12
10-1-000-006-4420.070 Electrical Supplies	20.69	29.17	-8.48	145.85	62.60	350.00	-82.11
10-1-000-006-4420.080 Plumbing Supplies	53.16	70.83	-17.67	354.15	385.74	850.00	-54.62
10-1-000-006-4420.090 Extermination Supplies	0.00	20.83	-20.83	104.15	0.00	250.00	-100.00
10-1-000-006-4420.100 Janitorial Supplies	0.00	125.00	-125.00	625.00	435.83	1,500.00	-70.94
10-1-000-006-4420.110 Routine Maint.Supplies	19.84	458.33	-438.49	2,291.65	4,729.16	5,500.00	-14.02
10-1-000-006-4420.120 Other Misc Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4420.121 Laundry Equip Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4420.125 Mileage	0.00	4.17	-4.17	20.85	0.00	50.00	-100.00
10-1-000-006-4420.130 Security Supplies	0.00	83.33	-83.33	416.65	0.00	1,000.00	-100.00
Total Maintenance - Materials/Supplies	2,280.83	1,012.50	1,268.33	5,062.50	8,914.25	12,150.00	-26.63
Maintenance - Contracts							
10-1-000-006-4430.010 Garbage & Trash Cont	120.00	166.67	-46.67	833.35	600.00	2,000.00	-70.00
10-1-000-006-4430.020 Heating & Cooling Cont	30.00	166.67	-136.67	833.35	3,507.04	2,000.00	75.35
10-1-000-006-4430.030 Snow Removal Contract	0.00	29.17	-29.17	145.85	0.00	350.00	-100.00
10-1-000-006-4430.040 Elevator Maint Cont	1,067.70	500.00	567.70	2,500.00	2,135.40	6,000.00	-64.41
10-1-000-006-4430.050 Landscape & Grds Cont	95.00	41.67	53.33	208.35	285.00	500.00	-43.00
10-1-000-006-4430.070 Electrical Contracts	0.00	83.33	-83.33	416.65	0.00	1,000.00	-100.00

Date:
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Knox County Housing Authority
INCOME STATEMENT - AMP 3, Bluebell
August, 2020

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
10-1-000-006-4430.080 Plumbing Contracts	0.00	750.00	-750.00	3,750.00	1,296.75	9,000.00	-85.59
10-1-000-006-4430.090 Extermination Contracts	0.00	291.67	-291.67	1,458.35	327.42	3,500.00	-90.65
10-1-000-006-4430.100 Janitorial Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4430.110 Routing Maint Cont	133.46	291.67	-158.21	1,458.35	3,339.05	3,500.00	-4.60
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	25.00	-25.00	125.00	0.00	300.00	-100.00
10-1-000-006-4431.000 Trash Removal	0.00	0.00	0.00	0.00	0.00	0.00	
Total Maintenance - Contracts	1,446.16	2,345.85	-899.69	11,729.25	11,490.66	28,150.00	-59.18
TOTAL MAINTENANCE EXPENSES	7,520.38	7,275.01	245.37	36,375.05	41,646.50	87,300.00	-52.29
<u>UTILITIES EXPENSE</u>							
Utilities Expense							
10-1-000-006-4310.000 Water	289.34	312.50	-23.16	1,562.50	1,015.15	3,750.00	-72.93
10-1-000-006-4315.000 Sewer	233.29	250.00	-16.71	1,250.00	824.61	3,000.00	-72.51
10-1-000-006-4320.000 Electric	1,059.71	1,000.00	59.71	5,000.00	3,613.39	12,000.00	-69.89
10-1-000-006-4330.000 Gas	139.78	750.00	-610.22	3,750.00	1,911.10	9,000.00	-78.77
Total Utilities Expense	1,722.12	2,312.50	-590.38	11,562.50	7,364.25	27,750.00	-73.46
TOTAL UTILITIES EXPENSE	1,722.12	2,312.50	-590.38	11,562.50	7,364.25	27,750.00	-73.46
<u>TOTAL PROTECTIVE SERVICES EXPENSE</u>							
Protective Services - Contract							
10-1-000-006-4480.000 Police Contract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4480.100 ADT Contract	0.00	208.33	-208.33	1,041.65	1,167.81	2,500.00	-53.29
10-1-000-006-4480.500 Security Contract	0.00	333.33	-333.33	1,666.65	0.00	4,000.00	-100.00
Total Protective Services - Contract	0.00	541.66	-541.66	2,708.30	1,167.81	6,500.00	-82.03
TOTAL PROTECTIVE SERVICES EXPENSE	0.00	541.66	-541.66	2,708.30	1,167.81	6,500.00	-82.03
<u>INSURANCE PREMIUMS EXPENSE</u>							
Insurance Expenses							
10-1-000-006-4510.010 Property Insurance	912.13	925.00	-12.87	4,625.00	4,560.65	11,100.00	-58.91
10-1-000-006-4510.015 Equipment Insurance	35.19	37.50	-2.31	187.50	175.95	450.00	-60.90
10-1-000-006-4510.020 Liability Insurance	121.24	125.00	-3.76	625.00	606.20	1,500.00	-59.59
10-1-000-006-4510.025 PE & PO Insurance	79.62	83.33	-3.71	416.65	398.10	1,000.00	-60.19
10-1-000-006-4510.030 Work Comp	142.94	145.83	-2.89	729.15	714.70	1,750.00	-59.16
10-1-000-006-4510.035 Auto Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4510.040 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Insurance Expenses	1,291.12	1,316.66	-25.54	6,583.30	6,455.60	15,800.00	-59.14
TOTAL INSURANCE PREMIUMS EXPENSE	1,291.12	1,316.66	-25.54	6,583.30	6,455.60	15,800.00	-59.14
<u>GENERAL EXPENSES</u>							
General Expenses							
10-1-000-006-4530.000 Term Leave Pay	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4590.000 Other General	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4595.000 Compensated Absences	0.00	0.00	0.00	0.00	0.00	0.00	
Total General Expenses	0.00	0.00	0.00	0.00	0.00	0.00	
Payment In Lieu Of Taxes - PILOT Tax							
10-1-000-006-4520.000 Pay in lieu of Tax	1,221.49	1,750.67	-529.18	8,753.35	6,098.28	21,008.00	-70.97
Total Payment In Lieu Of Taxes - PILOT	1,221.49	1,750.67	-529.18	8,753.35	6,098.28	21,008.00	-70.97

Date:
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Knox County Housing Authority
INCOME STATEMENT - AMP 3, Bluebell
August, 2020

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Bad Debt Write-Offs - Tenant Rents							
10-1-000-006-4570.000 Collection Losses	361.00	0.00	361.00	0.00	450.99	0.00	
Total Bad Debt Write-Offs - Tenant Rents	361.00	0.00	361.00	0.00	450.99	0.00	
TOTAL OTHER GENERAL EXPENSES	1,582.49	1,750.67	-168.18	8,753.35	6,549.27	21,008.00	-68.82
<u>INTEREST EXP & AMORTIZATION COST</u>							
Interest Expense							
Total Interest Expense	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL INTEREST EXP & AMORT COST	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL OPERATING EXPENSE	20,124.17	21,354.57	-1,230.40	106,772.85	97,521.74	256,255.00	-61.94
NET (REVENUE)/EXPENSE	1,957.65	935.65	1,022.00	4,678.25	1,830.81	11,228.00	-83.69
<u>MISCELLANEOUS EXPENSE</u>							
Extraordinary & Casualty Expense							
10-1-000-006-4610.010 Extraordinary Labor	0.00	0.00	0.00	0.00	0.00	0.00	
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 Extraordinary Expense	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4620.010 Casualty Labor	0.00	0.00	0.00	0.00	0.00	0.00	
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 Casualty Losses - Non-capitalized	0.00	0.00	0.00	0.00	0.00	0.00	
Depreciation Expense							
10-1-000-006-4800.000 Depreciation Exp BB	11,000.00	14,083.33	-3,083.33	70,416.65	55,000.00	169,000.00	-67.46
Total Depreciation Expense	11,000.00	14,083.33	-3,083.33	70,416.65	55,000.00	169,000.00	-67.46
TOTAL MISCELLANEOUS EXPENSES	11,000.00	14,083.33	-3,083.33	70,416.65	55,000.00	169,000.00	-67.46
TOTAL EXPENSES	12,957.65	15,018.98	-2,061.33	75,094.90	56,830.81	180,228.00	-68.47
<u>OTHER FINANCING SOURCES (USES)</u>							
Prior Period Adjustment							
10-1-000-006-6010.000 Prior Yr Adj-ARR	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-6020.000 Prior Yr Adj-NARR	0.00	0.00	0.00	0.00	0.00	0.00	
Total Prior Period Adjustment	0.00	0.00	0.00	0.00	0.00	0.00	
Operating/Reserve Transfers In/Out							
10-1-000-006-7010.000 Prov Oper Reserve	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-9111.000 Operating Xfers - In	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-9111.100 Operating Xfers - Out	0.00	0.00	0.00	0.00	0.00	0.00	
Total Operating/Reserve Transfers In/Out	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL OTHER FINANCING SOURCES	0.00	0.00	0.00	0.00	0.00	0.00	
EXCESS (REVENUE)/EXPENSE	12,957.65	15,018.98	-2,061.33	75,094.90	56,830.81	180,228.00	-68.47

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Knox County Housing Authority
INCOME STATEMENT - HCV (ADMIN & HAP) HAP
August, 2020

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
30-1-000-000-4190.401 Printing Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4190.550 Computers	1,296.00	250.00	1,046.00	1,250.00	1,469.00	3,000.00	-51.03
30-1-000-000-4190.800 Internet Services	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4190.850 IT Support	139.75	33.33	106.42	166.65	297.25	400.00	-25.69
30-1-000-000-4190.950 Background Verification	113.03	66.67	46.36	333.35	230.73	800.00	-71.16
Total Admin Sundry & w/o Sundry	2,381.29	1,162.50	1,218.79	5,812.50	4,963.26	13,950.00	-64.42
TOTAL ADMIN EXPENSE	12,874.10	12,298.84	575.26	61,494.20	60,772.80	147,586.00	-58.82
General Expense							
30-1-000-000-4400.000 Maint & Operation	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4430.126 Vehicle Maint Cont	27,071.00	0.00	27,071.00	0.00	27,071.00	0.00	
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	79.62	83.33	-3.71	416.65	398.10	1,000.00	-60.19
30-1-000-000-4510.030 Work Comp Insurance	252.20	256.25	-4.05	1,281.25	1,261.00	3,075.00	-58.99
30-1-000-000-4510.035 Auto Insurance	41.93	43.75	-1.82	218.75	209.65	525.00	-60.07
30-1-000-000-4510.040 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4530.000 Term Leave Pay	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4540.000 Employee Benefits	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4570.100 Collection Loss Admin	-3.00	41.67	-44.67	208.35	303.13	500.00	-39.37
30-1-000-000-4590.000 Other General Exp	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4590.010 Admin Gen Exp-Port	309.44	400.00	-90.56	2,000.00	1,665.20	4,800.00	-65.31
30-1-000-000-4595.000 Compensated Absences	0.00	0.00	0.00	0.00	0.00	0.00	
Total General Expense	27,751.19	825.00	26,926.19	4,125.00	30,908.08	9,900.00	212.20
TOTAL GENERAL EXPENSE	27,751.19	825.00	26,926.19	4,125.00	30,908.08	9,900.00	212.20
Surplus Adjustments							
30-1-000-000-6010.000 Prior Yr Adj - ARR	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-6020.000 Prior Yr Adj - NARR	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-6120.000 Gain/Loss-Nonex Eq	0.00	0.00	0.00	0.00	0.00	0.00	
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	0.00	
Provision for Reserve							
30-1-000-000-7016.000 Prov for Oper Rsrve	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-7027.000 Prov for Proj Rsrve	0.00	0.00	0.00	0.00	0.00	0.00	
Total Provision for Reserve	0.00	0.00	0.00	0.00	0.00	0.00	
Capital Expenditures							
30-1-000-000-7520.000 Replace Nonexp Eq	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-7530.000 Rcpts Nonex Eq NR	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-7540.010 Labor	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-7540.020 Materials	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-7540.030 NonExp Equipment	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-7540.040 Contract Costs	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-7590.000 Oper Exp Prop Contra	0.00	0.00	0.00	0.00	0.00	0.00	
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	0.00	
Depreciation Expense							
30-1-000-000-4800.000 Dpreciation Expense	0.00	0.00	0.00	0.00	0.00	0.00	
Total Depreciation Expense	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL ADMIN EXPENSES	40,625.29	13,123.84	27,501.45	65,619.20	91,680.88	157,486.00	-41.78
ADMIN (Profit)/Loss w/ Depreciation	4,439.93	3,693.59	746.34	18,467.95	-8,607.78	44,323.00	-119.42

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Knox County Housing Authority
INCOME STATEMENT - HCV (ADMIN & HAP) HAP
August, 2020

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
HAP REVENUE							
HAP Income							
30-1-000-000-3300.200 Fraud Recovery - HAP	0.00	-416.67	416.67	-2,083.35	-1,069.00	-5,000.00	-78.62
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 Ann Contr-Cur Yr	-74,757.00	-77,052.08	2,295.08	-385,260.40	-357,155.00	-924,625.00	-61.37
30-1-000-000-8027.000 Ann Contr - Pr Yr	0.00	0.00	0.00	0.00	0.00	0.00	
Total Income	-74,757.00	-77,468.75	2,711.75	-387,343.75	-358,224.00	-929,625.00	-61.47
TOTAL HAP INCOME	-74,757.00	-77,468.75	2,711.75	-387,343.75	-358,224.00	-929,625.00	-61.47
HAP EXPENSES							
HAP Expenses							
30-1-000-000-4715.010 HAP-Occupied Units	62,210.00	61,544.00	666.00	307,720.00	304,824.00	738,528.00	-58.73
30-1-000-000-4715.015 HAP Mid Month Lease	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4715.020 HAP-Repayments	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4715.021 HAP-FraudRepay-HUD	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4715.030 HAP-Port Ins	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4715.040 HAP-Util Payments	2,558.00	2,333.33	224.67	11,666.65	15,720.00	28,000.00	-43.86
30-1-000-000-4715.050 HAP-Homeownership	174.00	175.00	-1.00	875.00	1,077.00	2,100.00	-48.71
30-1-000-000-4715.070 HAP-Portable	10,318.00	14,583.33	-4,265.33	72,916.65	64,104.00	175,000.00	-63.37
30-1-000-000-4715.080 HAP Hard to House	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4718.000 HAP-Escrow Certs	0.00	0.00	0.00	0.00	0.00	0.00	
Total HAP Expenses	75,260.00	78,635.66	-3,375.66	393,178.30	385,725.00	943,628.00	-59.12
TOTAL HAP EXPENSE	75,260.00	78,635.66	-3,375.66	393,178.30	385,725.00	943,628.00	-59.12
General HAP Expenses							
30-1-000-000-4570.200 Collection Loss HUD	-2.00	41.67	-43.67	208.35	304.71	500.00	-39.06
Total General HAP Expenses	-2.00	41.67	-43.67	208.35	304.71	500.00	-39.06
TOTAL GENERAL HAP EXPENSES	-2.00	41.67	-43.67	208.35	304.71	500.00	-39.06
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	75,258.00	78,677.33	-3,419.33	393,386.65	386,029.71	944,128.00	-59.11
Remaining HAP to/from Reserve	501.00	1,208.58	-707.58	6,042.90	27,805.71	14,503.00	91.72

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Knox County Housing Authority
INCOME STATEMENT - AHP Brentwood
August, 2020

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
PUM - Brentwood	72.00	72.00	0.00	360.00	360.00	864.00	0.00
REVENUE							
<u>TENANT REVENUE</u>							
Tenant Rent Revenue							
60-1-000-000-5120.000 Rent - Brentwood	-27,678.00	-28,060.00	382.00	-140,300.00	-139,483.00	-336,720.00	-58.58
60-1-000-000-5125.000 PHA Rent	-4,322.00	-4,300.00	-22.00	-21,500.00	-20,645.00	-51,600.00	-59.99
60-1-000-000-5320.000 Rent Adjustments	0.00	0.00	0.00	0.00	728.00	0.00	
Total Tenant Rent Revenue	-32,000.00	-32,360.00	360.00	-161,800.00	-159,400.00	-388,320.00	-58.95
Excess Rent							
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 Excess Rent	0.00	0.00	0.00	0.00	0.00	0.00	
Vacancies Revenue							
60-1-000-000-5220.000 Vacancies - Brentwood	0.00	566.25	-566.25	2,831.25	0.00	6,795.00	-100.00
Total Vacancies Revenue	0.00	566.25	-566.25	2,831.25	0.00	6,795.00	-100.00
TOTAL TENANT REVENUE	-32,000.00	-31,793.75	-206.25	-158,968.75	-159,400.00	-381,525.00	-58.22
<u>INVESTMENT REVENUE</u>							
Investment Revenue							
60-1-000-000-5410.000 Interest Income	-7.69	-366.67	358.98	-1,833.35	-222.02	-4,400.00	-94.95
60-1-000-000-5420.000 Interst Sec Deposits	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5440.000 Rep Res Interest	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5500.000 Other Inc - HUD Int Crd	0.00	0.00	0.00	0.00	0.00	0.00	
Total Investment Revenue	-7.69	-366.67	358.98	-1,833.35	-222.02	-4,400.00	-94.95
TOTAL INVESTMENT INCOME	-7.69	-366.67	358.98	-1,833.35	-222.02	-4,400.00	-94.95
<u>OTHER REVENUE</u>							
Other Revenue							
60-1-000-000-5900.000 Other Income	0.00	-4.17	4.17	-20.85	0.00	-50.00	-100.00
60-1-000-000-5901.000 Income - LR Amps	0.00	-29.17	29.17	-145.85	0.00	-350.00	-100.00
60-1-000-000-5910.000 Laundry Income	-822.25	-733.33	-88.92	-3,666.65	-3,453.50	-8,800.00	-60.76
60-1-000-000-5920.000 Bad Check Charges	0.00	-1.67	1.67	-8.35	-20.00	-20.00	0.00
60-1-000-000-5920.100 Deposits Forfeited	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5922.000 Labor & Materials	-218.06	-416.67	198.61	-2,083.35	-1,365.06	-5,000.00	-72.70
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	-11.00	-183.33	172.33	-916.65	-223.00	-2,200.00	-89.86
60-1-000-000-5926.000 Violation Charges	0.00	-37.92	37.92	-189.60	-297.00	-455.00	-34.73
60-1-000-000-5930.000 Retained HAP	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5991.000 ECRM Grant Inc-BW	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5991.100 ECRM Grant #2 Inc-BW	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5992.000 Carver Center Grant-BW	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5992.500 Late Charges	0.00	0.00	0.00	0.00	0.00	0.00	
Total Other Revenue	-1,051.31	-1,406.26	354.95	-7,031.30	-5,358.56	-16,875.00	-68.25
TOTAL OTHER REVENUE	-1,051.31	-1,406.26	354.95	-7,031.30	-5,358.56	-16,875.00	-68.25
TOTAL REVENUE	-33,059.00	-33,566.68	507.68	-167,833.40	-164,980.58	-402,800.00	-59.04
EXPENSES							

Date:
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Knox County Housing Authority
INCOME STATEMENT - AHP Brentwood
August, 2020

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Total Maintenance Salaries	5,807.32	6,625.00	-817.68	33,125.00	33,022.57	79,500.00	-58.46
Maintenance 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 Heating/Cooling Supplies	0.00	91.67	-91.67	458.35	0.00	1,100.00	-100.00
60-1-000-000-6515.030 Snow Removal Supplies	0.00	41.67	-41.67	208.35	0.00	500.00	-100.00
60-1-000-000-6515.050 Lndscape/Grnd Supplies	19.77	258.33	-238.56	1,291.65	180.18	3,100.00	-94.19
60-1-000-000-6515.070 Electrical Supplies	102.48	472.92	-370.44	2,364.60	3,617.10	5,675.00	-36.26
60-1-000-000-6515.080 Plumbing Supplies	76.80	400.00	-323.20	2,000.00	504.98	4,800.00	-89.48
60-1-000-000-6515.100 Janitorial Supplies	37.78	108.33	-70.55	541.65	630.94	1,300.00	-51.47
60-1-000-000-6515.110 Routine Maint. Supplies	0.00	1,509.17	-1,509.17	7,545.85	490.39	18,110.00	-97.29
60-1-000-000-6515.114 Painting Supplies - BW	0.00	200.00	-200.00	1,000.00	0.00	2,400.00	-100.00
60-1-000-000-6515.115 Refrigerators	0.00	125.00	-125.00	625.00	1,497.00	1,500.00	-0.20
60-1-000-000-6515.116 Stoves	0.00	85.00	-85.00	425.00	0.00	1,020.00	-100.00
60-1-000-000-6515.120 Misc. Other Supplies	5.55	41.67	-36.12	208.35	37.61	500.00	-92.48
Total Maintenance Supplies	242.38	3,333.76	-3,091.38	16,668.80	6,958.20	40,005.00	-82.61
Maintenance Contracts							
60-1-000-000-6516.000 Interior Repr/Repl-BW	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6516.200 Carpet Repr/Repl-BW	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6520.010 Garbage/Trash Contract	946.85	1,008.33	-61.48	5,041.65	4,814.81	12,100.00	-60.21
60-1-000-000-6520.020 Heat/Cool Contract	0.00	41.67	-41.67	208.35	0.00	500.00	-100.00
60-1-000-000-6520.030 Snow Removal Contract	0.00	165.00	-165.00	825.00	0.00	1,980.00	-100.00
60-1-000-000-6520.050 Landscape&Grds Cont	0.00	416.67	-416.67	2,083.35	0.00	5,000.00	-100.00
60-1-000-000-6520.070 Electrical Contract	0.00	66.67	-66.67	333.35	0.00	800.00	-100.00
60-1-000-000-6520.080 Plumbing Contract	0.00	162.50	-162.50	812.50	142.50	1,950.00	-92.69
60-1-000-000-6520.090 Extermination Contract	0.00	212.50	-212.50	1,062.50	902.24	2,550.00	-64.62
60-1-000-000-6520.100 Janitorial Contract	64.47	108.33	-43.86	541.65	349.45	1,300.00	-73.12
60-1-000-000-6520.110 Routine Maint. Contract	0.00	100.00	-100.00	500.00	539.42	1,200.00	-55.05
60-1-000-000-6520.111 Carpet Repr/Repl Cont.	0.00	558.33	-558.33	2,791.65	0.00	6,700.00	-100.00
60-1-000-000-6520.120 Misc. Other Contracts	0.00	2,866.67	-2,866.67	14,333.35	0.00	34,400.00	-100.00
Total Maintenance Contracts	1,011.32	5,706.67	-4,695.35	28,533.35	6,748.42	68,480.00	-90.15
TOTAL MAINTENANCE	7,061.02	15,665.43	-8,604.41	78,327.15	46,729.19	187,985.00	-75.14
TAXES & INSURANCE EXPENSE							
Taxes & Insurance Expense							
60-1-000-000-6710.000 PILOT - Real Estate Tax	1,452.61	1,477.58	-24.97	7,387.90	7,446.66	17,731.00	-58.00
60-1-000-000-6720.000 Property Insurance	829.21	841.67	-12.46	4,208.35	4,146.05	10,100.00	-58.95
60-1-000-000-6720.500 Equipment Insurance	49.98	52.08	-2.10	260.40	249.90	625.00	-60.02
60-1-000-000-6721.000 Liability Insurance	172.21	175.00	-2.79	875.00	861.05	2,100.00	-59.00
60-1-000-000-6721.500 PE & PO Insuranace	79.62	83.33	-3.71	416.65	398.10	1,000.00	-60.19
60-1-000-000-6722.000 Work Comp Insurance	249.22	254.17	-4.95	1,270.85	1,246.10	3,050.00	-59.14
60-1-000-000-6722.500 Auto Insurnace	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6724.000 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6790.000 Other General Exp	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6795.000 Compensated Absences	0.00	0.00	0.00	0.00	0.00	0.00	
Total Taxes & Insurance Expense	2,832.85	2,883.83	-50.98	14,419.15	14,347.86	34,606.00	-58.54
TOTAL TAXES & INSURANCE EXPENSE	2,832.85	2,883.83	-50.98	14,419.15	14,347.86	34,606.00	-58.54

Date:
Time:
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Knox County Housing Authority
INCOME STATEMENT - AHP Brentwood
August, 2020

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
MISCELLANEOUS EXPENSE							
Financial Expenses							
60-1-000-000-6810.000 Interest Expense Payable	3,850.15	1,878.17	1,971.98	9,390.85	11,556.77	22,538.00	-48.72
60-1-000-000-6860.000 Security Deposit Interest	0.00	0.00	0.00	0.00	0.00	0.00	
Total Financial Expenses	3,850.15	1,878.17	1,971.98	9,390.85	11,556.77	22,538.00	-48.72
Amortization Expense							
Total Amortization Expense	0.00	0.00	0.00	0.00	0.00	0.00	
Surplus Adjustments							
60-1-000-000-6010.000 Prior Yr Adj - BW	0.00	0.00	0.00	0.00	0.00	0.00	
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	0.00	
Provision for Reserve							
60-1-000-000-7010.000 Provision For Reserve	0.00	0.00	0.00	0.00	0.00	0.00	
Total Provision for Reserve	0.00	0.00	0.00	0.00	0.00	0.00	
Capital Expenditures							
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	0.00	
Vandalism Expenditures							
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	0.00	
Transfers In/Out							
60-1-000-000-9111.000 Operating Xfers - In	0.00	0.00	0.00	0.00	0.00	0.00	
Total Transfers In/Out	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL MISCELLANEOUS EXPENSE	3,850.15	1,878.17	1,971.98	9,390.85	11,556.77	22,538.00	-48.72
TOTAL EXPENSES BEFORE DEPRECIATION	28,261.27	33,196.74	-4,935.47	165,983.70	130,047.07	398,361.00	-67.35
NET REVENUE/EXPENSES (PROFIT)/LOSS	-4,797.73	-369.94	-4,427.79	-1,849.70	-34,933.51	-4,439.00	686.97
Depreciation Expense							
60-1-000-000-6600.000 Depreciation Expense	8,000.00	7,500.00	500.00	37,500.00	40,000.00	90,000.00	-55.56
Total Depreciation Expense	8,000.00	7,500.00	500.00	37,500.00	40,000.00	90,000.00	-55.56
TOTAL DEPRECIATION EXPENSE	8,000.00	7,500.00	500.00	37,500.00	40,000.00	90,000.00	-55.56
NET REVENUE/EXPENSE (PROFIT)/LOSS AFTER DEPRECIATION EXPENSE	3,202.27	7,130.06	-3,927.79	35,650.30	5,066.49	85,561.00	-94.08
TOTAL BOND PAYMENT	3,924.87	0.00	3,924.87	0.00	11,768.26	0.00	

Date:
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Knox County Housing Authority
INCOME STATEMENT - AHP, Prairieland
August, 2020

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
PUM - Prairieland	65.00	65.00	0.00	325.00	325.00	780.00	0.00
REVENUE							
TENANT REVENUE							
Tenant Rent Revenue							
60-1-000-001-5120.000 Rent - Prairieland	-22,898.00	-22,811.00	-87.00	-114,055.00	-113,296.00	-273,732.00	-58.61
60-1-000-001-5125.000 PHA Rent	-1,495.00	-1,816.67	321.67	-9,083.35	-7,433.00	-21,800.00	-65.90
60-1-000-001-5126.000 Georgia HAP - Prairie S8	-3,417.00	-3,083.33	-333.67	-15,416.65	-16,394.00	-37,000.00	-55.69
60-1-000-001-5320.000 Rent Adjustments	0.00	0.00	0.00	0.00	4.00	0.00	
Total Tenant Rent Revenue	-27,810.00	-27,711.00	-99.00	-138,555.00	-137,119.00	-332,532.00	-58.77
Excess Rent							
60-1-000-001-5970.000 Excess Rent	-687.00	-625.00	-62.00	-3,125.00	-3,514.00	-7,500.00	-53.15
60-1-000-001-5971.000 Excess Rent to HUD	0.00	0.00	0.00	0.00	0.00	0.00	
Total Excess Rent	-687.00	-625.00	-62.00	-3,125.00	-3,514.00	-7,500.00	-53.15
Vacancies Revenue							
60-1-000-001-5220.000 Vacancies	0.00	497.33	-497.33	2,486.65	0.00	5,968.00	-100.00
Total Vacancies Revenue	0.00	497.33	-497.33	2,486.65	0.00	5,968.00	-100.00
TOTAL TENANT REVENUE	-28,497.00	-27,838.67	-658.33	-139,193.35	-140,633.00	-334,064.00	-57.90
INVESTMENT REVENUE							
Investment Revenue							
60-1-000-001-5410.000 Interest Income	0.00	0.00	0.00	0.00	-8.26	0.00	
60-1-000-001-5420.000 Interest Sec Dep	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5440.000 Rep Res Interest	0.00	-2.00	2.00	-10.00	0.00	-24.00	-100.00
60-1-000-001-5450.000 Residual Res Int Inc	0.00	-1.00	1.00	-5.00	0.00	-12.00	-100.00
60-1-000-001-5500.000 HUD Interest Payment	0.00	0.00	0.00	0.00	0.00	0.00	
Total Investment Revenue	0.00	-3.00	3.00	-15.00	-8.26	-36.00	-77.06
TOTAL INVESTMENT INCOME	0.00	-3.00	3.00	-15.00	-8.26	-36.00	-77.06
OTHER REVENUE							
Other Revenue							
60-1-000-001-5127.000 Office Rent Receipt	-225.00	-225.00	0.00	-1,125.00	-1,125.00	-2,700.00	-58.33
60-1-000-001-5900.000 Other Income	0.00	-12.50	12.50	-62.50	0.00	-150.00	-100.00
60-1-000-001-5901.000 Income - LR Amps	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5910.000 Laundry Income	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5920.000 Bad Check Charges	-40.00	-1.67	-38.33	-8.35	-40.00	-20.00	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	-15.00	-350.00	335.00	-1,750.00	-1,240.00	-4,200.00	-70.48
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	-53.00	-200.00	147.00	-1,000.00	-177.00	-2,400.00	-92.63
60-1-000-001-5926.000 Violation Charges	0.00	-35.42	35.42	-177.10	-755.00	-425.00	77.65
60-1-000-001-5930.000 Retained HAP	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5979.000 Gifts	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	
60-1-000-001-5991.000 ECRM Grant Inc-PL	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5992.500 Late Charges	0.00	0.00	0.00	0.00	0.00	0.00	
Total Other Revenue	-333.00	-824.59	491.59	-4,122.95	-3,337.00	-9,895.00	-66.28
TOTAL OTHER REVENUE	-333.00	-824.59	491.59	-4,122.95	-3,337.00	-9,895.00	-66.28
TOTAL REVENUE	-28,830.00	-28,666.26	-163.74	-143,331.30	-143,978.26	-343,995.00	-58.15

EXPENSES

Date:
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Knox County Housing Authority
INCOME STATEMENT - AHP, Prairieland
August, 2020

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
OPERATING EXPENSES							
Administrative Salaries & Benefits							
60-1-000-001-6330.000 Manager's Salaries	2,368.50	2,583.33	-214.83	12,916.65	13,555.50	31,000.00	-56.27
60-1-000-001-6330.001 Salary - Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6330.500 Manager's Benefits	802.30	883.33	-81.03	4,416.65	4,356.91	10,600.00	-58.90
60-1-000-001-6330.501 Wellness Benefit-Admin	0.00	0.00	0.00	0.00	0.00	0.00	
Total Administrative Salaries & Benefits	3,170.80	3,466.66	-295.86	17,333.30	17,912.41	41,600.00	-56.94
Admin Sundry							
60-1-000-001-6210.000 Admin. Advertisement	9.50	33.33	-23.83	166.65	38.00	400.00	-90.50
60-1-000-001-6250.000 Misc. Rent Expense	68.00	100.00	-32.00	500.00	255.00	1,200.00	-78.75
60-1-000-001-6311.000 Office Expense-Prairie	34.36	150.00	-115.64	750.00	389.08	1,800.00	-78.38
60-1-000-001-6311.050 Office Rental Expense	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6311.100 Phone/Internet Service	146.35	108.33	38.02	541.65	596.28	1,300.00	-54.13
60-1-000-001-6311.150 IT Support	94.62	33.33	61.29	166.65	119.37	400.00	-70.16
60-1-000-001-6340.000 Legal	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6350.000 Audit	0.00	75.00	-75.00	375.00	0.00	900.00	-100.00
60-1-000-001-6350.500 Accounting Fee	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6360.000 Training - Staff	0.00	87.50	-87.50	437.50	0.00	1,050.00	-100.00
60-1-000-001-6360.010 Training - Commiss	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6365.000 Travel - Staff	61.53	129.17	-67.64	645.85	251.84	1,550.00	-83.75
60-1-000-001-6365.010 Travel - Commissioners	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6370.000 Bad Debt	634.00	208.33	425.67	1,041.65	355.50	2,500.00	-85.78
60-1-000-001-6380.000 Consulting Services	0.00	41.67	-41.67	208.35	0.00	500.00	-100.00
60-1-000-001-6380.500 Translating/Interp Serv.	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6399.000 Other Administrative	0.00	100.00	-100.00	500.00	0.00	1,200.00	-100.00
Total Admin Sundry	1,048.36	1,066.66	-18.30	5,333.30	2,005.07	12,800.00	-84.34
Fee Expense							
60-1-000-001-6320.000 Management Fees	4,750.85	4,751.00	-0.15	23,755.00	23,388.80	57,012.00	-58.98
60-1-000-001-6351.000 Bookkeeping Fees	585.00	585.00	0.00	2,925.00	2,880.00	7,020.00	-58.97
60-1-000-001-6352.000 Computer Fees	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6390.000 Fee for Service Exp	3.00	0.00	3.00	0.00	10.00	0.00	
Total Fee Expense	5,338.85	5,336.00	2.85	26,680.00	26,278.80	64,032.00	-58.96
TOTAL OPERATING EXPENSES	9,558.01	9,869.32	-311.31	49,346.60	46,196.28	118,432.00	-60.99
UTILITIES							
Utilities Expense							
60-1-000-001-6450.000 Utilities Electric	337.83	425.00	-87.17	2,125.00	759.99	5,100.00	-85.10
60-1-000-001-6451.000 Utilities Water	1,258.60	858.33	400.27	4,291.65	4,464.40	10,300.00	-56.66
60-1-000-001-6452.000 Utilities Gas	190.42	125.00	65.42	625.00	504.32	1,500.00	-66.38
60-1-000-001-6453.000 Utilities Sewer	1,691.18	858.33	832.85	4,291.65	6,082.56	10,300.00	-40.95
Total Utilities	3,478.03	2,266.66	1,211.37	11,333.30	11,811.27	27,200.00	-56.58
TOTAL UTILITIES	3,478.03	2,266.66	1,211.37	11,333.30	11,811.27	27,200.00	-56.58
MAINTENANCE EXPENSES							
Maintenance Salaries							
60-1-000-001-6510.000 Maintenance Salaries	3,862.40	4,416.67	-554.27	22,083.35	22,829.45	53,000.00	-56.93
60-1-000-001-6510.001 Salaries Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6510.100 OT Maintenance	0.00	20.83	-20.83	104.15	0.00	250.00	-100.00
60-1-000-001-6510.200 Maint from Amps	0.00	20.83	-20.83	104.15	0.00	250.00	-100.00
60-1-000-001-6510.500 Maint. Employee Ben.	1,944.79	2,166.67	-221.88	10,833.35	10,192.44	26,000.00	-60.80
60-1-000-001-6510.501 Wellness Benefit - Maint	0.00	0.00	0.00	0.00	0.00	0.00	
Total Maintenance Salaries	5,807.19	6,625.00	-817.81	33,125.00	33,021.89	79,500.00	-58.46

Date:
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Knox County Housing Authority
INCOME STATEMENT - AHP, Prairieland
August, 2020

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Maintenance 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 Heating/Cooling Supplies	235.01	100.00	135.01	500.00	326.24	1,200.00	-72.81
60-1-000-001-6515.030 Snow Removal Supplies	0.00	41.67	-41.67	208.35	0.00	500.00	-100.00
60-1-000-001-6515.050 Lndscape/Grnd Supplies	29.22	208.33	-179.11	1,041.65	391.96	2,500.00	-84.32
60-1-000-001-6515.070 Electrical Supplies	81.56	352.08	-270.52	1,760.40	2,883.95	4,225.00	-31.74
60-1-000-001-6515.080 Plumbing Supplies	33.88	241.67	-207.79	1,208.35	1,666.16	2,900.00	-42.55
60-1-000-001-6515.100 Janitorial Supplies	0.00	58.33	-58.33	291.65	290.88	700.00	-58.45
60-1-000-001-6515.110 Routine Maint. Supplies	94.66	591.67	-497.01	2,958.35	640.33	7,100.00	-90.98
60-1-000-001-6515.114 Painting Supplies - PL	564.43	150.00	414.43	750.00	564.43	1,800.00	-68.64
60-1-000-001-6515.115 Refrigerators	0.00	80.83	-80.83	404.15	0.00	970.00	-100.00
60-1-000-001-6515.116 Stoves	0.00	66.67	-66.67	333.35	0.00	800.00	-100.00
60-1-000-001-6515.120 Other Misc. Supplies	0.00	41.67	-41.67	208.35	94.91	500.00	-81.02
Total Maintenance Supplies	1,038.76	1,932.92	-894.16	9,664.60	6,858.86	23,195.00	-70.43
Maintenance Contracts							
60-1-000-001-6516.000 Interior Repr/Repl-PL	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6516.200 Carpet Repr/Repl-PL	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6520.010 Garbage/Trash Contract	697.00	754.17	-57.17	3,770.85	3,672.50	9,050.00	-59.42
60-1-000-001-6520.020 Heat/Cool Contract	0.00	50.00	-50.00	250.00	0.00	600.00	-100.00
60-1-000-001-6520.030 Snow Removal Contract	0.00	125.00	-125.00	625.00	0.00	1,500.00	-100.00
60-1-000-001-6520.050 Landscape&Grnds Cont	0.00	500.00	-500.00	2,500.00	0.00	6,000.00	-100.00
60-1-000-001-6520.070 Electrical Contract	0.00	16.67	-16.67	83.35	0.00	200.00	-100.00
60-1-000-001-6520.080 Plumbing Contract	0.00	41.67	-41.67	208.35	2,822.29	500.00	464.46
60-1-000-001-6520.090 Extermin Contract	0.00	170.83	-170.83	854.15	423.72	2,050.00	-79.33
60-1-000-001-6520.100 Janitorial	0.00	16.67	-16.67	83.35	79.47	200.00	-60.27
60-1-000-001-6520.110 Routine Main. Contract	48.00	39.58	8.42	197.90	405.46	475.00	-14.64
60-1-000-001-6520.111 Carpet Repr/Repl Cont.	0.00	750.00	-750.00	3,750.00	2,566.81	9,000.00	-71.48
60-1-000-001-6520.120 Other Misc. Contracts	0.00	66.67	-66.67	333.35	0.00	800.00	-100.00
Total Maintenance Contracts	745.00	2,531.26	-1,786.26	12,656.30	9,970.25	30,375.00	-67.18
TOTAL MAINTENANCE	7,590.95	11,089.18	-3,498.23	55,445.90	49,851.00	133,070.00	-62.54
TAXES & INSURANCE EXPENSE							
Taxes & Insurance Expense							
60-1-000-001-6710.000 PILOT - Real Estate Tax	1,227.85	1,278.58	-50.73	6,392.90	6,321.64	15,343.00	-58.80
60-1-000-001-6720.000 Prpoerty Insurance	829.21	841.67	-12.46	4,208.35	4,146.05	10,100.00	-58.95
60-1-000-001-6720.500 Equipment Insurance	44.78	47.92	-3.14	239.60	223.90	575.00	-61.06
60-1-000-001-6721.000 Liability Insurance	154.30	158.33	-4.03	791.65	771.50	1,900.00	-59.39
60-1-000-001-6721.500 PE & PO Insuranace	79.62	83.33	-3.71	416.65	398.10	1,000.00	-60.19
60-1-000-001-6722.000 Work Comp Insurance	249.22	254.17	-4.95	1,270.85	1,246.10	3,050.00	-59.14
60-1-000-001-6722.500 Auto Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6724.000 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6790.000 Other General Expense	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6795.000 Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
Total Taxes & Insurance Expense	2,584.98	2,664.00	-79.02	13,320.00	13,107.29	31,968.00	-59.00
TOTAL TAXES & INSURANCE EXPENSE	2,584.98	2,664.00	-79.02	13,320.00	13,107.29	31,968.00	-59.00
MISCELLANEOUS EXPENSE							
Financial Expenses							
60-1-000-001-6810.000 Interest Expense Payable	3,850.13	1,878.08	1,972.05	9,390.40	11,556.74	22,537.00	-48.72
60-1-000-001-6860.000 Sec Dep Int	0.00	0.00	0.00	0.00	0.00	0.00	
Total Financial Expenses	3,850.13	1,878.08	1,972.05	9,390.40	11,556.74	22,537.00	-48.72
Amortization Expense							

Date:
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Knox County Housing Authority
INCOME STATEMENT - AHP, Prairieland
August, 2020

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Total Amortization Expense	0.00	0.00	0.00	0.00	0.00	0.00	
Surplus Adjustments							
60-1-000-001-6010.000 Prior Yr Adj - PL	0.00	0.00	0.00	0.00	0.00	0.00	
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	0.00	
Provision for Reserve							
60-1-000-001-7010.000 Provision For Reserve	0.00	0.00	0.00	0.00	0.00	0.00	
Total Provision for Reserve	0.00	0.00	0.00	0.00	0.00	0.00	
Capital Expenditures							
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	0.00	
Vandalism Expenditures							
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	0.00	
Transfers In/Out							
60-1-000-001-9111.000 Operating Xfers - In	0.00	0.00	0.00	0.00	0.00	0.00	
Total Transfers In/Out	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL MISCELLANEOUS EXPENSE	3,850.13	1,878.08	1,972.05	9,390.40	11,556.74	22,537.00	-48.72
TOTAL EXPENSES BEFORE DEPRECIATION	27,062.10	27,767.24	-705.14	138,836.20	132,522.58	333,207.00	-60.23
NET REVENUE/EXPENSES (PROFIT)/LOSS	-1,767.90	-899.02	-868.88	-4,495.10	-11,455.68	-10,788.00	6.19
Depreciation Expense							
60-1-000-001-6600.000 Depreciation Expense	6,257.00	6,258.33	-1.33	31,291.65	31,285.00	75,100.00	-58.34
Total Depreciation Expense	6,257.00	6,258.33	-1.33	31,291.65	31,285.00	75,100.00	-58.34
TOTAL DEPRECIATION EXPENSE	6,257.00	6,258.33	-1.33	31,291.65	31,285.00	75,100.00	-58.34
NET REVENUE/EXPENSE (PROFIT)/LOSS AFTER DEPRECIATION EXPENSE	4,489.10	5,359.31	-870.21	26,796.55	19,829.32	64,312.00	-69.17
TOTAL BOND PAYMENT	3,924.87	0.00	3,924.87	0.00	11,768.26	0.00	

Knox County Housing Authority
BOARD - COCC CASH FLOW STATEMENT
August 31, 2020

COCC - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	53,305.51	54,166.67	-861.16	263,301.63	650,000.00	-59.49
TOTAL OPERATING INCOME	53,305.51	54,166.67	-861.16	263,301.63	650,000.00	-59.49
OPERATING EXPENSE						
Total Administration Expenses	54,679.36	49,770.83	4,908.53	261,268.34	597,250.00	-56.25
Total Tenant Services	0.00	0.00	0.00	0.00	0.00	
Total Utilities Expenses	72.67	466.67	-394.00	1,205.20	5,600.00	-78.48
Total Maintenance Expenses	28,626.70	483.30	28,143.40	32,789.38	5,800.00	465.33
General Expense	1,529.66	1,554.16	-24.50	7,648.30	18,650.00	-58.99
TOTAL ROUTINE OPERATING EXPENSES	84,908.39	52,274.96	32,633.43	302,911.22	627,300.00	-51.71
Total Non-Routine Expense	0.00	0.00	0.00	0.00	0.00	
Total Other Credit & Charges	0.00	0.00	0.00	0.00	0.00	
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	
Total Prov. for Operating Reserve	0.00	0.00	0.00	0.00	0.00	
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
TOTAL OPERATING EXPENSES	84,908.39	52,274.96	32,633.43	302,911.22	627,300.00	-51.71
NET REVENUE/-EXPENSE PROFIT/-LOSS						
	-31,602.88	1,891.71	-33,494.59	-39,609.59	22,700.00	-274.49
Total Depreciation Expense						
	45.00	50.00	-5.00	225.00	600.00	-62.50
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	-31,647.88	1,841.71	-33,489.59	-39,834.59	22,100.00	-280.25

Knox County Housing Authority
BOARD - AMP001 CASH FLOW STATEMENT
August 31, 2020

MOON TOWERS - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	60,751.47	69,666.66	-8,915.19	334,537.06	836,000.00	-59.98
TOTAL OPERATING INCOME	60,751.47	69,666.66	-8,915.19	334,537.06	836,000.00	-59.98
OPERATING EXPENSE						
Total Administration Expenses	26,087.99	25,230.84	857.15	133,283.25	302,770.00	-55.98
Total Tenant Services	76.94	41.67	35.27	307.76	500.00	-38.45
Total Utilities Expenses	7,009.70	8,999.99	-1,990.29	31,330.42	108,000.00	-70.99
Total Maintenance Expenses	59,190.25	24,604.17	34,586.08	164,584.81	295,250.00	-44.26
General Expense	7,370.98	6,783.32	587.66	34,267.09	81,400.00	-57.90
TOTAL ROUTINE OPERATING EXPENSES	99,735.86	65,659.99	34,075.87	363,773.33	787,920.00	-53.83
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	99,735.86	65,659.99	34,075.87	363,773.33	787,920.00	-53.83
NET REVENUE/EXPENSE PROFIT/-LOSS						
	-38,984.39	4,006.67	-42,991.06	-29,236.27	48,080.00	-160.81
Total Depreciation Expense						
Total Depreciation Expense	14,500.00	29,583.33	-15,083.33	72,500.00	355,000.00	-79.58
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	-53,484.39	-25,576.66	-27,907.73	-101,736.27	-306,920.00	-66.85

Knox County Housing Authority
BOARD - AMP002 CASH FLOW STATEMENT
August 31, 2020

FAMILY - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	74,395.97	89,531.33	-15,135.36	459,412.79	1,074,376.00	-57.24
TOTAL OPERATING INCOME	74,395.97	89,531.33	-15,135.36	459,412.79	1,074,376.00	-57.24
OPERATING EXPENSE						
Total Administration Expenses	29,386.62	42,764.32	-13,377.70	155,588.56	513,172.00	-69.68
Total Tenant Services	0.00	341.66	-341.66	0.00	4,100.00	-100.00
Total Utilities Expenses	2,119.14	2,295.83	-176.69	7,167.55	27,550.00	-73.98
Total Maintenance Expenses	120,321.61	40,923.34	79,398.27	280,472.05	491,080.00	-42.89
General Expense	7,810.36	7,563.59	246.77	21,775.16	90,763.00	-76.01
TOTAL ROUTINE OPERATING EXPENSES	159,637.73	93,888.74	65,748.99	465,003.32	1,126,665.00	-58.73
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	159,637.73	93,888.74	65,748.99	465,003.32	1,126,665.00	-58.73
NET REVENUE/EXPENSE PROFIT/-LOSS						
	-85,241.76	-4,357.41	-80,884.35	-5,590.53	-52,289.00	-89.31
Total Depreciation Expense						
Total Depreciation Expense	29,000.00	35,416.67	-6,416.67	145,000.00	425,000.00	-65.88
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	-114,241.76	-39,774.08	-74,467.68	-150,590.53	-477,289.00	-68.45

Knox County Housing Authority
BOARD - AMP003 CASH FLOW STATEMENT
August 31, 2020

BLUEBELL - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	18,166.52	20,418.92	-2,252.40	95,690.93	245,027.00	-60.95
TOTAL OPERATING INCOME	18,166.52	20,418.92	-2,252.40	95,690.93	245,027.00	-60.95
OPERATING EXPENSE						
Total Administration Expenses	7,988.67	8,116.41	-127.74	34,318.92	97,397.00	-64.76
Total Tenant Services	19.39	41.66	-22.27	19.39	500.00	-96.12
Total Utilities Expenses	1,722.12	2,312.50	-590.38	7,364.25	27,750.00	-73.46
Total Maintenance Expenses	7,520.38	7,816.67	-296.29	42,814.31	93,800.00	-54.36
General Expense	2,873.61	3,067.33	-193.72	13,004.87	36,808.00	-64.67
TOTAL ROUTINE OPERATING EXPENSES	20,124.17	21,354.57	-1,230.40	97,521.74	256,255.00	-61.94
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	20,124.17	21,354.57	-1,230.40	97,521.74	256,255.00	-61.94
NET REVENUE/EXPENSE PROFIT/-LOSS						
	-1,957.65	-935.65	-1,022.00	-1,830.81	-11,228.00	-83.69
Total Depreciation Expense						
Total Depreciation Expense	11,000.00	14,083.33	-3,083.33	55,000.00	169,000.00	-67.46
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	-12,957.65	-15,018.98	2,061.33	-56,830.81	-180,228.00	-68.47

Knox County Housing Authority
BOARD - LOW RENT CASH FLOW STATEMENT
August 31, 2020

COCC, MT, FAMILY, BB COMBINED OS	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	206,619.47	233,783.58	-27,164.11	1,152,942.41	2,805,403.00	-58.90
TOTAL OPERATING INCOME	206,619.47	233,783.58	-27,164.11	1,152,942.41	2,805,403.00	-58.90
OPERATING EXPENSE						
Total Administration Expenses	118,142.64	125,882.40	-7,739.76	584,459.07	1,510,589.00	-61.31
Total Tenant Services	96.33	424.99	-328.66	327.15	5,100.00	-93.59
Total Utilities Expenses	10,923.63	14,074.99	-3,151.36	47,067.42	168,900.00	-72.13
Total Maintenance Expenses	215,658.94	73,827.48	141,831.46	520,660.55	885,930.00	-41.23
General Expense	19,584.61	18,968.40	616.21	76,695.42	227,621.00	-66.31
TOTAL ROUTINE OPERATING EXPENSES	364,406.15	233,178.26	131,227.89	1,229,209.61	2,798,140.00	-56.07
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	364,406.15	233,178.26	131,227.89	1,229,209.61	2,798,140.00	-56.07
NET REVENUE/EXPENSE PROFIT/-LOSS	-157,786.68	605.32	-158,392.00	-76,267.20	7,263.00	-1,150.08
Total Depreciation Expense						
Total Depreciation Expense	54,545.00	79,133.33	-24,588.33	272,725.00	949,600.00	-71.28
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	-212,331.68	-78,528.01	-133,803.67	-348,992.20	-942,337.00	-62.97

Knox County Housing Authority
BOARD - HCV CASH FLOW STATEMENT
August 31, 2020

	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
HCV - OPERATING STATEMENT						
ADMIN OPERATING INCOME						
Total Admin Operating Income	36,185.36	9,846.92	26,338.44	101,357.66	118,163.00	-14.22
TOTAL ADMIN OPERATING INCOME	36,185.36	9,846.92	26,338.44	101,357.66	118,163.00	-14.22
OPERATING EXPENSES						
Total Admin Expenses	9,344.60	8,345.84	998.76	43,164.30	100,150.00	-56.90
Total Fees Expenses	3,529.50	3,953.00	-423.50	17,608.50	47,436.00	-62.88
Total General Expenses	27,751.19	825.00	26,926.19	30,908.08	9,900.00	212.20
TOTAL OPERATING EXPENSES	40,625.29	13,123.84	27,501.45	91,680.88	157,486.00	-41.78
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	40,625.29	13,123.84	27,501.45	91,680.88	157,486.00	-41.78
NET REVENUE PROFIT/-LOSS	-4,439.93	-3,276.92	-1,163.01	9,676.78	-39,323.00	-124.61
Total Depreciation Expense	0.00	0.00	0.00	0.00	0.00	
NET REVENUE w/Deprecitation PROFIT/-LOSS	-4,439.93	-3,276.92	-1,163.01	9,676.78	-39,323.00	-124.61

HAP - OPERATING STATEMENT

HAP INCOME						
Total Income	74,757.00	77,468.75	-2,711.75	358,224.00	929,625.00	-61.47
TOTAL HAP INCOME	74,757.00	77,468.75	-2,711.75	358,224.00	929,625.00	-61.47
HAP EXPENSES						
Total HAP Expenses	75,260.00	78,635.66	-3,375.66	385,725.00	943,628.00	-59.12
Total General HAP Expenses	-2.00	41.67	-43.67	304.71	500.00	-39.06
TOTAL HAP EXPENSES	75,258.00	78,677.33	-3,419.33	386,029.71	944,128.00	-59.11
Total Prior Year Adj HAP	0.00	0.00	0.00	0.00	0.00	
REMAINING HAP from RESERVE +/-LOSS	-501.00	-1,208.58	707.58	-27,805.71	-14,503.00	91.72

Knox County Housing Authority
BOARD - BRENTWOOD CASH FLOW STATEMENT
August 31, 2020

BRENTWOOD - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	33,059.00	33,566.68	-507.68	164,980.58	402,800.00	-59.04
TOTAL OPERATING INCOME	33,059.00	33,566.68	-507.68	164,980.58	402,800.00	-59.04
OPERATING EXPENSE						
Total Administration Expenses	5,741.15	4,616.65	1,124.50	17,886.63	55,400.00	-67.71
Total Fee Expenses	5,828.39	5,911.00	-82.61	29,059.86	70,932.00	-59.03
Total Utilities Expenses	2,947.71	2,241.66	706.05	10,466.76	26,900.00	-61.09
Total Maintenance Expenses	7,061.02	15,665.43	-8,604.41	46,729.19	187,985.00	-75.14
Total Taxes & Insurance Expense	2,832.85	2,883.83	-50.98	14,347.86	34,606.00	-58.54
Total Financial Expenses	3,850.15	1,878.17	1,971.98	11,556.77	22,538.00	-48.72
TOTAL ROUTINE OPERATING EXPENSE	28,261.27	33,196.74	-4,935.47	130,047.07	398,361.00	-67.35
Total Amortization Expense	0.00	0.00	0.00	0.00	0.00	
Total Provision for Reserve	0.00	0.00	0.00	0.00	0.00	
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Transfers In/Out	0.00	0.00	0.00	0.00	0.00	
TOTAL ALL EXPENSES BEFORE DEPRECIATION	28,261.27	33,196.74	-4,935.47	130,047.07	398,361.00	-67.35
NET REVENUE PROFIT/-LOSS						
	4,797.73	369.94	4,427.79	34,933.51	4,439.00	686.97
Total Depreciation Expense						
	8,000.00	7,500.00	500.00	40,000.00	90,000.00	-55.56
NET REVENUE w/Depreciation PROFIT/-LOSS	-3,202.27	-7,130.06	3,927.79	-5,066.49	-85,561.00	-94.08

Knox County Housing Authority
BOARD - PRAIRIELAND CASH FLOW STATEMENT
August 31, 2020

PRAIRIELAND - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	28,830.00	28,666.26	163.74	143,978.26	343,995.00	-58.15
TOTAL OPERATING INCOME	28,830.00	28,666.26	163.74	143,978.26	343,995.00	-58.15
OPERATING EXPENSE						
Total Administration Expenses	4,222.16	4,533.32	-311.16	19,927.48	54,400.00	-63.37
Total Fee Expenses	5,335.85	5,336.00	-0.15	26,268.80	64,032.00	-58.98
Total Utilities Expenses	3,478.03	2,266.66	1,211.37	11,811.27	27,200.00	-56.58
Total Maintenance Expenses	7,590.95	11,089.18	-3,498.23	49,851.00	133,070.00	-62.54
Total Taxes & Insurance Expense	2,584.98	2,664.00	-79.02	13,107.29	31,968.00	-59.00
Total Financial Expenses	3,850.13	1,878.08	1,972.05	11,556.74	22,537.00	-48.72
TOTAL ROUTINE OPERATING EXPENSE	27,062.10	27,767.24	-705.14	132,522.58	333,207.00	-60.23
Total Amortization Expense	0.00	0.00	0.00	0.00	0.00	
Total Provision for Reserve	0.00	0.00	0.00	0.00	0.00	
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Transfers In/Out	0.00	0.00	0.00	0.00	0.00	
TOTAL ALL EXPENSES BEFORE DEPRECIATION	27,062.10	27,767.24	-705.14	132,522.58	333,207.00	-60.23
NET REVENUE PROFIT/-LOSS						
	1,767.90	899.02	868.88	11,455.68	10,788.00	6.19
Total Depreciation Expense						
	6,257.00	6,258.33	-1.33	31,285.00	75,100.00	-58.34
NET REVENUE w/Depreciation PROFIT/-LOSS	-4,489.10	-5,359.31	870.21	-19,829.32	-64,312.00	-69.17

Knox County Housing Authority
BOARD - AHP CASH FLOW STATEMENT
August 31, 2020

BRENTWOOD & PRAIRIELAND COMBINED	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	61,889.00	62,232.94	-343.94	308,958.84	746,795.00	-58.63
TOTAL OPERATING INCOME	61,889.00	62,232.94	-343.94	308,958.84	746,795.00	-58.63
OPERATING EXPENSE						
Total Administration Expenses	9,963.31	9,149.97	813.34	37,814.11	109,800.00	-65.56
Total Fee Expenses	11,164.24	11,247.00	-82.76	55,328.66	134,964.00	-59.00
Total Utilities Expenses	6,425.74	4,508.32	1,917.42	22,278.03	54,100.00	-58.82
Total Maintenance Expenses	14,651.97	26,754.61	-12,102.64	96,580.19	321,055.00	-69.92
Total Taxes & Insurance Expense	5,417.83	5,547.83	-130.00	27,455.15	66,574.00	-58.76
Total Financial Expenses	7,700.28	3,756.25	3,944.03	23,113.51	45,075.00	-48.72
TOTAL ROUTINE OPERATING EXPENSE	55,323.37	60,963.98	-5,640.61	262,569.65	731,568.00	-64.11
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	55,323.37	60,963.98	-5,640.61	262,569.65	731,568.00	-64.11
NET REVENUE PROFIT/-LOSS						
	6,565.63	1,268.96	5,296.67	46,389.19	15,227.00	204.65
Total Depreciation Expense						
	14,257.00	13,758.33	498.67	71,285.00	165,100.00	-56.82
NET REVENUE w/Depreciation PROFIT/-LOSS	-7,691.37	-12,489.37	4,798.00	-24,895.81	-149,873.00	-83.39

Knox County Housing Authority
CLAIMS REPORT - LOW RENT
August, 2020

	Current Period	Last Year Same	Variance	Current Year
AMP001 - MOON TOWERS				
Salaries	23,215.56	32,225.58	-9,010.02	127,268.83
Employee W/H Payments	0.00	0.00	0.00	0.00
Management Fees	15,956.84	16,034.43	-77.59	79,128.48
Administrative Expenses	2,168.51	624.04	1,544.47	8,551.44
Tenant Services	76.94	61.98	14.96	307.76
Utilities	7,009.70	5,683.06	1,326.64	31,330.42
Maintenance Supplies/Contracts	43,937.33	5,831.68	38,105.65	82,919.31
Mileage	0.00	0.00	0.00	0.00
General Expenses	7,370.98	6,310.43	1,060.55	34,267.09
Non-Routine Expense	0.00	0.00	0.00	0.00
TOTAL MOON TOWERS CLAIMS	99,735.86	66,771.20	32,964.66	363,773.33
AMP002 - FAMILY				
Salaries	36,047.62	55,590.13	-19,542.51	214,531.48
Employee W/H Payments	0.00	0.00	0.00	0.00
Management Fees	17,681.05	16,809.15	871.90	87,414.17
Administrative Expenses	3,678.52	3,134.28	544.24	10,734.49
Tenant Services	0.00	158.98	-158.98	0.00
Utilities	2,119.14	1,371.64	747.50	7,167.55
Maintenance Supplies/Contracts	92,301.04	15,478.87	76,822.17	123,380.47
Mileage	0.00	60.38	-60.38	0.00
General Expenses	7,810.36	8,856.55	-1,046.19	21,775.16
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL FAMILY CLAIMS	159,637.73	101,459.98	58,177.75	465,003.32
AMP003 - BLUEBELL				
Salaries	5,393.90	5,716.78	-322.88	29,092.87
Employee W/H Payments	0.00	0.00	0.00	0.00
Management Fees	4,620.09	4,539.50	80.59	22,778.09
Administrative Expenses	1,768.07	813.29	954.78	3,689.55
Tenant Services	19.39	28.25	-8.86	19.39
Utilities	1,722.12	1,923.63	-201.51	7,364.25
Maintenance Supplies/Contracts	3,726.99	7,178.21	-3,451.22	21,572.72
Mileage	0.00	0.00	0.00	0.00
General Expenses	2,873.61	2,867.44	6.17	13,004.87
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL BLUEBELL CLAIMS	20,124.17	23,067.10	-2,942.93	97,521.74
COCC				
Salaries	42,894.90	55,448.36	-12,553.46	230,441.02
Employee W/H Payments	-273.49	-980.06	706.57	-2,084.57
Management Fees	0.00	0.00	0.00	0.00
Administrative Expenses	11,896.66	7,040.75	4,855.91	31,036.96
Tenant Services	0.00	0.00	0.00	0.00
Utilities	72.67	378.31	-305.64	1,205.20
Maintenance Supplies/Contracts	28,514.50	115.47	28,399.03	32,579.74
Mileage	0.00	0.00	0.00	0.00
General Expenses	1,529.66	-134.96	1,664.62	7,648.30
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL COCC CLAIMS	84,634.90	61,867.87	22,767.03	300,826.65
COMBINED - AMP1, AMP2, AMP3, & COCC				
Salaries	107,551.98	148,980.85	-41,428.87	601,334.20
Employee W/H Payments	-273.49	-980.06	706.57	-2,084.57
Management Fees	38,257.98	37,383.08	874.90	189,320.74
Administrative Expenses	19,511.76	11,612.36	7,899.40	54,012.44
Tenant Services	96.33	249.21	-152.88	327.15
Utilities	10,923.63	9,356.64	1,566.99	47,067.42
Maintenance Supplies	168,479.86	28,604.23	139,875.63	260,452.24
Mileage	0.00	60.38	-60.38	0.00
General Expenses	19,584.61	17,899.46	1,685.15	76,695.42
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL LOW RENT CLAIMS	364,132.66	253,166.15	110,966.51	1,227,125.04

Knox County Housing Authority
CLAIMS REPORT - AHP / HCV
August, 2020

	Current Period	Last Year Same Period	Variance
BRENTWOOD			
Salaries	9,303.73	11,934.68	-2,630.95
Employee W/H Payments	0.00	0.00	0.00
Management Fees	5,828.39	5,828.39	0.00
Administrative Expenses	2,231.74	1,493.08	738.66
Utilities	2,947.71	2,083.81	863.90
Maintenance Supplies/Contracts	1,253.70	3,235.45	-1,981.75
Tax & Insurance Expenses	2,832.85	2,996.41	-163.56
Finacial Expenses	3,850.15	4,066.32	-216.17
TOTAL BRENTWOOD CLAIMS	<u>28,248.27</u>	<u>31,638.14</u>	<u>-3,389.87</u>
PRAIRIELAND			
Salaries	8,977.99	11,934.46	-2,956.47
Employee W/H Payments	0.00	0.00	0.00
Management Fees	5,335.85	5,335.85	0.00
Administrative Expenses	1,048.36	1,617.50	-569.14
Utilities	3,478.03	2,590.20	887.83
Maintenance Supplies/Contracts	1,783.76	1,093.91	689.85
Taxes & Insurance Expenses	2,584.98	2,738.14	-153.16
Financial Expenses	3,850.13	4,066.31	-216.18
TOTAL PRAIRIELAND CLAIMS	<u>27,059.10</u>	<u>29,376.37</u>	<u>-2,317.27</u>
AHP - BRENTWOOD & PRAIRIELAND			
Salaries	18,281.72	23,869.14	-5,587.42
Employee W/H Payments	0.00	0.00	0.00
Management Fees	11,164.24	11,164.24	0.00
Administrative Expenses	3,280.10	3,110.58	169.52
Utilities	6,425.74	4,674.01	1,751.73
Maintenance Supplies	3,037.46	4,329.36	-1,291.90
Taxes & Insurance Expenses	5,417.83	5,734.55	-316.72
Financial Expenses	7,700.28	8,132.63	-432.35
TOTAL AHP CLAIMS	<u>55,307.37</u>	<u>61,014.51</u>	<u>-5,707.14</u>
HOUSING CHOICE VOUCHER - HCV			
Salaries	6,963.31	9,625.65	-2,662.34
Employee W/H Payments	0.00	0.00	0.00
Management Fees	3,529.50	3,588.00	-58.50
Administrative Expenses	2,381.29	1,480.57	900.72
General Expense-Admin	680.19	804.34	-124.15
Total HCV Expenses	<u>13,554.29</u>	<u>15,498.56</u>	<u>-1,944.27</u>
HAP Expenses	75,260.00	69,747.00	5,513.00
General Expenses	-2.00	83.00	-85.00
Total HAP Expenses	<u>75,258.00</u>	<u>69,830.00</u>	<u>5,428.00</u>
TOTAL HCV CLAIMS	<u>88,812.29</u>	<u>85,328.56</u>	<u>3,483.73</u>

Knox County Housing Authority
CLAIMS REPORT - GRANT PROGRAMS
August, 2020

	Current Period	Last Year Same	Current Year	Cumulative
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	8,735.00
TOTAL CFG 2019 CLAIMS	0.00	0.00	0.00	308,735.00
CFG 2018 - \$1,044,578				
Admin. / Operations	0.00	0.00	0.00	0.00
General CFP Activity	0.00	85,296.51	0.00	1,044,578.00
TOTAL CFG 2018 CLAIMS	0.00	85,296.51	0.00	1,044,578.00
CFG 2017 - \$673,386				
Admin. / Operations	0.00	0.00	0.00	0.00
General CFP Activity	0.00	0.00	0.00	673,386.00
TOTAL CFG 2017 CLAIMS	0.00	0.00	0.00	673,386.00
CFG 2016 - \$608,598				
Admin. / Operations	0.00	0.00	0.00	0.00
Fees & Costs	0.00	0.00	0.00	14,000.00
Site Improvement	0.00	0.00	0.00	0.00
Dwelling Structure	0.00	0.00	0.00	594,598.00
Dwelling Equipment	0.00	0.00	0.00	0.00
Non-Dwelling Equipment	0.00	0.00	0.00	0.00
TOTAL CFG 2016 CLAIMS	0.00	0.00	0.00	608,598.00
TOTAL CFG GRANT(S) CLAIMS	0.00	85,296.51	0.00	2,635,297.00

Knox County Housing Authority
CLAIMS REPORT TOTALS
August, 2020

	Current Period	Last Year Same	Variance	Current Year
TOTALS				
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<u>LOW RENT</u>				
AMP001 - MOON TOWERS	99,735.86	66,771.20	32,964.66	363,773.33
AMP002 - FAMILY	159,637.73	101,459.98	58,177.75	465,003.32
AMP003 - BLUEBELL	20,124.17	23,067.10	-2,942.93	97,521.74
COCC	84,634.91	61,988.55	22,646.36	300,826.70
TOTAL LOW RENT	364,132.67	253,286.83	110,845.84	1,227,125.09
<u>A.H.P.</u>				
BRENTWOOD	28,261.27	31,638.14	-3,376.87	130,047.07
PRAIRIELAND	27,062.10	29,376.37	-2,314.27	132,522.58
TOTAL A.H.P.	55,323.37	61,014.51	-5,691.14	262,569.65
<u>HOUSING CHOICE VOUCHER - HCV</u>				
HCV (Administrative Only)	13,554.29	15,498.56	-1,944.27	64,609.88
TOTAL HCV	13,554.29	15,498.56	-1,944.27	64,609.88
<u>GRANTS</u>				
CAPITAL FUND GRANT 2019	0.00	0.00	0.00	0.00
CAPITAL FUND GRANT 2018	0.00	85,296.51	-85,296.51	0.00
CAPITAL FUND GRANT 2017	0.00	0.00	0.00	0.00
CAPITAL FUND GRANT 2016	0.00	0.00	0.00	0.00
TOTAL GRANTS	0.00	85,296.51	-85,296.51	0.00
<hr/>				
TOTAL CLAIMS FOR MONTH	433,010.33	415,096.41	17,913.92	1,554,304.62

BOARD MEMO

216 W. Simmons St.
Galesburg, IL 61401

O: (309) 342-8129

F: (309) 342-7206

www.knoxcountyhousing.org

TO: Board of Commissioners
Knox County Housing Authority

DATE: 09/25/2020

FROM: Derek Antoine 
Executive Director

BOARD MEETING: 09/29/2020

SUBJECT: Review/Approve Purchase of Computer Server Operating System

Executive Summary

A computer server operating system, or server, provides resources, data or programs to other computers over a network. This equipment is necessary for the day-to-day work of the agency. The current server was installed in 2010 and needs to be replaced. The general lifespan of the average server is about 3-5 years, depending on usage. Periodic upgrades and part replacements can extend this range to ten years. The agency has encountered minor issues and would prefer to replace it before it completely breaks down.

Thus, the Agency published a Request for Proposal (RFP) on 08/14/2020 with proposals due on 09/10/2020 for the purchase of a Computer Server Operating System.

Attached is the RFP pricing submission. Office Specialists, Inc. submitted the only proposal received by the agency.

Outreach efforts for this solicitation were as follows:

- 667 total vendors notified by the eProcurement System
- 14 vendors viewed the online solicitation
- Vendors were notified via email from the agency;
- Information was posted on the agency Facebook page;
- 1 RFP submitted by:
Office Specialists, Inc.

A full review of the RFP submission has been conducted. Office Specialists, Inc. has met the criteria outlined in the RFP and has been deemed to be responsive and responsible in its proposal.

Fiscal Impact

This purchase will be paid according to user allocation among the programs (Central Office Cost Center, Public Housing Program, Housing Choice Voucher and Affordable Housing Project). This expense is eligible and allowable under federal guidelines

located at 2 CFR 200—Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards.

Recommendation

It is the recommendation of the Executive Director the Board approve the purchase of the Computer Server Operating System for the quoted price of \$13,778.00 from Office Specialists, Inc.



Proposer's Response

Thu, Sep 10, 2020 03:50 PM CDT

Submission OK, control# 300FF5BDB248C82FCCD145DA7214367

You may print this Proposal (recommend "landscape" mode).

Confirmed On 09/08/2020 10:20 AM CDT

Agency Knox County Housing Authority 216 W. Simmons Street Galesburg, IL 61401-4472

Request # P21026

Buyer Name Cheryl Lefler (clefler@knoxhousing.org)

Buyer Phone # 309-342-6129

Main Service Category Computer Hardware and Accessories

RFP Title Computer Server Operating System

Due Date 09/10/2020

Contract (Award) Option: Firm Fixed Price Contract (As detailed within Section 10.1.C.1 of HUD Procurement Handbook No. 7450.8 REV 2)

Office Specialist Trent Pearson 143 East Ferris Galesburg, IL 61401 Phone Number: 309-342-7719 Fax: 309-341-0301 Email: trent@osl.biz

Items to include online

The Agency did not require any additional information to be included online.

Attachments included online

The Agency did not require any attachments to be included online.

Cost Proposal

This Agency is exempt from all sales and use taxes. Tax exempt # All costs proposed are F.O.B. agency dock.

Table with 6 columns: Item#, Qty, U/M, Agency Stock Code, Unit Price, Extended Price. Contains 3 line items for computer server operating system, installation, and optional trip charge.

EXECUTIVE DIRECTOR'S REPORT AUGUST 2020

*Building Community, People, and Partnerships.
We are the Knox County Housing Authority.*

REGULAR MEETING – KCHA BOARD OF COMMISSIONERS

Tuesday, September 29, 2020

Moon Towers Conference Room

255 W. Tompkins St.

Galesburg, IL 61401

knoxcountyhousing.org



BUILDING COMMUNITY, PEOPLE, AND PARTNERSHIPS



EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

COMMISSIONER COMPLIANCE REPORT

Commissioner Training and Development

The following table details **commissioner** training and development accomplished for FYE 03/31/2021:

Date	Commissioner	Training Description	Location	Hours
				0.0
				0.0
				0.0
				0.0
				0.0
Total Hours:				0.0

The following table details monthly and annual costs (to date) incurred by the agency for **commissioner** training and development for FYE 03/31/2021:

Month	Training Events	Training Hours	Total Cost	Avg Cost per Hour	Training Budget	% to Budget	Variance
Apr-20	0	0.0	\$ -	\$ -	\$ 833.33	0.00%	\$ (833.33)
May-20	0	0.0	\$ -	\$ -	\$ 833.33	0.00%	\$ (833.33)
Jun-20	0	0.0	\$ -	\$ -	\$ 833.33	0.00%	\$ (833.33)
Jul-20	0	0.0	\$ -	\$ -	\$ 833.33	0.00%	\$ (833.33)
Aug-20	0	0.0	\$ -	\$ -	\$ 833.33	0.00%	\$ (833.33)
Sep-20			\$ -	\$ -	\$ 833.33	0.00%	\$ (833.33)
Oct-20			\$ -	\$ -	\$ 833.33	0.00%	\$ (833.33)
Nov-20			\$ -	\$ -	\$ 833.33	0.00%	\$ (833.33)
Dec-20			\$ -	\$ -	\$ 833.33	0.00%	\$ (833.33)
Jan-21			\$ -	\$ -	\$ 833.33	0.00%	\$ (833.33)
Feb-21			\$ -	\$ -	\$ 833.33	0.00%	\$ (833.33)
Mar-21	0	0.0	\$ -	#DIV/0!			
FYE 2020	0	0.0	\$ -	#DIV/0!	\$ 9,166.66	0.00%	\$ (9,166.66)

EXECUTIVE SUMMARY

Commissioner Governance/Compliance

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

Commissioner List	PHA Governance (Lead the Way)	Sexual Harassment (Lead the Way)	FOIA - Current (State of Illinois)	Open Meetings (State of Illinois)	Ethics/Compliance (state of Illinois)	Compliance %
Payton, Lomac						0.0%
Hawkinson, Jared						0.0%
Allen, Wayne						0.0%
Stewart, Paul H.						0.0%
Sanford, Paula (RC)						0.0%
Robison, Sara						0.0%
Riley, Joseph						0.0%
Antoine, Derek (ED)						0.0%
Total Authority						0.0%

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

CY 2020	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	%
Payton, Lomac (C)		1	1	1	1		1						62.5%
Hawkinson, Jared (VC)	1	1	1	1		1	1	1					87.5%
Allen, Wayne			1		1	1		1					50.0%
Stewart, Paul H.	1				1	1	1	1					62.5%
Sanford, Paula (RC)	1		1	1	1	1		1					75.0%
Robison, Sara	1	1	1	1	1	1	1	1					100.0%
Riley, Joseph	1	1	1		1	1	1	1					87.5%
Antoine, Derek (ED)	1	1	1	1	1	1	1	1					100.0%

The table below details Board governance requirements, and the agency's compliance results:

Board Governance Survey Status	REQ	KCHA	RESULT
Does the Board have the required number of members?	7	7	Meets requirement
Does the Board include a resident Board?	YES	YES	Meets requirement
Number of Board meetings:	12	12	Meets requirement
Average meeting attendance:	80.0	78.1%	Fails Requirement
Methods of disseminating information about Board meetings and minutes.	YES	YES	Meets requirement
Role of Board in evaluating Executive Director performance and compensation	YES	YES	Meets requirement
Role of Board in reviewing financial statements/PHA's financial health.	YES	YES	Meets Requirement
Timeliness of budget adoption by Board.	3/31	3/31	Meets requirement
Are the results of quality control testing communicated to the Board?	YES	YES	Meets requirement

EXECUTIVE SUMMARY

FINANCIAL SUMMARY

Public Housing Program

- All programs show a net loss for FYE 03/31/2021, primarily due to the planned purchase of new vehicles and new computers. This deficit will be covered by agency reserves.
- COVID has had minimal effect on overall PH program finances. Rent collection has been a challenge in some cases, as the Coronavirus Aid, Relief, and Economic Security (CARES) Act and various state and federal moratoriums prohibit eviction and the collection of late fees. The agency sends monthly statements to all tenants in arrears and will be vigilant in collection efforts during said moratoriums.

Housing Choice Voucher Program

- HAP utilization for CYE 2020 is at 94.03%. Utilization is the indicator of an agency's efficiency in spending allocated HAP dollars, thus a measure of how effective an agency is at housing the maximum number of families possible. The goal is 98.0% utilization of allocated HAP (housing assistance payments) plus any agency NRP (net-restricted position),
- Vouchers growth continues to be a priority, and while COVID has presented challenges, the agency has added approximately 10 vouchers YTD. The goal by CYE is to add 30 vouchers.

Affordable Housing Preservation

- Brentwood Manor Apartments and Prairieland Townhouses are showing surplus income for both August 2020 and FYE 03/31/2021. Other than COVID related rent collection issues, there is nothing out of the ordinary to report.

EXECUTIVE SUMMARY

GRANT STATUS/PERFORMANCE

2019 CFP Grant IL01P08550119

- Obligation End Date (OED): 04/15/2021
- Expenditure End Date (EED): 04/15/2023

CFP Budget by Line Item

Budget Line Item (BLI)	Original	Current	Obligated	%	Expended	%
1406 Transfer to Operations	\$ 200,000.00	\$ 200,000.00	\$ 200,000.00	100.0%	\$ 200,000.00	100.0%
1408 Mgmnt Improvement	\$ 49,932.00	\$ 49,932.00	\$ -	0.0%	\$ -	0.0%
1410 CFP Administration	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	100.0%	\$ 100,000.00	100.0%
1480 General Capital Activity	\$ 783,874.00	\$ 733,942.00	\$ -	0.0%	\$ -	0.0%
Total Capital Fund Program	\$ 1,133,806.00	\$ 1,083,874.00	\$ 300,000.00	27.7%	\$ 300,000.00	27.7%

CFP Planned Work Items

CFP Planned Activity	Original	Current	Obligated	%	Expended	%
1480 A&E Services	\$ 50,000.00	\$ 50,000.00	\$ -	0.0%	\$ -	0.0%
1480 504 Phase 3	\$ 558,942.00	\$ 554,942.00	\$ -	0.0%	\$ -	0.0%
1480 Moon Towers Roof	\$ 125,000.00	\$ 125,000.00	\$ -	0.0%	\$ -	0.0%
1408 Surveillance Cameras MT	\$ 49,932.00	\$ 49,932.00	\$ -	0.0%	\$ -	0.0%
	\$ -	\$ -	\$ -	#DIV/0!	\$ -	#DIV/0!
	\$ -	\$ -	\$ -	#DIV/0!	\$ -	#DIV/0!
	\$ -	\$ -	\$ -	#DIV/0!	\$ -	#DIV/0!
	\$ -	\$ -	\$ -	#DIV/0!	\$ -	#DIV/0!
Total Capital Fund Program	\$ 783,874.00	\$ 779,874.00	\$ -	0.0%	\$ -	0.0%

The vast majority of the 2019 CFP budget is allocated for Phase III of the 504 Modernization Project, which began in 2016. Phase I involved unit modernization at Bluebell Tower and Moon Towers, and Phase II saw the construction of six new units and modernization of two existing units at the Family Sites. Phase III will bring about the modernization of existing 2-bedroom units at the Family Sites, and possibly the renovation of community spaces at all public housing properties if funds are available for such. If the proposed cost exceeds the budget for Phase II, the agency will conduct Phase IV in 2021.

Additionally, CFP 2019 money will be utilized to rehabilitate the roof at Moon Towers, a project identified in the agency's 2014 physical need assessment. Upgrades to the agency video surveillance systems, and transfers to AMP operations are also planned.

CFP Grant IL01P08550119 must be 90% obligated (contracts for work signed) by 04/15/2021, and must be fully expended by 04/15/2023.

EXECUTIVE SUMMARY

2018 CFP Grant IL01P08550118

- Obligation End Date (OED): 04/15/2020
- Expenditure End Date (EED): 04/15/2022

CFP Budget by Line Item

Budget Line Item (BLI)	Original	Current	Obligated	%	Expended	%
1406 Transfer to Operations	\$ -	\$ -	\$ -		\$ -	0.0%
1408 Mgmnt Improvement	\$ -	\$ -	\$ -		\$ -	0.0%
1410 CFP Administration	\$ 60,859.00	\$ 60,859.00	\$ 60,859.00	100.0%	\$ -	0.0%
1480 General Capital Activity	\$ 983,719.00	\$ 983,719.00	\$ 983,719.00	100.0%	\$ 948,851.75	96.5%
Total Capital Fund Program	\$ 1,044,578.00	\$ 1,044,578.00	\$ 1,044,578.00	100.0%	\$ 948,851.75	90.8%

CFP Planned Work Items

CFP Planned Activity	Original	Current	Obligated	%	Expended	%
1480 A&E Services	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	100.0%	\$ 32,046.60	64.1%
1480 504 Phase 2	\$ 835,073.28	\$ 835,073.28	\$ 835,073.28	100.0%	\$ 801,050.87	95.9%
1480 Duplex Settlement	\$ 98,645.72	\$ 98,645.72	\$ 98,645.72	100.0%	\$ 115,754.28	117.3%
	\$ -	\$ -	\$ -		\$ -	0.0%
	\$ -	\$ -	\$ -		\$ -	0.0%
	\$ -	\$ -	\$ -		\$ -	0.0%
	\$ -	\$ -	\$ -		\$ -	0.0%
	\$ -	\$ -	\$ -		\$ -	0.0%
Total Capital Fund Program	\$ 983,719.00	\$ 983,719.00	\$ 983,719.00	100.0%	\$ 948,851.75	96.5%

The vast majority of the 2018 CFP is allocated for Phase II of the 504 Modernization Project, which began in 2018. Phase II brought about the new construction of six new units and modernization of two existing units at the Family Sites. Construction will be complete on 11/25/2019, and an open house is scheduled for 11/26/2019. The units will be fully occupied no later than 12/01/2019.

Additionally, CFP 2018 money has been utilized to rehabilitate a dwelling unit structure (1566-1568 McKnight St.) that had settled and caused an exterior wall to detach from the building.

CFP Grant IL01P08550118 must be 90% obligated (contracts for work signed) by 04/15/2020, and must be fully expended by 04/15/2022. As you can see in the table above, the grant has been obligated appropriately, and is on schedule to be fully expended ahead of the regulatory deadline.

EXECUTIVE SUMMARY

POLICY/OPERATIONS

The KCHA is partnering with Ameren IP on several energy efficiency initiatives at the public housing and AHP properties. Planned upgrades include flow preventers for the shower heads, outlet and switch plate gaskets for exterior walls, and air conditioner replacement. Ameren is providing the materials free of charge, and KCHA staff will be completing the installation. Total value is approximately \$64,000.00, broken down as follows:

- TSV shower valves – \$18,540.00 (562 @ \$32.99)
- Air conditioners for Moon Tower and Bluebell Tower - \$44,464 (approximately 112 @ \$397.00)
- Outlet/Switch Gaskets - \$1,000.00 (3319 @ \$0.30)

LEGISLATIVE/ADVOCACY

No report this period.

PUBLIC RELATIONS

No report this period.

STRATEGIC PLANNING

No report this period.

PUBLIC HOUSING PROGRAM

PUBLIC HOUSING PROGRAM

MOON TOWERS

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

Business Activities

- Financials
 - August 2020
 - Income v. Budget – 87.2% (underperformed)
 - Expense v. Budget – 152.2% (overspent)
 - Profit/(loss) – (\$39,203.29)
 - FYE 03/31/2021
 - Income v. Budget – 96.0% (underperformed)
 - Expense v. Budget – 110.9% (overspent)
 - Profit/(loss) – (\$29,446.17)
- Cash Position
 - Reserve account - \$434,583.99 (excess cash)
 - Required minimum position - \$291,018.66 (average monthly expense multiplied by four)
 - Ratio – 1.49
- Occupancy
 - August 2020
 - Unit days (UDL) – 99.5%
 - Unit months (UML) – 100.0%
 - FYE 03/31/2021
 - Unit days (UDL) – 99.1%
 - Unit months (UML) – 100.0%
- Recertifications
 - August 2020
 - Annuals – 13, 100.0% compliant
 - Interims – 9
 - FYE 03/31/2021
 - Annuals – 47, 100.0% compliant
 - Interims – 38
- Rent Collection
 - Average rent collected (Average rent collected is determined by the amount of rent collected divided by the total number of units.)
 - August 2020: 162.03 per unit
 - FYE 03/31/2021: \$172.00 per unit

PUBLIC HOUSING PROGRAM

- Tenant Accounts Receivable:
 - \$11,259.17 outstanding tenant accounts
 - 2.90% to projected annual tenant revenue
- Vacancy Loss (Desired rent is the flat rent amount for each unit, currently set at 80% of the market rent rate, and Prior Rent is the amount of rent for the unit paid by the previous tenant.)
 - August 2020
 - \$179.90 in *prior* rent
 - \$537.03 in *desired* rent
 - FYE 03/31/2021
 - \$1,578.32 in *prior* rent
 - \$2,838.21 in *desired* rent

Facilities Maintenance

- Average unit turnaround time (*Unit Turnaround* time includes any down time, maintenance, leasing, and exempted days.)
 - August 2020
 - 19.88 days
 - FYE 03/31/2021
 - 15.94 days
- Average Maintenance Cost (per unit)
 - August 2020
 - \$24.10
 - FYE 03/31/2021
 - \$109.17

Public Housing Assessment System (PHAS) Tracking

Here is the PHAS Dashboard for Moon Towers for January 2019:

PHAS Dashboard	Moon Towers	Total Points Possible
Physical Assessment Subsystem (PASS)	38.95	40.0
Management Assessment Subsystem (MASS)	21.0	25.0
Financial Assessment Subsystem (FASS)	25.0	25.0
Capital Fund Program Indicator	10.0	10.0
Overall Property PHAS Score	94.95	100.0

Based on property performance in the measured metrics, Moon Towers is trending towards a designation of “**High Performer**” for FYE 03/31/2021.

PUBLIC HOUSING PROGRAM

SCATTERED FAMILY SITES

Woodland Bend, Whispering Hollow, Cedar Creek Place

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

Business Activities

- Financials
 - August 2020
 - Income v. Budget – 83.1% (underperformed)
 - Expense v. Budget – 170.2% (overspent)
 - Profit/(loss) – (\$85,381.11)
 - FYE 03/31/2021
 - Income v. Budget – 102.6% (overperformed)
 - Expense v. Budget – 101.0% (overspent)
 - Profit/(loss) – (\$14,571.26)
- Cash Position
 - Reserve account - \$349,944.84 (excess cash)
 - Required minimum position - \$372,002.66 (average monthly expense multiplied by four)
 - Ratio – 0.93
- Occupancy
 - August 2020
 - Unit days (UDL) – 98.7%
 - Unit months (UML) – 99.5%
 - FYE 03/31/2021
 - Unit days (UDL) – 98.3%
 - Unit months (UML) – 99.5%
- Recertifications
 - August 2020
 - Annuals – 19, 100.0% compliant
 - Interims – 9
 - FYE 03/31/2021
 - Annuals – 59, 100.0% compliant
 - Interims – 40
- Rent Collection
 - Average rent collected (Average rent collected is determined by the amount of rent collected divided by the total number of units.)
 - August 2020: \$79.86 per unit
 - FYE 03/31/2021: \$100.81 per unit

PUBLIC HOUSING PROGRAM

- Tenant Accounts Receivable:
 - \$41,499.24 outstanding tenant accounts
 - 18.15% to projected annual tenant revenue
- Vacancy Loss (Desired rent is the flat rent amount for each unit, currently set at 80% of the market rent rate, and Prior Rent is the amount of rent for the unit paid by the previous tenant.)
 - August 2020
 - \$337.64 in *prior rent*
 - \$1,158.57 in *desired rent*
 - FYE 03/31/2021
 - \$2,665.68 in *prior rent*
 - \$7,844.31 in *desired rent*

Facilities Maintenance

- Average unit turnaround time (*Unit Turnaround* time includes any down time, maintenance, leasing, and exempted days.)
 - August 2020
 - No completed unit turns
 - FYE 03/31/2021
 - 21.44 days
- Average Maintenance Cost (per unit)
 - August 2020
 - \$33.74
 - FYE 03/31/2021
 - \$159.01

Public Housing Assessment System (PHAS) Tracking

Here is the PHAS Dashboard for the Family Sites for January 2019:

PHAS Dashboard	Family Sites	Total Points Possible
Physical Assessment Subsystem (PASS)	37.88	40.0
Management Assessment Subsystem (MASS)	21.0	25.0
Financial Assessment Subsystem (FASS)	24.6	25.0
Capital Fund Program Indicator	10.0	10.0
Overall Property PHAS Score	93.48	100.0

Based on property performance in the measured metrics, Family Sites is trending towards a designation of “**High Performer**” for FYE 03/31/2021.

PUBLIC HOUSING PROGRAM

BLUE BELL TOWER

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

Business Activities

- Financials
 - August 2020
 - Income v. Budget – 89.30% (underperformed)
 - Expense v. Budget – 94.2% (underspent)
 - Profit/(loss) – (\$1,957.65)
 - FYE 03/31/2021
 - Income v. Budget – 93.7% (underperformed)
 - Expense v. Budget – 91.3% (underspent)
 - Profit/(loss) – (\$1,830.81)
- Cash Position
 - Reserve account - \$159,933.72 (excess cash)
 - Required minimum position - \$78,017.39 (average monthly expense multiplied by four)
 - Ratio – 2.05
- Occupancy
 - August 2020
 - Unit days (UDL) – 99.1%
 - Unit months (UML) – 100.0%
 - FYE 03/31/2021
 - Unit days (UDL) – 98.6%
 - Unit months (UML) – 100.0%
- Recertifications
 - August 2020
 - Annuals – 6, 100.0% compliant
 - Interims – 0
 - FYE 03/31/2021
 - Annuals – 17, 100.0% compliant
 - Interims – 3
- Rent Collection
 - Average rent collected (Average rent collected is determined by the amount of rent collected divided by the total number of units.)
 - August 2020: \$245.35 per unit
 - FYE 03/31/2021: \$265.17 per unit
 - Tenant Accounts Receivable for Moon Towers:
 - \$3,544.39 outstanding tenant accounts
 - 2.15% to projected annual tenant revenue

PUBLIC HOUSING PROGRAM

- Vacancy Loss (Desired rent is the flat rent amount for each unit, currently set at 80% of the market rent rate, and Prior Rent is the amount of rent for the unit paid by the previous tenant.)
 - August 2020
 - \$136.00 in *prior* rent
 - \$157.00 in *desired* rent
 - FYE 03/31/2021
 - \$1,108.47 in *prior* rent
 - \$1,182.73 in *desired* rent

Facilities Maintenance

- Average unit turnaround time (*Unit Turnaround* time includes any down time, maintenance, leasing, and exempted days.)
 - August 2020
 - 17.00 days
 - FYE 03/31/2021
 - 41.33 days
- Average Maintenance Cost
 - August 2020
 - \$30.94
 - FYE 03/31/2021
 - \$108.33

Public Housing Assessment System (PHAS) Tracking

Here is the PHAS Dashboard for the Blue Bell Tower for January 2019:

PHAS Dashboard	Blue Bell	Total Points Possible
Physical Assessment Subsystem (PASS)	39.92	40.0
Management Assessment Subsystem (MASS)	23.0	25.0
Financial Assessment Subsystem (FASS)	25.00	25.0
Capital Fund Program Indicator	10.0	10.0
Overall Property PHAS Score	97.92	100.0

Based on property performance in the measured metrics, Bluebell Tower is trending towards a designation of “**High Performer**” for FYE 03/31/2021.

PUBLIC HOUSING PROGRAM

PUBLIC HOUSING PROGRAM OCCUPANCY

The Knox County Housing Authority strives for 100.0% occupancy. The threshold used to calculate PHAS scoring and subsidy calculations is 98.0%.

- August 2020
 - Unit days (UDL) – 99.1%
 - Unit months (UML) – 99.7%
- FYE 03/31/2021
 - Unit days (UDL) – 98.6%
 - Unit months (UML) – 99.7%

PUBLIC HOUSING ASSESSMENT SYSTEM (PHAS)

The following table represents the overall PHAS score for the Public Housing Program. The scores below reflect the composite scoring for each property (AMP) within the agency’s public housing property portfolio. Each property carries different weighting on the overall score, based on unit count.

The weighting for each AMP is approximated below:

- Moon Towers: 42.3%
- Family Sites: 45.5%
- Blue Bell Tower: 12.2%

PHAS Dashboard	Composite Score	Total Points Possible
Physical Assessment Subsystem (PASS)	37.68	40.0
Management Assessment Subsystem (MASS)	20.52	25.0
Financial Assessment Subsystem (FASS)	25.00	25.0
Capital Fund Program Indicator	10.00	10.0
Overall Agency PHAS Score	93.20	100.0

For the FYE 03/31/2021, the PH Program is trending towards a PHAS rating of 93.20 which would qualify the agency as a **High Performer**.

HOUSING CHOICE VOUCHER PROGRAM

HOUSING CHOICE VOUCHER PROGRAM

Application/Waiting List Activity

CY 2020	Application Waiting List	Applicants Purged	Intake / Briefing
January	234	19	12
February	248	25	16
March	229	17	7
April	230	18	4
May	180	49	26
June	167	0	26
July	173	0	1
August	173	0	1
September			
October			
November			
December			
Totals/Average	204.25	128	93

Voucher Activity

CY 2020	Vouchers Issued	Vouchers Leased	Vouchers Ported	End of Participation
January	7	179	10	1
February	13	180	10	3
March	4	181	9	4
April	5	177	9	1
May	14	178	9	2
June	14	181	9	3
July	10	182	9	2
August	10	182	9	2
September				
October				
November				
December				
Totals/Average	77	180.00	9.25	18

HOUSING CHOICE VOUCHER PROGRAM

Housing Assistance Payment Statistics – Knox County Vouchers

CYE 12/31/2020	Vouchers Knox Co.	Knox Co. HAP	% to Total HAP	Avg. Voucher Expense	Admin Fees Earned	Admin Fees per Voucher
January	169	\$ 57,307.00	81.33%	\$ 339.09	\$ 9,482.98	\$ 56.11
February	170	\$ 59,675.00	85.67%	\$ 351.03	\$ 10,257.25	\$ 60.34
March	172	\$ 58,574.00	83.61%	\$ 340.55	\$ 9,362.37	\$ 54.43
April	168	\$ 64,911.00	94.31%	\$ 386.38	\$ 12,276.34	\$ 73.07
May	167	\$ 64,360.00	89.86%	\$ 385.39	\$ 32,448.30	\$ 194.30
June	172	\$ 65,897.00	90.68%	\$ 383.12	\$ 9,891.25	\$ 57.51
July	173	\$ 62,911.00	89.58%	\$ 363.65	\$ 9,487.41	\$ 54.84
August	173	\$ 62,911.00	84.60%	\$ 363.65	\$ 36,185.36	\$ 209.16
September		\$ -	0.00%	#DIV/0!		#DIV/0!
October		\$ -	0.00%	#DIV/0!		#DIV/0!
November		\$ -	0.00%	#DIV/0!		#DIV/0!
December		\$ -	0.00%	#DIV/0!		#DIV/0!
CYE 12/31/2019		\$ 496,546.00	56.85%	\$ 364.04	\$ 129,391.26	\$ 94.86

Voucher Portability Impact

CYE 12/31/2019	Vouchers Ported	Ported Voucher HAP	Avg, Port Expense	HAP Total	Port % to HAP
January	10	\$ 14,046.00	\$ 1,404.60	\$ 71,353.00	19.69%
February	10	\$ 13,616.00	\$ 1,361.60	\$ 73,291.00	18.58%
March	9	\$ 12,219.00	\$ 1,357.67	\$ 70,793.00	17.26%
April	9	\$ 12,456.00	\$ 1,384.00	\$ 77,367.00	16.10%
May	9	\$ 12,218.00	\$ 1,357.56	\$ 76,578.00	15.95%
June	9	\$ 12,980.00	\$ 1,442.22	\$ 78,877.00	16.46%
July	9	\$ 12,538.00	\$ 1,393.11	\$ 75,449.00	16.62%
August	9	\$ 12,538.00	\$ 1,393.11	\$ 75,449.00	16.62%
September			#DIV/0!		#DIV/0!
October			#DIV/0!		#DIV/0!
November			#DIV/0!		#DIV/0!
December			#DIV/0!		#DIV/0!
CYE 12/31/2019	74	\$ 102,611.00	\$ 1,386.64	\$ 599,157.00	17.13%

HOUSING CHOICE VOUCHER PROGRAM

Voucher Utilization

CY 2019	YTD HAP Expenditure	HAP Budget Auth. (BA)	Over/Under HAP	Net-Restricted Position (NRP)	NRP + BA	Percent Utilization
January	\$ 71,596.00	\$ 77,439.25	\$ (5,843.25)	\$ 17,450.00	\$ 94,889.25	75.45%
February	\$ 144,887.00	\$ 154,878.50	\$ (9,991.50)	\$ 17,722.00	\$ 172,600.50	83.94%
March	\$ 215,680.00	\$ 232,317.75	\$ (16,637.75)	\$ 43,472.00	\$ 275,789.75	78.20%
April	\$ 293,047.00	\$ 309,757.00	\$ (16,710.00)	\$ 41,397.00	\$ 351,154.00	83.45%
May	\$ 369,625.00	\$ 387,196.25	\$ (17,571.25)	\$ 39,837.00	\$ 427,033.25	86.56%
June	\$ 448,502.00	\$ 464,635.50	\$ (16,133.50)	\$ 35,873.00	\$ 500,508.50	89.61%
July	\$ 523,951.00	\$ 542,074.75	\$ (18,123.75)	\$ 18,449.00	\$ 560,523.75	93.48%
August	\$ 599,209.00	\$ 619,514.00	\$ (20,305.00)	\$ 17,760.00	\$ 637,274.00	94.03%
September	\$ -	\$ 696,953.25		\$ -	\$ 696,953.25	0.00%
October	\$ -	\$ 774,392.50		\$ -	\$ 774,392.50	0.00%
November	\$ -	\$ 851,831.75		\$ -	\$ 851,831.75	0.00%
December	\$ -	\$ 929,271.00		\$ -	\$ 929,271.00	0.00%

SEMAP scoring for voucher utilization (lease up) is based on % to baseline (280) of total voucher leased, or % of budget authority + NRP expended. To attain full points (20), the agency must achieve 98.0% utilization.

AGENCY VISION

AGENCY VISION

WHO WE ARE.

The Knox County Housing Authority is a dynamic force in our community, providing high-quality affordable housing opportunities for individuals and families, while promoting self-sufficiency, empowerment, and a sense of community development.

Further, we will partner with other agencies to implement programs and services designed to help our families to not only succeed, but thrive.

WHAT WE DO.

The KCHA is the largest owner of rental housing in Knox County, Illinois, providing homes to over 1,300 people. We currently have 424 units of public housing – 196 units of family housing and 228 units for single, elderly, and disabled individuals. The agency also oversees 200 Housing Choice Vouchers (Section 8), as well as 138 units of affordable housing. In all, the KCHA provides or funds 762 units of affordable living.

WHO WE SERVE.

The population we serve is as diverse as the community we live in. Our clients represent a broad range of cultures, backgrounds, and stages in life – from hard working individuals and families to persons with disabilities and special needs to single parents seeking to improve the quality of life for their families.

Each year, the combination of low wages, unemployment, rising housing costs, and generational poverty affects thousands of residents in Knox County. The epidemic has reached crisis-level. The Knox County Housing Authority is here to help.





Jack P. Ball, Esq.
Attorney at Law

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September 25, 2020

Knox County Housing Authority
Board of Commissioners

Attorneys Report:

1. Review file, prepare summons, complaint, exhibits, affidavit, file and appear in the following FED cases¹:

Yvonne Bell (170 S. West St., #321)	1 st Appr. - Trial 09/01/20
Dakota Shinn (170 W. South St.)	1 st Appr. - JD
Wisdom and Wisley (300 N. Jefferson St.)	1 st Appr. - JD
Yolanda Daniel (1083 W. Berrien St.)	1 st Appr. - Trial 12/15/20
Kristine Curtis (900 W. Dayton St.)	1 st Appr. - Trial 12/15/20
Christma Thomas (300 E. Davis St. #7)	1 st Appr. - JD
Christina Robinson (468 Iowa Ave.)	1 st Appr. - CD

2. Review monthly board packet.

Jack P. Ball, Esq.

¹ Acronyms: FED - forcible entry and detainer, AO - agreed order, CD - case dismissed, JD for judgment, CT for continued, STI for summons to issue and ASTI for alias summons to issue, VMO voluntary move out, VJCD for vacated judgment case dismissed and BW (Atty Bart Wolek) or TM (Atty Tracey Mergener) for Prairie State Legal Services.