

board agenda



Knox County Housing Authority
Regular Meeting of the Board of Commissioners
Moon Towers Conference Room
2/26/2019
10:00 a.m.

Opening	Roll Call	Chairperson Payton
<input type="checkbox"/> Wayne Allen	Review/Approve 01-2018 Minutes	Chairperson Payton
<input type="checkbox"/> Ben Burgland	Review/Ratify 01-2018 Financial Report	Chairperson Payton
<input type="checkbox"/> Thomas Dunker	Review/Ratify 01-2018 Claims and Bills	Chairperson Payton
<input type="checkbox"/> Jared Hawkinson	COCC:	\$ 43,939.93
<input type="checkbox"/> Lomac Payton	Moon Towers:	\$ 66,230.84
<input type="checkbox"/> Paula Sanford	Family:	\$ 93,742.31
<input type="checkbox"/> Paul H. Stewart	Bluebell:	\$ 25,041.19
<u>Excused:</u>	HCV:	\$ 94,854.15
	Brentwood:	\$ 28,104.43
	Prairieland:	\$ 26,067.22
<u>Others Present:</u>	Capital Fund 2016:	\$ 0.00
	Capital Fund 2017:	\$ 160,839.50
	Capital Fund 2018:	\$ 107,728.28

Old Business	None	
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New Business	Review/Approve Resolution 2019-02 for KCHA Operating Budget for FYE 03/31/2020	Derek Antoine
	Review/Approve Application for Payment 6 for Hein Construction for 504 Modification Project – Phase II at Family Sites	Derek Antoine

Reports	Executive Director’s Report – 02/2019	Derek Antoine
	KCHA Legal Counsel Report – 02/2019	Jack Ball

board agenda

Other Business

Executive Director Vacation

Derek Antoine

March Board Meeting – Request to
Reschedule

Adjournment

**MINUTES OF THE MONTHLY MEETING
OF THE BOARD OF COMMISSIONERS
OF THE KNOX COUNTY HOUSING AUTHORITY
January 29, 2019**

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

PRESENT: Wayne Allen
 Thomas Dunker
 Jared Hawkinson
 Lomac Payton

EXCUSED: Ben Burgland
 Paul H. Stewart
 Paula Sanford

ABSENT:

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

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

Chairperson Payton then asked if there were any additions or corrections to the previous meeting's minutes. Hearing none, Chairperson Payton then declared the December meeting minutes approved as received.

Chairperson Payton then requested the Board review and ratify the December 2018 financial reports. After brief discussion, Commissioner Allen made a motion to ratify the financial reports for December 2018 as presented; Commissioner Hawkinson seconded. Roll call was taken as follows:

Commissioner Allen - aye
Commissioner Dunker - aye
Commissioner Hawkinson - aye
Commissioner Payton - aye

Motion Carried, 4-0.

December 2018 claims against the HA Administration in the sum of \$666,117.08; Central Office Cost Center in the sum of \$34,587.56; Moon Towers in the sum of \$59,888.64; Family in the sum of \$74,358.22; Bluebell in the sum of \$20,328.96; Housing Choice Voucher Program in the sum of \$90,184.10; Brentwood (A.H.P.) in the sum of \$23,359.23; Prairieland (A.H.P.) in the sum of \$22,786.25; Capital Fund '16 in the sum of \$306,822.59; Capital Fund '17 in the sum of \$33,801.53; and Capital Fund '18 in the sum of \$0.00 were presented for approval. Commissioner Allen made a motion to ratify the claims and bills; Commissioner Sanford seconded. Roll call was taken as follows:

Commissioner Allen - aye
Commissioner Dunker - aye
Commissioner Hawkinson - aye
Commissioner Payton - aye

Motion Carried, 4-0.

OLD BUSINESS

None

NEW BUSINESS

Mr. Antoine asked the Board to review and approve Resolution 2019-01 Bad Debt Charge-Off for Period Ending 12/31/18. After brief discussion, Commissioner Dunker made a motion to Resolution 2019-01 Bad Debt Charge-Off for Period Ending 12/31/18 in the amount of \$18,460.74; Commissioner Hawkinson seconded. Roll call was taken as follows:

Commissioner Allen - aye
Commissioner Dunker - aye
Commissioner Hawkinson - aye
Commissioner Payton - aye

Motion Carried, 4-0.

Next, Mr. Antoine asked the Board to review and approve Application for Payment 5 for Hein Construction for 504 Modification Project-Phase 2 at Family Sites. Mr. Antoine gave a construction progress updated. Alliance Architecture has reviewed and signed approval for Pay Request 5. After brief discussion, Commissioner Hawkinson made a motion to approve Application for Payment 5 for Hein Construction for 504 Modification Project-Phase 2 at Family Sites in the amount of \$261,868.50; Commissioner Dunker seconded. Roll call was taken as follows:

Commissioner Allen - aye
Commissioner Dunker - aye
Commissioner Hawkinson - aye
Commissioner Payton - aye

Motion Carried, 4-0.

REPORTS

Mr. Antoine handed out the Executive Director's Report at the meeting. This report presented a comprehensive overview of the Knox County Housing Authority including the following information: Training and Development, Media Outreach/Public Relations, Policy/Operations, Public Housing Program with property and occupancy information, Housing Choice Voucher, and Affordable Housing Program. Mr. Antoine highlighted the recent government shutdown in his comments and highlighted a section of the report that indicated how many months each agency program could operate without receiving funding from HUD.

Mr. Ball handed out the Legal Counsel Report for December. The report shows the cases filed during the month and items reviewed for the agency.

OTHER BUSINESS

Mr. Antoine distributed copies of the Financial Audit Results. These will be discussed at a future meeting as needed.

ADJOURNMENT

Commissioner Hawkinson made a motion to adjourn the meeting at 10:24 a.m.; Commissioner Dunker seconded. Roll call was taken as follows:

Commissioner Allen - aye
Commissioner Dunker - aye

Commissioner Hawkinson - aye
Commissioner Payton - aye
Motion Carried, 4-0.

Respectfully submitted,

Secretary

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

February 20, 2019

ROLL CALL – 10:30 am

There finance committee was called into order by no one. There was no meeting.

ATTENDANCE – 10:30 am

KCHA Commissioners:

Present:

Excused: Tom Dunker, Ben Burgland, and Wayne Allen

Housing Authority Members:

Present: Derek Antoine and Lee Lofing

Excused:

FINANCIAL REPORT – 10:30 am

The only item on the agenda for this month's meeting was to review the January 2019 Financial Reports and notes.

ACCOUNTS PAYABLE – 10:30 am

There were no outstanding accounts payables to review.

ADJOURN – 10:30 am

Respectfully submitted,



Finance Coordinator, KCHA

COCC

	<u>January-19</u>	<u>Current YTD</u>
Operating Income	\$51,953.26	\$521,979.71
Operating Expenses	\$52,802.62	\$414,991.43
Net Revenue Income/(Loss)	(\$849.36)	\$106,988.28

Operated in the red for month & for the year.

COCC's Cash, Investments, A/R, & A/P \$1,221,898.34

Notes:

- Paid for Audit
- Distributed KCHA's portion of H.S.A contribution.
- Training - Derek and Cheryl along with commissioners.
- Utilities
- New insurance rates from AHRMA for 2019
-
-
-

MOON TOWERS

	<u>January-19</u>	<u>Current YTD</u>
Operating Income	\$65,506.62	\$669,670.07
Operating Expenses	\$66,230.84	\$636,363.25
Net Revenue Income/(Loss)	(\$724.22)	\$33,306.82

Operated in red for month and black for year.

Moon Towers' Cash, Investments, A/R, & A/P \$526,442.70

Notes:

- Received \$25,724 in subsidy vs the an average of \$30,282.
- Paid for Audit
- Distributed KCHA's portion of H.S.A contribution.
- Utilities
- New insurance rates from AHRMA for 2019
-
-

\$254,545.30 *minimum reserve position*

FAMILY

	<u>January-19</u>	<u>Current YTD</u>
Operating Income	\$74,068.50	\$759,199.23
Operating Expenses	\$93,273.45	\$791,822.10
Net Revenue Income/(Loss)	(\$19,204.95)	(\$32,622.87)

Operated in the red for month & for the year.

Family's Cash, Investments, A/R, & A/P \$377,933.57

Notes:

- Received \$53,750 in subsidy vs the an average of \$56,081.
- Paid for Audit
- Distributed KCHA's portion of H.S.A contribution.
- Utilities
- New insurance rates from AHRMA for 2019
-
-

\$316,728.84 *minimum reserve position*

BLUEBELL

	<u>January-19</u>	<u>Current YTD</u>
Operating Income	\$18,405.34	\$209,721.41
Operating Expenses	\$25,041.19	\$232,978.27
Net Revenue Income/(Loss)	(\$6,635.85)	(\$23,256.86)

Operated in the red for month & for the year.

Bluebell's Cash, Investments, A/R, & A/P \$37,226.96

Notes:

- Received \$3,545 in subsidy vs the an average of \$5,088.
- Paid for Audit
- Distributed KCHA's portion of H.S.A contribution.
- Utilities
- Replaced ventilation fan motors.
-

\$93,191.31 *minimum reserve position*

Will be receiving funds from settlement to help pay for washers and dryers along with transfer from LR reserves to offset other expenses.

AHP - BRENTWOOD & PRAIRIELAND

<u>BRENTWOOD</u>	<u>January-19</u>	<u>Current YTD</u>
Operating Income	\$32,641.07	\$320,252.40
Operating Expenses	\$28,104.43	\$353,695.08
Net Revenue Income/(Loss)	\$4,536.64	(\$33,442.68)

Operated in the black for month & red for the year.

Brentwood's Cash, Investments, A/R, & A/P	\$132,569.21
Restricted - Security Deposits	\$65.00
Brentwood's Total Cash	\$132,634.21

Notes:

- Received \$3,545 in subsidy vs the an average of \$5,088.
- Paid for Audit
- Distributed KCHA's portion of H.S.A contribution.
- Utilities
-
-

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

<u>PRAIRIELAND</u>	<u>January-19</u>	<u>Current YTD</u>
Operating Income	\$27,461.50	\$274,516.24
Operating Expenses	\$26,067.22	\$234,824.15
Net Revenue Income/(Loss)	\$1,394.28	\$39,692.09

Operated in the black for month & for the year.

Prairieland's Cash, Investments, A/R, & A/P	(\$62,873.17)
Restricted - Security Deposits	\$1,565.00
Restricted - Replacement Reserve	\$122,332.08
Restricted - Residual Receipts	\$54,507.44
Prairieland's Total Cash	\$115,531.35

Notes:

- Received \$3,545 in subsidy vs the an average of \$5,088.
- Paid for Audit
- Distributed KCHA's portion of H.S.A contribution.
- Utilities
-
-

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

These funds are held in the Replacement Reserve Savings Account.

These funds are held in the Residual Receipts Savings Account.

HOUSING CHOICE VOUCHERS

ADMINISTRATIVE

	<u>January-19</u>	<u>Current YTD</u>
Operating Income	\$10,113.42	\$97,155.12
Operating Expenses	\$14,431.15	\$120,770.83
Net Revenue Income/(Loss)	(\$4,317.73)	(\$23,615.71)

Notes:

- Paid for Audit
-

(\$28,338.85) Projected Income Gain/(Loss) FYE'18

Unrestricted Net Position (UNP)

Investment in Fixed Assets
Monthly Net Revenue Income/(Loss)

UNP Ending Balance

Pre 2004 Balance
Post 2003 Balance
Investment in Fixed Assets
Total UNP as of

\$123,490.73	12/31/2018 Balance
\$0.00	
(\$4,317.73)	
\$0.00	Year End Adjustment
\$119,173.00	For Admin Expenses and HAP (if needed)
\$121,830.26	
(\$2,769.75)	
\$112.49	
\$119,173.00	1/31/2019

HAP

	<u>January-19</u>	<u>Current YTD</u>
Operating Income	\$77,303.50	\$739,228.00
Operating Expenses	\$80,423.00	\$745,276.75
Net Revenue Income/(Loss)	(\$3,119.50)	(\$6,048.75)

Notes:

HAP payments

Voucher expenses less then amount funded for the month.

Net Restricted Position (NRP)

Monthly VMS Net Revenue - Income/(Loss)
NRP Ending Balance for HAP

\$13,211.08	12/31/2018 Balance
\$0.00	Year End Adjustment
(\$4,007.00)	
\$9,204.08	For HAP Expenses (Only)

Date:
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Knox County Housing Authority
INCOME STATEMENT - COCC
January, 2019
Current Period

	Period PUM	Period Amt	Mo Budget	YTD PUM	Current YTD	YTD Budget	Variance
REVENUE							
pum	1.00	15.00	15.00	1.00	150.00	150.00	0.00
FEE REVENUE							
Management Fees							
10-1-000-000-3810.000 Management Fee Inc	2,801.86	-42,027.87	-42,907.00	2,819.41	-422,911.02	-429,070.00	6,158.98
10-1-000-000-3810.010 Mgmt Fees CFP	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Management Fees	2,801.86	-42,027.87	-42,907.00	2,819.41	-422,911.02	-429,070.00	6,158.98
Asset Management Fees							
10-1-000-000-3820.000 Asset Mgmt Fee Inc	278.67	-4,180.00	-4,180.00	278.67	-41,800.00	-41,800.00	0.00
Total Asset Management Fees	278.67	-4,180.00	-4,180.00	278.67	-41,800.00	-41,800.00	0.00
Book Keeping Fees							
10-1-000-000-3830.000 Bookkeeping Fee Inc	382.50	-5,737.50	-5,627.00	381.27	-57,190.50	-56,270.00	-920.50
Total Book Keeping Fees	382.50	-5,737.50	-5,627.00	381.27	-57,190.50	-56,270.00	-920.50
Other Fees							
10-1-000-000-3840.000 Other Fees Inc	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Other Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL FEE REVENUE	3,463.02	-51,945.37	-52,714.00	3,479.34	-521,901.52	-527,140.00	5,238.48
OTHER REVENUE							
Other Grants & Investment Income							
10-1-000-000-3404.100 Rev. Other-Settlement	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-000-3610.000 Interest Income	0.53	-7.89	-8.33	0.52	-78.19	-83.30	5.11
10-1-000-000-3610.010 Interest - Restricted	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Other Grants & Investment Income	0.53	-7.89	-8.33	0.52	-78.19	-83.30	5.11
Other Revenue							
10-1-000-000-3690.000 Other Income	0.00	0.00	-27.67	0.00	0.00	-276.70	276.70
10-1-000-000-3690.010 Other Income-Training	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-000-3850.120 Other Misc Inc	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Other Revenue	0.00	0.00	-27.67	0.00	0.00	-276.70	276.70
TOTAL OTHER REVENUE	0.53	-7.89	-36.00	0.52	-78.19	-360.00	281.81
TOTAL REVENUE	3,463.55	-51,953.26	-52,750.00	3,479.86	-521,979.71	-527,500.00	5,520.29

Date:
Time:
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Knox County Housing Authority
INCOME STATEMENT - COCC
January, 2019
Current Period

	Period PUM	Period Amt	Mo Budget	YTD PUM	Current YTD	YTD Budget	Variance
EXPENSES							
ADMINISTRATIVE							
Administrative Salaries & Benefits							
10-1-000-000-4110.000 Admin Salaries	1,533.21	22,998.16	23,833.33	1,568.52	235,277.28	238,333.30	-3,056.02
10-1-000-000-4110.001 Salaries Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-000-4110.100 Medical Reimbursement	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Administrative Salaries & Benefits	1,533.21	22,998.16	23,833.33	1,568.52	235,277.28	238,333.30	-3,056.02
Benefit Contributions - Administrative							
10-1-000-000-4110.500 Emp Benefit - Admin	556.55	8,348.28	7,375.00	467.43	70,114.50	73,750.00	-3,635.50
10-1-000-000-4110.501 Wellness Benefit-Admin	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-000-4110.502 Benefit - Comp Absence	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-000-4110.550 Benefit - Life Ins.	33.42	501.29	458.33	27.31	4,096.34	4,583.30	-486.96
Total Benefit Contributions - Admin	589.97	8,849.57	7,833.33	494.74	74,210.84	78,333.30	-4,122.46
Fee Expenses							
10-1-000-000-4171.000 Audit Fee	156.67	2,350.00	220.83	15.67	2,350.00	2,208.30	141.70
Total Fee Expenses	156.67	2,350.00	220.83	15.67	2,350.00	2,208.30	141.70
Advertising & Marketing							
10-1-000-000-4190.650 Advertising	14.11	211.63	62.50	2.54	381.23	625.00	-243.77
Total Advertising & Marketing	14.11	211.63	62.50	2.54	381.23	625.00	-243.77
Office Expense							
10-1-000-000-4140.000 Training - Staff	253.47	3,802.01	2,500.00	99.39	14,908.04	25,000.00	-10,091.96
10-1-000-000-4180.000 Telephone	19.47	292.00	416.67	19.20	2,879.42	4,166.70	-1,287.28
10-1-000-000-4190.100 Postage	59.40	891.03	125.00	8.34	1,251.11	1,250.00	1.11
10-1-000-000-4190.200 Office Supplies	42.07	631.01	125.00	12.31	1,846.73	1,250.00	596.73
10-1-000-000-4190.300 Paper Supplies	9.67	145.00	83.33	7.24	1,086.13	833.30	252.83
10-1-000-000-4190.400 Printing/printers	0.00	0.00	16.67	0.00	0.00	166.70	-166.70
10-1-000-000-4190.401 Printing Supplies	0.00	0.00	166.67	1.37	204.89	1,666.70	-1,461.81
10-1-000-000-4190.500 Printer/Copier Supp-Cont	12.32	184.75	208.33	12.32	1,847.50	2,083.30	-235.80
10-1-000-000-4190.550 Computers	0.00	0.00	583.33	0.39	59.00	5,833.30	-5,774.30
10-1-000-000-4190.600 Publications	19.92	298.75	41.67	4.20	630.20	416.70	213.50
10-1-000-000-4190.700 Member Dues/Fees	25.00	375.00	137.50	52.78	7,916.58	1,375.00	6,541.58
10-1-000-000-4190.800 Internet Services	9.54	-143.08	250.00	17.05	2,558.02	2,500.00	58.02
10-1-000-000-4190.850 IT Support	61.34	920.07	1,083.33	16.77	2,515.03	10,833.30	-8,318.27
Total Office Expense	493.10	7,396.54	5,737.50	251.35	37,702.65	57,375.00	-19,672.35
Legal Expense							
10-1-000-000-4130.000 Legal Expense	46.67	700.00	833.33	42.81	6,422.00	8,333.30	-1,911.30
10-1-000-000-4190.900 Court Costs	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Legal Expense	46.67	700.00	833.33	42.81	6,422.00	8,333.30	-1,911.30
Travel Expense							
10-1-000-000-4150.000 Travel - Staff	144.20	2,163.06	208.33	34.33	5,150.03	2,083.30	3,066.73
10-1-000-000-4150.010 Travel - Commissioners	84.27	1,264.10	250.00	12.92	1,938.70	2,500.00	-561.30
10-1-000-000-4150.100 Mileage - Admin	0.00	0.00	8.33	0.00	0.00	83.30	-83.30
Total Travel Expense	228.48	3,427.16	466.66	47.26	7,088.73	4,666.60	2,422.13
Other Expense							
10-1-000-000-4140.010 Training-Commissioners	243.38	3,650.66	416.67	45.19	6,778.66	4,166.70	2,611.96
10-1-000-000-4160.000 Consulting Services	50.86	762.83	275.00	73.03	10,954.65	2,750.00	8,204.65
10-1-000-000-4160.500 Translating/Interp Serv.	0.00	0.00	25.00	0.00	0.00	250.00	-250.00

Date:
Time:
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Knox County Housing Authority
INCOME STATEMENT - COCC
January, 2019
Current Period

	Period PUM	Period Amt	Mo Budget	YTD PUM	Current YTD	YTD Budget	Variance
10-1-000-000-4170.000 Accounting Fee	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-000-4190.000 Other Sundry	30.95	464.24	137.50	6.43	965.10	1,375.00	-409.90
10-1-000-000-4190.950 Background Verification	1.42	21.32	4.17	2.14	321.72	41.70	280.02
Total Other Expense	326.60	4,899.05	858.34	126.80	19,020.13	8,583.40	10,436.73
TOTAL OPERATING EXPENSE - Admin	3,388.81	50,832.11	39,845.82	2,549.69	382,452.86	398,458.20	-16,005.34
<u>UTILITIES EXPENSE</u>							
Utilities Expense							
10-1-000-000-4310.000 Water	1.33	19.92	25.00	1.26	189.52	250.00	-60.48
10-1-000-000-4315.000 Sewer	0.40	5.96	12.50	0.42	62.28	125.00	-62.72
10-1-000-000-4320.000 Electric	13.93	208.97	229.17	14.40	2,159.48	2,291.70	-132.22
10-1-000-000-4330.000 Gas	23.04	345.65	200.00	8.24	1,236.44	2,000.00	-763.56
10-1-000-000-4340.000 Fuel	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Utilites Expense	38.70	580.50	466.67	24.32	3,647.72	4,666.70	-1,018.98
TOTAL UTILITIES EXPENSE	38.70	580.50	466.67	24.32	3,647.72	4,666.70	-1,018.98
<u>MAINTENANCE & OPERATIONS EXPENSE</u>							
Maintenance - Labor & OT							
Total Maintenance - Labor & OT	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Benefit Contributions - Maintenance							
Total Benefit Contributions - Maint.	0.00	0.00	0.00	0.13	19.88	0.00	19.88
Maintenance - Materials/Supplies							
10-1-000-000-4420.000 Maint-Supp DON'T USE	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-000-4420.010 Garbage&Trash Supp	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-000-4420.020 Htg & Cooling	0.00	0.00	20.83	0.00	0.00	208.30	-208.30
10-1-000-000-4420.050 Landscape/Grounds Sup	0.00	0.00	20.83	0.00	0.00	208.30	-208.30
10-1-000-000-4420.060 Maint - Supplies-BB	0.00	0.00	20.83	0.00	0.00	208.30	-208.30
10-1-000-000-4420.070 Electrical Supplies	0.00	0.00	20.83	0.00	0.00	208.30	-208.30
10-1-000-000-4420.080 COCC-Elect supp	0.08	1.17	0.00	0.01	1.17	0.00	1.17
10-1-000-000-4420.100 Janitorial Supplies	0.00	0.00	25.00	0.84	125.34	250.00	-124.66
10-1-000-000-4420.110 Routine Maint. Supply	0.21	3.10	25.00	0.19	27.96	250.00	-222.04
10-1-000-000-4420.120 Other Misc Supply	0.00	0.00	8.33	0.00	0.00	83.30	-83.30
10-1-000-000-4420.125 Mileage	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-000-4420.126 Vehicle Supplies	0.00	0.00	25.00	0.72	108.57	250.00	-141.43
Total Maintenance - Materials/Supplies	0.28	4.27	166.65	1.75	263.04	1,666.50	-1,403.46
Maintenance - Contracts							
10-1-000-000-4430.000 Maint-Contracts-Gen	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-000-4430.010 Garbage & Trash Cont	0.00	0.00	29.17	1.20	180.00	291.70	-111.70
10-1-000-000-4430.020 Heating&Cooling Cont	0.00	0.00	83.33	0.00	0.00	833.30	-833.30
10-1-000-000-4430.030 Snow Removal Cont	0.00	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	0.00
10-1-000-000-4430.060 Unit Turnaround Cont	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-000-4430.070 Electrical Contract	0.00	0.00	41.67	0.00	0.00	416.70	-416.70
10-1-000-000-4430.080 Plumbing Contracts	0.00	0.00	20.83	0.00	0.00	208.30	-208.30
10-1-000-000-4430.090 Extermination Cont	5.85	87.74	33.33	2.34	350.96	333.30	17.66
10-1-000-000-4430.100 Janitorial Contracts	0.00	0.00	8.33	0.00	0.00	83.30	-83.30
10-1-000-000-4430.110 Routine Maint Cont	0.00	0.00	20.83	0.00	0.00	208.30	-208.30
10-1-000-000-4430.120 Other Misc Maint Cont	0.00	0.00	20.83	100.27	15,040.00	208.30	14,831.70
10-1-000-000-4430.126 Vehicle Maint Cont	0.00	0.00	0.00	0.05	6.90	0.00	6.90
10-1-000-000-4430.200 Copiers	0.00	0.00	12.50	0.00	0.00	125.00	-125.00

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Knox County Housing Authority
INCOME STATEMENT - COCC
January, 2019
Current Period

	Period PUM	Period Amt	Mo Budget	YTD PUM	Current YTD	YTD Budget	Variance
10-1-000-000-4431.000 Trash Removal	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Maintenance - Contracts	5.85	87.74	270.82	103.85	15,577.86	2,708.20	12,869.66
TOTAL MAINTENANCE EXPENSES	6.13	92.01	437.47	105.74	15,860.78	4,374.70	11,486.08
<u>INSURANCE PREMIUMS EXPENSE</u>							
Insurance Expense							
10-1-000-000-4510.000 Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-000-4510.010 Property Insurance	4.65	69.80	70.83	4.65	698.00	708.30	-10.30
10-1-000-000-4510.015 Equipment Insurance	0.65	9.70	10.33	0.65	97.00	103.30	-6.30
10-1-000-000-4510.020 Liability Insurance	2.41	36.15	37.50	2.41	361.50	375.00	-13.50
10-1-000-000-4510.025 PE & PO Insurance	16.57	248.50	258.33	16.57	2,485.00	2,583.30	-98.30
10-1-000-000-4510.030 Work Comp Insurance	58.77	881.60	916.67	58.77	8,816.00	9,166.70	-350.70
10-1-000-000-4510.035 Auto Insurance	3.48	52.25	54.17	3.48	522.50	541.70	-19.20
10-1-000-000-4510.040 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Insurance Expense	86.53	1,298.00	1,347.83	86.53	12,980.00	13,478.30	-498.30
TOTAL INSURANCE PREMIUMS EXPENSE	86.53	1,298.00	1,347.83	86.53	12,980.00	13,478.30	-498.30
<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	0.00
Total Protective Services - Contract	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL PROTECTIVE SERVICES EXPENSE	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<u>GENERAL EXPENSES</u>							
General Expenses							
10-1-000-000-4520.000 Pay in lieu of Tax	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-000-4530.000 Term Leave Pay	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-000-4540.000 Emp Ben-Admin	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-000-4540.200 Emp Ben-TenSer	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-000-4540.300 Emp Ben-Maint.	0.00	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	0.33	50.07	0.00	50.07
10-1-000-000-4595.000 Compensated Absences	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total General Expenses	0.00	0.00	0.00	0.33	50.07	0.00	50.07
TOTAL OTHER GENERAL EXPENSES	0.00	0.00	0.00	0.33	50.07	0.00	50.07
<u>INTEREST EXP & AMORTIZATION COST</u>							
Interest Expense							
Total Interest Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL INTEREST EXP & AMORT COST	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL OPERATING EXPENSE	3,520.17	52,802.62	42,097.79	2,766.61	414,991.43	420,977.90	-5,986.47
NET REVENUE/EXPENSE (GAIN/-LOSS)	56.62	849.36	-10,652.21	713.26	-106,988.28	-106,522.10	-466.18

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Knox County Housing Authority
INCOME STATEMENT - COCC
January, 2019
Current Period

	Period PUM	Period Amt	Mo Budget	YTD PUM	Current YTD	YTD Budget	Variance
<u>MISCELLANEOUS EXPENSE</u>							
Casualty & Extraordinary Expense							
10-1-000-000-4610.010 Extraordinary Labor	0.00	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	0.00
10-1-000-000-4610.030 Extraordinary Contract	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-000-4620.010 Casualty Labor	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-000-4620.020 Casualty Materials	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-000-4620.030 Casualty Contract Costs	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Casualty & Extraordinary Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Depreciation Expense							
10-1-000-000-4800.000 Depreciation Exp COCC	4.64	69.61	33.42	4.64	696.10	334.20	361.90
Total Depreciation Expense	4.64	69.61	33.42	4.64	696.10	334.20	361.90
TOTAL MISCELLANEOUS EXPENSES	4.64	69.61	33.42	4.64	696.10	334.20	361.90
TOTAL EXPENSES	61.26	918.97	-10,618.79	708.61	-106,292.18	-106,187.90	-104.28
<u>OTHER FINANCING SOURCES (USES)</u>							
Operating Transfers In/Out							
10-1-000-000-7010.000 Prov Oper Reserve	0.00	0.00	10,618.75	0.00	0.00	106,187.50	-106,187.50
10-1-000-000-9111.000 Operating Xfers - In	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Operating Transfers In/Out	0.00	0.00	10,618.75	0.00	0.00	106,187.50	-106,187.50
TOTAL OTHER FINANCING SOURCES	0.00	0.00	10,618.75	0.00	0.00	106,187.50	-106,187.50
EXCESS REVENUE/EXPENSE GAIN/-LOSS	61.26	918.97	-0.04	708.61	-106,292.18	-0.40	-106,291.78

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Knox County Housing Authority
INCOME STATEMENT - AMP 1, Moon Towers
January, 2019
Current Period

	Period PUM	Period Amt	Mo Budget	YTD PUM	Current YTD	YTD Budget	Variance
REVENUE							
pum	1.00	177.00	177.00	1.00	1,770.00	1,770.00	0.00
TENANT REVENUE							
Tenant Rent Revenue							
10-1-000-001-3110.000 Dwelling Rent	193.23	-34,201.00	-31,250.00	188.79	-334,167.00	-312,500.00	-21,667.00
10-1-000-001-3111.000 Utility Allowance	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Tenant Rent Revenue	193.23	-34,201.00	-31,250.00	188.79	-334,167.00	-312,500.00	-21,667.00
Tenant Revenue - Other							
10-1-000-001-3120.000 Excess Utilities	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-001-3130.000 Cable TV Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-001-3190.000 Nondwell Rent	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-001-3190.100 Beauty Shop Rent	0.85	-150.00	-200.00	0.90	-1,600.00	-2,000.00	400.00
10-1-000-001-3690.000 Other Income	1.07	-190.00	0.00	0.25	-439.53	0.00	-439.53
10-1-000-001-3690.100 Late Fees	1.55	-275.00	-250.00	1.64	-2,900.00	-2,500.00	-400.00
10-1-000-001-3690.120 Violation Fees	0.00	0.00	-4.17	0.00	0.00	-41.70	41.70
10-1-000-001-3690.130 Court Cost Fees	0.00	0.00	-29.17	0.00	0.00	-291.70	291.70
10-1-000-001-3690.140 Returned Check Charge	0.00	0.00	-8.33	0.03	-50.00	-83.30	33.30
10-1-000-001-3690.150 Laundry Income	11.52	-2,039.25	-666.67	4.86	-8,596.75	-6,666.70	-1,930.05
10-1-000-001-3690.160 Vending Machines Inc.	0.78	-138.71	-125.00	0.77	-1,355.05	-1,250.00	-105.05
10-1-000-001-3690.180 Labor	2.87	-508.00	-208.33	1.44	-2,553.00	-2,083.30	-469.70
10-1-000-001-3690.200 Materials	0.31	-54.75	-41.67	0.23	-407.00	-416.70	9.70
10-1-000-001-3690.300 T.S. Income - Grants	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Tenant Revenue Other	18.96	-3,355.71	-1,533.34	10.11	-17,901.33	-15,333.40	-2,567.93
TOTAL TENANT REVENUE	212.18	-37,556.71	-32,783.34	198.91	-352,068.33	-327,833.40	-24,234.93
OTHER REVENUE							
HUD PH Operating Subsidy							
10-1-000-001-8020.000 Oper Sub - Curr Yr	145.33	-25,724.00	-30,123.58	168.51	-298,267.00	-301,235.80	2,968.80
Total HUD PH Operating Subsidy	145.33	-25,724.00	-30,123.58	168.51	-298,267.00	-301,235.80	2,968.80
Other Grants & Investment Income							
10-1-000-001-3404.000 Revenue-other gov grants	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-001-3610.000 Interest Income	9.29	-1,644.80	-250.00	8.00	-14,159.55	-2,500.00	-11,659.55
Total Other Grants & Investment Income	9.29	-1,644.80	-250.00	8.00	-14,159.55	-2,500.00	-11,659.55
Other Revenue							
10-1-000-001-3850.005 Income Other Amps	3.28	-581.11	-125.00	2.92	-5,175.19	-1,250.00	-3,925.19
10-1-000-001-3850.010 Garbage & Trash Inc	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-001-3850.020 Heat & Cooling Inc	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-001-3850.030 Snow Removal Inc	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-001-3850.050 Landscape & Grds Inc	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-001-3850.070 Electrical Inc	0.00	0.00	-1.67	0.00	0.00	-16.70	16.70
10-1-000-001-3850.080 Plumbing Maint Inc	0.00	0.00	-1.67	0.00	0.00	-16.70	16.70
10-1-000-001-3850.100 Janitorial Inc	0.00	0.00	-1.67	0.00	0.00	-16.70	16.70
10-1-000-001-3850.110 Routine Maint Inc	0.00	0.00	-1.67	0.00	0.00	-16.70	16.70
10-1-000-001-3850.120 Other Mis Cont Inc.	0.00	0.00	-1.67	0.00	0.00	-16.70	16.70
Total Other Revenue	3.28	-581.11	-133.35	2.92	-5,175.19	-1,333.50	-3,841.69
TOTAL OTHER REVENUE	157.91	-27,949.91	-30,506.93	179.44	-317,601.74	-305,069.30	-12,532.44
TOTAL REVENUE	370.09	-65,506.62	-63,290.27	378.34	-669,670.07	-632,902.70	-36,767.37

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Knox County Housing Authority
INCOME STATEMENT - AMP 1, Moon Towers
January, 2019
Current Period

	Period PUM	Period Amt	Mo Budget	YTD PUM	Current YTD	YTD Budget	Variance
EXPENSES							
ADMINISTRATIVE							
Administrative Salaries & Benefits							
10-1-000-001-4110.000 Admin Salaries	31.51	5,577.00	6,125.00	30.13	53,332.04	61,250.00	-7,917.96
10-1-000-001-4110.001 Salaries Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Administrative Salaries & Benefits	31.51	5,577.00	6,125.00	30.13	53,332.04	61,250.00	-7,917.96
Benefit Contributions - Administrative							
10-1-000-001-4110.500 Emp Benefit-Admin	17.09	3,025.19	2,166.67	10.80	19,111.99	21,666.70	-2,554.71
10-1-000-001-4110.501 Wellness Benefit-Admin	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-001-4110.502 Benefit - Comp Absence	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Benefit Contributions - Admin	17.09	3,025.19	2,166.67	10.80	19,111.99	21,666.70	-2,554.71
Fee Expenses							
10-1-000-001-4120.100 Management Fee Exp	72.68	12,863.84	12,937.00	73.01	129,223.12	129,370.00	-146.88
10-1-000-001-4120.200 Asset Mngt Fee Exp	10.00	1,770.00	1,770.00	10.00	17,700.00	17,700.00	0.00
10-1-000-001-4120.300 Bookkeeping Fee Exp	7.46	1,320.00	1,328.00	7.49	13,260.00	13,280.00	-20.00
10-1-000-001-4171.000 Audit Fee	13.94	2,467.50	0.00	1.39	2,467.50	0.00	2,467.50
Total Fee Expenses	104.08	18,421.34	16,035.00	91.89	162,650.62	160,350.00	2,300.62
Advertising & Marketing							
10-1-000-001-4190.650 Advertising	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Advertising & Marketing	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Office Expense							
10-1-000-001-4140.000 Training - Staff	2.20	388.65	375.00	1.78	3,146.68	3,750.00	-603.32
10-1-000-001-4180.000 Telephone	0.83	147.74	150.00	0.80	1,423.59	1,500.00	-76.41
10-1-000-001-4190.100 Postage	0.25	44.65	54.17	0.25	442.77	541.70	-98.93
10-1-000-001-4190.200 Office Supplies	0.51	89.78	45.83	0.18	319.55	458.30	-138.75
10-1-000-001-4190.300 Paper Supplies	0.09	16.67	41.67	0.13	236.25	416.70	-180.45
10-1-000-001-4190.400 Printing/printers	0.00	0.00	41.67	0.29	510.44	416.70	93.74
10-1-000-001-4190.401 Printing Supplies	0.00	0.00	66.67	0.00	0.00	666.70	-666.70
10-1-000-001-4190.500 Printer/Copier Supp-Cont	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-001-4190.550 Computers	0.00	0.00	33.33	0.00	0.00	333.30	-333.30
10-1-000-001-4190.600 Publications	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-001-4190.700 Member Dues/Fees	0.52	91.52	166.67	0.68	1,195.17	1,666.70	-471.53
10-1-000-001-4190.800 Internet Services	0.49	87.11	91.67	0.49	871.10	916.70	-45.60
10-1-000-001-4190.850 IT Support	1.85	328.23	41.67	0.19	328.23	416.70	-88.47
Total Office Expense	6.75	1,194.35	1,108.35	4.79	8,473.78	11,083.50	-2,609.72
Legal Expense							
10-1-000-001-4130.000 Legal Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-001-4190.900 Court Costs	0.00	0.00	16.67	0.00	0.00	166.70	-166.70
Total Legal Expense	0.00	0.00	16.67	0.00	0.00	166.70	-166.70
Travel Expense							
10-1-000-001-4120.125 Mileage - Don't Use	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-001-4150.000 Travel - Staff	2.56	452.98	8.33	0.51	910.72	83.30	827.42
10-1-000-001-4150.010 Travel - Commissioners	0.00	0.00	8.33	0.00	0.00	83.30	-83.30
10-1-000-001-4150.100 Mileage - Admin	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Travel Expense	2.56	452.98	16.66	0.51	910.72	166.60	744.12
Other Expense							
10-1-000-001-4120.400 Fee for Service Exp	0.00	0.00	0.00	0.38	677.04	0.00	677.04
10-1-000-001-4120.500 Other Fees Exp	0.00	0.00	25.00	0.00	0.00	250.00	-250.00

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Knox County Housing Authority
INCOME STATEMENT - AMP 1, Moon Towers
January, 2019
Current Period

	Period PUM	Period Amt	Mo Budget	YTD PUM	Current YTD	YTD Budget	Variance
10-1-000-001-4410.502 Benefits Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Benefit Contributions - Maint.	27.22	4,817.89	3,791.67	20.64	36,525.67	37,916.70	-1,391.03
Maintenance - Materials/Supplies							
10-1-000-001-4420.000 Maint - Supp DON'T USE	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-001-4420.010 Garbage&Trash Supp	0.00	0.00	12.50	0.00	0.00	125.00	-125.00
10-1-000-001-4420.020 Heating&Cooling Supp	0.00	0.00	1,250.00	2.25	3,983.48	12,500.00	-8,516.52
10-1-000-001-4420.030 Snow Removal Supplies	0.00	0.00	25.00	0.00	0.00	250.00	-250.00
10-1-000-001-4420.031 Gas for Snow Removal	0.00	0.00	8.33	0.00	0.00	83.30	-83.30
10-1-000-001-4420.050 Landscape/Grounds Sup	0.00	0.00	50.00	0.28	494.90	500.00	-5.10
10-1-000-001-4420.051 Gasoline for Mowing	0.00	0.00	27.08	0.15	271.12	270.80	0.32
10-1-000-001-4420.070 Electrical Supplies	0.40	70.50	208.33	0.49	864.06	2,083.30	-1,219.24
10-1-000-001-4420.080 Plumbing Supplies	0.39	68.86	225.00	0.51	897.32	2,250.00	-1,352.68
10-1-000-001-4420.090 Extermination Supplies	0.00	0.00	83.33	0.56	985.00	833.30	151.70
10-1-000-001-4420.100 Janitorial Supplies	2.28	404.07	375.00	2.30	4,071.13	3,750.00	321.13
10-1-000-001-4420.110 Routine Maint. Supplies	2.44	431.34	2,083.33	4.75	8,400.31	20,833.30	-12,432.99
10-1-000-001-4420.120 Other Misc Supplies	0.00	0.00	41.67	23.28	41,200.00	416.70	40,783.30
10-1-000-001-4420.121 Laundry Equip Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-001-4420.125 Mileage	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-001-4420.126 Vehicle Supplies	0.00	0.00	0.00	0.18	327.22	0.00	327.22
10-1-000-001-4420.130 Securty Supplies	0.00	0.00	0.00	0.19	328.43	0.00	328.43
Total Maintenance - Materials/Supplies	5.51	974.77	4,389.57	34.93	61,822.97	43,895.70	17,927.27
Maintenance - Contracts							
10-1-000-001-4430.000 Maint-Cont-DON'T USE	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-001-4430.010 Garbage & Trash Con	2.15	380.36	375.00	2.21	3,913.60	3,750.00	163.60
10-1-000-001-4430.020 Heating & Cooling Cont	0.00	0.00	583.33	0.00	0.00	5,833.30	-5,833.30
10-1-000-001-4430.030 Snow Removal Contracts	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-001-4430.040 Elevator Maintenance	0.00	0.00	1,041.67	7.11	12,587.72	10,416.70	2,171.02
10-1-000-001-4430.050 Landscape & Grds Cont	0.00	0.00	83.33	0.44	780.00	833.30	-53.30
10-1-000-001-4430.060 Unit Turnaround Con	0.00	0.00	12.50	0.00	0.00	125.00	-125.00
10-1-000-001-4430.070 Electrical Contracts	0.00	0.00	33.33	0.03	50.75	333.30	-282.55
10-1-000-001-4430.080 Plumbing Contracts	0.00	0.00	416.67	0.63	1,114.04	4,166.70	-3,052.66
10-1-000-001-4430.090 Extermination Contracts	6.42	1,136.34	1,250.00	6.31	11,172.78	12,500.00	-1,327.22
10-1-000-001-4430.100 Janitorial Contracts	0.00	0.00	8.33	0.00	0.00	83.30	-83.30
10-1-000-001-4430.110 Routine Mainten Cont	1.19	210.00	500.00	2.99	5,284.50	5,000.00	284.50
10-1-000-001-4430.120 Other Misc Cont Cost	0.28	50.00	125.00	2.98	-5,276.80	1,250.00	-6,526.80
10-1-000-001-4430.121 Laundry Equip Contract	0.00	0.00	41.67	0.00	0.00	416.70	-416.70
10-1-000-001-4430.126 Vehicle Maint Cont	0.32	56.45	16.67	0.62	1,103.24	166.70	936.54
Total Maintenance - Contracts	10.36	1,833.15	4,487.50	17.36	30,729.83	44,875.00	-14,145.17
TOTAL MAINTENANCE EXPENSES	103.02	18,234.86	24,043.74	136.52	241,645.41	240,437.40	1,208.01
UTILITIES EXPENSE							
Utilities Expense							
10-1-000-001-4310.000 Water	6.65	1,176.51	79.17	5.77	10,208.31	791.70	9,416.61
10-1-000-001-4315.000 Sewer	7.34	1,299.53	1,000.00	6.42	11,360.69	10,000.00	1,360.69
10-1-000-001-4320.000 Electric	10.58	1,872.06	2,000.00	11.81	20,907.18	20,000.00	907.18
10-1-000-001-4330.000 Gas	46.87	8,295.61	2,916.67	16.72	29,600.41	29,166.70	433.71
Total Utilities Expense	71.43	12,643.71	5,995.84	40.72	72,076.59	59,958.40	12,118.19
TOTAL UTILITIES EXPENSE	71.43	12,643.71	5,995.84	40.72	72,076.59	59,958.40	12,118.19
TOTAL PROTECTIVE SERVICES EXPENSE							
Protective Services - Contract							

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Knox County Housing Authority
INCOME STATEMENT - AMP 1, Moon Towers
January, 2019
Current Period

	Period PUM	Period Amt	Mo Budget	YTD PUM	Current YTD	YTD Budget	Variance
10-1-000-001-4480.000 Police Contract	0.00	0.00	333.33	1.01	1,790.84	3,333.30	-1,542.46
10-1-000-001-4480.100 ADT Contract	0.98	173.94	62.50	0.18	324.45	625.00	-300.55
10-1-000-001-4480.500 Security Contract	0.00	0.00	333.33	0.87	1,541.69	3,333.30	-1,791.61
Total Protective Services - Contract	0.98	173.94	729.16	2.07	3,656.98	7,291.60	-3,634.62
TOTAL PROTECTIVE SERVICES EXPENSE	0.98	173.94	729.16	2.07	3,656.98	7,291.60	-3,634.62
<u>INSURANCE PREMIUMS EXPENSE</u>							
Insurance Expenses							
10-1-000-001-4510.000 Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-001-4510.010 Property	15.38	2,722.14	2,500.00	15.38	27,221.40	25,000.00	2,221.40
10-1-000-001-4510.015 Equipment Insurance	0.65	115.61	104.17	0.65	1,156.10	1,041.70	114.40
10-1-000-001-4510.020 Liability Insurance	2.44	431.03	333.33	2.44	4,310.30	3,333.30	977.00
10-1-000-001-4510.025 PE & PO Insurance	1.29	228.98	225.00	1.29	2,289.80	2,250.00	39.80
10-1-000-001-4510.030 Work Comp Insurance	3.10	548.21	416.67	3.10	5,482.10	4,166.70	1,315.40
10-1-000-001-4510.035 Auto Insurance	0.30	52.25	62.50	0.30	522.50	625.00	-102.50
10-1-000-001-4510.040 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Insurance Expenses	23.15	4,098.22	3,641.67	23.15	40,982.20	36,416.70	4,565.50
TOTAL INSURANCE PREMIUMS EXPENSE	23.15	4,098.22	3,641.67	23.15	40,982.20	36,416.70	4,565.50
<u>GENERAL EXPENSES</u>							
General Expenses							
10-1-000-001-4530.000 Term Leave Pay	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-001-4590.000 Other General	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-001-4595.000 Compensated Absences	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total General Expenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Payment In Lieu Of Taxes - PILOT Tax							
10-1-000-001-4520.000 Pay in lieu of Tax	12.18	2,155.73	2,525.42	14.81	26,209.04	25,254.20	954.84
Total Payment In Lieu Of Taxes - PILOT	12.18	2,155.73	2,525.42	14.81	26,209.04	25,254.20	954.84
Bad Debt Write-Offs - Tenant Rents							
10-1-000-001-4570.000 Collection Losses	0.00	0.00	0.00	3.21	5,676.61	0.00	5,676.61
Total Bad Debt Write-Offs - Tenant Rents	0.00	0.00	0.00	3.21	5,676.61	0.00	5,676.61
TOTAL OTHER GENERAL EXPENSES	12.18	2,155.73	2,525.42	18.01	31,885.65	25,254.20	6,631.45
<u>INTEREST EXP & AMORTIZATION COST</u>							
Interest Expense							
10-1-000-001-5230.100 Int on DSF Invest	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Interest Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL INTEREST EXP & AMORT COST	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL OPERATING EXPENSE	374.19	66,230.84	62,662.50	359.53	636,363.25	626,625.00	9,738.25
NET (REVENUE)/EXPENSE	4.09	724.22	-627.77	18.82	-33,306.82	-6,277.70	-27,029.12

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Knox County Housing Authority
INCOME STATEMENT - AMP 1, Moon Towers
January, 2019
Current Period

	Period PUM	Period Amt	Mo Budget	YTD PUM	Current YTD	YTD Budget	Variance
<u>MISCELLANEOUS EXPENSE</u>							
Extraordinary Expense							
10-1-000-001-4610.010 Extraordinary Labor	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-001-4610.020 Extraordinary Materials	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-001-4610.030 Extraordinary Contract	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Extraordinary Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Casualty Losses - Non-capitalized							
10-1-000-001-4620.010 Casualty Labor	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-001-4620.020 Casualty Materials	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-001-4620.030 Casualty Contract Costs	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-001-4620.040 Insur Proceeds	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Casualty Losses - Non-capitalized	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Depreciation Expense							
10-1-000-001-4800.000 Depreciation Exp MT	167.76	29,693.23	33,333.33	167.76	296,932.30	333,333.30	-36,401.00
Total Depreciation Expense	167.76	29,693.23	33,333.33	167.76	296,932.30	333,333.30	-36,401.00
TOTAL MISCELLANEOUS EXPENSES	167.76	29,693.23	33,333.33	167.76	296,932.30	333,333.30	-36,401.00
TOTAL EXPENSES	171.85	30,417.45	32,705.56	148.94	263,625.48	327,055.60	-63,430.12
<u>OTHER FINANCING SOURCES (USES)</u>							
Operating Transfers In/Out							
10-1-000-001-7010.000 Prov Oper Reserve	0.00	0.00	-32,751.42	0.00	0.00	-327,514.20	327,514.20
10-1-000-001-9111.000 Operating Xfers - In	0.00	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	0.00
Total Operating Transfers In/Out	0.00	0.00	-32,751.42	0.00	0.00	-327,514.20	327,514.20
TOTAL OTHER FINANCING SOURCES (USES)	0.00	0.00	-32,751.42	0.00	0.00	-327,514.20	327,514.20
EXCESS (REVENUE)/EXPENSE	171.85	30,417.45	-45.86	148.94	263,625.48	-458.60	264,084.08

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Knox County Housing Authority
INCOME STATEMENT - AMP 2, Family Sites
January, 2019
Current Period

	Period PUM	Period Amt	Mo Budget	YTD PUM	Current YTD	YTD Budget	Variance
REVENUE							
pum	1.00	190.00	190.00	1.00	1,900.00	1,900.00	0.00
TENANT REVENUE							
Tenant Rent Revenue							
10-1-000-002-3110.000 Dwelling Rent	82.89	-15,748.90	-15,833.33	77.13	-146,545.84	-158,333.30	11,787.46
10-1-000-002-3111.000 Utility Allowance	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Tenant Rent Revenue	82.89	-15,748.90	-15,833.33	77.13	-146,545.84	-158,333.30	11,787.46
Tenant Revenue - Other							
10-1-000-002-3190.000 Nondwell Rent	0.00	0.00	-25.00	0.00	0.00	-250.00	250.00
10-1-000-002-3690.000 Other Income	2.52	-479.58	0.00	0.75	-1,424.36	0.00	-1,424.36
10-1-000-002-3690.100 Late Fees	5.26	-1,000.00	-520.83	4.55	-8,650.00	-5,208.30	-3,441.70
10-1-000-002-3690.120 Violation Fees	0.00	0.00	-544.42	0.67	-1,270.00	-5,444.20	4,174.20
10-1-000-002-3690.130 Court Cost Fees	0.00	0.00	-18.75	0.00	0.00	-187.50	187.50
10-1-000-002-3690.140 Returned Check Charge	0.13	-25.00	-6.25	0.03	-50.00	-62.50	12.50
10-1-000-002-3690.180 Labor	8.28	-1,573.50	-1,137.22	6.25	-11,883.00	-11,372.20	-510.80
10-1-000-002-3690.200 Materials	1.33	-253.45	-788.34	2.21	-4,192.24	-7,883.40	3,691.16
10-1-000-002-3690.300 T.S. Income - Grants	0.00	0.00	0.00	5.26	-10,000.00	0.00	-10,000.00
Total Tenant Revenue Other	17.53	-3,331.53	-3,040.81	19.72	-37,469.60	-30,408.10	-7,061.50
TOTAL TENANT REVENUE	100.42	-19,080.43	-18,874.14	96.85	-184,015.44	-188,741.40	4,725.96
OTHER REVENUE							
HUD PH Operating Subsidy							
10-1-000-002-8020.000 Oper Sub - Curr Yr	282.89	-53,750.00	-56,250.00	293.94	-558,478.00	-562,500.00	4,022.00
Total HUD PH Operating Subsidy	282.89	-53,750.00	-56,250.00	293.94	-558,478.00	-562,500.00	4,022.00
Other Grants & Investment Income							
10-1-000-002-3404.000 Revenue-other gov grants	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-002-3404.010 Other Inc - Operations	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-002-3610.000 Interest Income	6.17	-1,171.77	-128.20	5.64	-10,714.43	-1,282.00	-9,432.43
Total Other Grants & Investment Income	6.17	-1,171.77	-128.20	5.64	-10,714.43	-1,282.00	-9,432.43
Other Revenue							
10-1-000-002-3195.000 Day Care Income	0.00	0.00	-125.00	0.59	-1,125.00	-1,250.00	125.00
10-1-000-002-3850.005 Income Other Amps	0.35	-66.30	0.00	2.56	-4,866.36	0.00	-4,866.36
10-1-000-002-3850.010 Garbage & Trash Inc	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-002-3850.020 Heating & Cooling Inc	0.00	0.00	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	0.00
10-1-000-002-3850.040 Elevator Main Inc	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-002-3850.050 Landscape&Grds Inc	0.00	0.00	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	0.00
10-1-000-002-3850.070 Electrical Inc	0.00	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	0.00
10-1-000-002-3850.100 Janitorial Inc	0.00	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	0.00
10-1-000-002-3850.120 Other Misc Inc	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Other Revenue	0.35	-66.30	-125.00	3.15	-5,991.36	-1,250.00	-4,741.36
TOTAL OTHER REVENUE	289.41	-54,988.07	-56,503.20	302.73	-575,183.79	-565,032.00	-10,151.79
TOTAL REVENUE	389.83	-74,068.50	-75,377.34	399.58	-759,199.23	-753,773.40	-5,425.83

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Knox County Housing Authority
INCOME STATEMENT - AMP 2, Family Sites
January, 2019
Current Period

	Period PUM	Period Amt	Mo Budget	YTD PUM	Current YTD	YTD Budget	Variance
EXPENSES							
ADMINISTRATIVE							
Administrative Salaries & Benefits							
10-1-000-002-4110.000 Admin Salaries	41.67	7,916.36	9,083.33	44.11	83,810.20	90,833.30	-7,023.10
10-1-000-002-4110.001 Salaries Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Administrative Salaries & Benefits	41.67	7,916.36	9,083.33	44.11	83,810.20	90,833.30	-7,023.10
Benefit Contributions - Administrative							
10-1-000-002-4110.500 Emp Benefit - Admin	22.74	4,320.61	3,020.83	16.13	30,654.60	30,208.30	446.30
10-1-000-002-4110.501 Wellness Benefit-Admin	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-002-4110.502 Benefit - Comp Absence	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Benefit Contributions - Admin	22.74	4,320.61	3,020.83	16.13	30,654.60	30,208.30	446.30
Fee Expenses							
10-1-000-002-4120.100 Management Fee Exp	70.01	13,302.38	13,888.00	71.36	135,581.95	138,880.00	-3,298.05
10-1-000-002-4120.200 Asset Mgt Fee Exp	10.00	1,900.00	1,900.00	10.00	19,000.00	19,000.00	0.00
10-1-000-002-4120.300 Bookkeeping Fee Exp	7.18	1,365.00	1,425.00	7.32	13,912.50	14,250.00	-337.50
10-1-000-002-4171.000 Audit Fee	14.22	2,702.50	0.00	1.42	2,702.50	0.00	2,702.50
Total Fee Expenses	101.42	19,269.88	17,213.00	90.10	171,196.95	172,130.00	-933.05
Advertising & Marketing							
10-1-000-002-4190.650 Advertising	0.00	0.00	0.00	0.01	25.87	0.00	25.87
Total Advertising & Marketing	0.00	0.00	0.00	0.01	25.87	0.00	25.87
Office Expense							
10-1-000-002-4140.000 Training - Staff	3.29	625.95	674.62	2.79	5,308.84	6,746.20	-1,437.36
10-1-000-002-4180.000 Telephone	1.86	353.07	335.95	1.80	3,422.01	3,359.50	62.51
10-1-000-002-4190.100 Postage	0.56	105.92	184.97	0.74	1,410.76	1,849.70	-438.94
10-1-000-002-4190.200 Office Supplies	4.96	941.89	50.24	0.74	1,398.42	502.40	896.02
10-1-000-002-4190.300 Paper Supplies	0.09	16.67	92.05	0.42	796.99	920.50	-123.51
10-1-000-002-4190.400 Printing/printers	0.00	0.00	93.75	0.00	0.00	937.50	-937.50
10-1-000-002-4190.401 Printing Supplies	1.09	206.60	76.80	0.42	792.02	768.00	24.02
10-1-000-002-4190.500 Printer/Copier Supp-Cont	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-002-4190.550 Computers	0.00	0.00	187.50	0.00	0.00	1,875.00	-1,875.00
10-1-000-002-4190.600 Publications	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-002-4190.700 Member Dues/Fees	0.52	98.25	87.66	0.75	1,422.69	876.60	546.09
10-1-000-002-4190.800 Internet Services	2.82	535.17	368.25	2.21	4,192.79	3,682.50	510.29
10-1-000-002-4190.850 IT Support	2.30	437.64	76.29	0.23	437.64	762.90	-325.26
Total Office Expense	17.48	3,321.16	2,228.08	10.10	19,182.16	22,280.80	-3,098.64
Legal Expense							
10-1-000-002-4130.000 Legal Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-002-4190.900 Court Costs	0.00	0.00	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	0.00
Travel Expense							
10-1-000-002-4150.000 Travel - Staff	7.04	1,337.94	73.36	0.96	1,820.39	733.60	1,086.79
10-1-000-002-4150.010 Travel - Commissioners	3.49	663.98	31.25	0.35	663.98	312.50	351.48
10-1-000-002-4150.100 Mileage - Admin	0.00	0.00	65.03	0.00	0.00	650.30	-650.30
Total Travel Expense	10.54	2,001.92	169.64	1.31	2,484.37	1,696.40	787.97

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Knox County Housing Authority
INCOME STATEMENT - AMP 2, Family Sites
January, 2019
Current Period

	Period PUM	Period Amt	Mo Budget	YTD PUM	Current YTD	YTD Budget	Variance
Other Expense							
10-1-000-002-4120.400 Front Line Fee Exp	0.00	0.00	0.00	0.38	726.75	0.00	726.75
10-1-000-002-4120.500 Other Fee Exp	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-002-4140.010 Training-Commissioners	0.00	0.00	33.34	0.00	0.00	333.40	-333.40
10-1-000-002-4160.000 Consulting Services	36.71	6,975.00	67.25	5.52	10,492.00	672.50	9,819.50
10-1-000-002-4160.500 Translating/Interp Serv.	0.00	0.00	22.92	0.00	0.00	229.20	-229.20
10-1-000-002-4170.000 Accounting Fee	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-002-4190.000 Other Sundry	0.00	0.00	0.00	0.05	95.04	0.00	95.04
10-1-000-002-4190.950 Background Verification	0.46	87.98	47.04	0.54	1,035.21	470.40	564.81
Total Other Expense	37.17	7,062.98	170.55	6.50	12,349.00	1,705.50	10,643.50
TOTAL OPERATING EXPENSE - Admin	231.02	43,892.91	31,885.43	168.26	319,703.15	318,854.30	848.85
TENANT SERVICES							
Tenant Services - Salaries & Benefits							
10-1-000-002-4210.000 Ten Services-Salary	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-002-4210.500 Emp Benfit-TenSer	0.00	0.00	0.00	0.04	75.11	0.00	75.11
10-1-000-002-4215.000 T.S.- Part Time Pay	0.00	0.00	562.50	2.38	4,512.76	5,625.00	-1,112.24
10-1-000-002-4215.500 T.S. - Part Time Benefits	0.00	0.00	112.50	0.23	436.62	1,125.00	-688.38
Total Ten. Ser. - Salaries & Benefits	0.00	0.00	675.00	2.64	5,024.49	6,750.00	-1,725.51
Tenant Services - Other							
10-1-000-002-4220.000 Ten Ser-Incentives	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-002-4220.100 Ten Ser-Supplies	0.93	176.56	81.20	0.09	176.56	812.00	-635.44
10-1-000-002-4220.110 Ten Ser-Recreation	0.00	0.00	20.83	0.00	0.00	208.30	-208.30
10-1-000-002-4220.120 Ten Ser-Education	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-002-4220.125 Ten Ser-Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-002-4220.130 Ten Ser-Phone	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-002-4220.140 Ten Ser-Transportation	0.00	0.00	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	0.00
10-1-000-002-4220.155 National Night Out	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-002-4220.156 Bike Repair	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-002-4220.160 TenSer-Printing&Postage	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-002-4220.161 Ten Serv-advertizing	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-002-4220.170 After School Prog Exp	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-002-4220.171 Summer Prog-Functions	0.34	64.36	0.00	0.39	745.33	0.00	745.33
10-1-000-002-4220.172 Summer Prog-Supplies	0.00	0.00	0.00	1.60	3,043.32	0.00	3,043.32
10-1-000-002-4220.173 T.S - Fingerprinting	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-002-4220.175 Garden Program Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-002-4220.181 Winter Prog Functions	0.00	0.00	0.00	0.05	100.75	0.00	100.75
10-1-000-002-4220.182 Winter Prog Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-002-4220.192 GED Prog Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-002-4220.200 Emergency Shelter	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-002-4230.000 Child Care Contract	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-002-4230.174 Summer Prog Contracts	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-002-4230.184 Winter Prog Contracts	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-002-4230.194 GED Contracts	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-002-4230.195 GED Testing	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Tenant Services - Other	1.27	240.92	102.03	2.14	4,065.96	1,020.30	3,045.66
TOTAL TENANT SERVICES EXPENSE	1.27	240.92	777.03	4.78	9,090.45	7,770.30	1,320.15

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Knox County Housing Authority
INCOME STATEMENT - AMP 2, Family Sites
January, 2019
Current Period

	<u>Period PUM</u>	<u>Period Amt</u>	<u>Mo Budget</u>	<u>YTD PUM</u>	<u>Current YTD</u>	<u>YTD Budget</u>	<u>Variance</u>
Total Maintenance - Contracts	10.90	2,070.98	1,749.10	11.17	21,222.18	17,491.00	3,731.18
TOTAL MAINTENANCE EXPENSES	208.98	39,705.97	38,451.54	193.99	368,587.23	384,515.40	-15,928.17
<u>UTILITIES EXPENSE</u>							
Utilities Expense							
10-1-000-002-4310.000 Water	0.90	171.54	161.74	0.77	1,457.64	1,617.40	-159.76
10-1-000-002-4315.000 Sewer	0.16	30.31	17.36	0.11	203.02	173.60	29.42
10-1-000-002-4320.000 Electric	7.91	1,502.11	968.87	5.73	10,877.85	9,688.70	1,189.15
10-1-000-002-4330.000 Gas	8.98	1,706.05	737.18	3.43	6,520.28	7,371.80	-851.52
Total Utilities Expense	17.95	3,410.01	1,885.15	10.03	19,058.79	18,851.50	207.29
TOTAL UTILITIES EXPENSE	17.95	3,410.01	1,885.15	10.03	19,058.79	18,851.50	207.29
<u>TOTAL PROTECTIVE SERVICES EXPENSE</u>							
Protective Services - Contract							
10-1-000-002-4480.000 Police Contract	0.00	0.00	187.50	0.94	1,790.86	1,875.00	-84.14
10-1-000-002-4480.100 ADT Contract	0.00	0.00	125.00	0.74	1,405.08	1,250.00	155.08
10-1-000-002-4480.500 Security Contract	0.00	0.00	575.00	1.67	3,180.40	5,750.00	-2,569.60
Total Protective Services - Contract	0.00	0.00	887.50	3.36	6,376.34	8,875.00	-2,498.66
TOTAL PROTECTIVE SERVICES EXPENSE	0.00	0.00	887.50	3.36	6,376.34	8,875.00	-2,498.66
<u>INSURANCE PREMIUMS EXPENSE</u>							
Insurance Expenses							
10-1-000-002-4510.000 Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-002-4510.010 Property Ins	10.65	2,024.15	1,500.00	10.65	20,241.50	15,000.00	5,241.50
10-1-000-002-4510.015 Equipment Insurance	0.65	122.72	96.88	0.65	1,227.20	968.80	258.40
10-1-000-002-4510.020 Liability Ins	2.41	457.53	350.00	2.41	4,575.30	3,500.00	1,075.30
10-1-000-002-4510.025 PE & PO Insurance	2.01	382.22	281.25	2.01	3,822.20	2,812.50	1,009.70
10-1-000-002-4510.030 Work Comp Insurance	7.88	1,496.97	1,131.25	7.88	14,969.70	11,312.50	3,657.20
10-1-000-002-4510.035 Auto Insurance	1.68	318.25	289.45	1.68	3,182.50	2,894.50	288.00
10-1-000-002-4510.040 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Insurance Expenses	25.27	4,801.84	3,648.83	25.27	48,018.40	36,488.30	11,530.10
TOTAL INSURANCE PREMIUMS EXPENSE	25.27	4,801.84	3,648.83	25.27	48,018.40	36,488.30	11,530.10
<u>GENERAL EXPENSES</u>							
General Expenses							
10-1-000-002-4530.000 Term Leave Pay	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-002-4590.000 Other General	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-002-4595.000 Compensated Absences	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total General Expenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Payment In Lieu Of Taxes - PILOT Tax							
10-1-000-002-4520.000 Pay in lieu of Tax	6.43	1,221.80	2,079.31	6.68	12,700.25	20,793.10	-8,092.85
Total Payment In Lieu Of Taxes - PILOT	6.43	1,221.80	2,079.31	6.68	12,700.25	20,793.10	-8,092.85
Bad Debt Write-Offs - Tenant Rents							
10-1-000-002-4570.000 Collection Losses	0.00	0.00	0.00	4.36	8,287.49	0.00	8,287.49
Total Bad Debt Write-Offs - Tenant Rents	0.00	0.00	0.00	4.36	8,287.49	0.00	8,287.49
TOTAL OTHER GENERAL EXPENSES	6.43	1,221.80	2,079.31	11.05	20,987.74	20,793.10	194.64

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Knox County Housing Authority
INCOME STATEMENT - AMP 2, Family Sites
January, 2019
Current Period

	Period PUM	Period Amt	Mo Budget	YTD PUM	Current YTD	YTD Budget	Variance
<u>INTEREST EXP & AMORTIZATION COST</u>							
Interest Expense							
Total Interest Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL INTEREST EXP & AMORT COST	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL OPERATING EXPENSE	490.91	93,273.45	79,614.79	416.75	791,822.10	796,147.90	-4,325.80
NET (REVENUE)/EXPENSE	101.08	19,204.95	4,237.45	17.17	32,622.87	42,374.50	-9,751.63
<u>MISCELLANEOUS EXPENSE</u>							
Extraordinary Expense							
10-1-000-002-4610.010 Extraordinary Labor	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-002-4610.020 Extraordinary Materials	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-002-4610.030 Extraordinary Contract	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Extraordinary Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Casualty Losses - Non-capitalized							
10-1-000-002-4620.010 Casualty Labor	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-002-4620.020 Casualty Materials	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-002-4620.030 Casualty Contract Costs	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-002-4620.040 Insur Proceeds	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Casualty Losses - Non-capitalized	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Depreciation Expense							
10-1-000-002-4800.000 Depreciation Exp Fam	117.11	22,250.00	22,916.67	117.11	222,500.00	229,166.70	-6,666.70
Total Depreciation Expense	117.11	22,250.00	22,916.67	117.11	222,500.00	229,166.70	-6,666.70
TOTAL MISCELLANEOUS EXPENSES	117.11	22,250.00	22,916.67	117.11	222,500.00	229,166.70	-6,666.70
TOTAL EXPENSES	218.18	41,454.95	27,154.12	134.28	255,122.87	271,541.20	-16,418.33
<u>OTHER FINANCING SOURCES (USES)</u>							
Operating Transfers In/Out							
10-1-000-002-7010.000 Prov Oper Reserve	0.00	0.00	-4,237.45	0.00	0.00	-42,374.50	42,374.50
10-1-000-002-9111.000 Operating Xfers - In	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-002-9111.100 Operating Xfers - Out	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Operating Transfers In/Out	0.00	0.00	-4,237.45	0.00	0.00	-42,374.50	42,374.50
TOTAL OTHER FINANCING SOURCES (USES)	0.00	0.00	-4,237.45	0.00	0.00	-42,374.50	42,374.50
EXCESS (REVENUE)/EXPENSE	218.18	41,454.95	22,916.67	134.28	255,122.87	229,166.70	25,956.17

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Knox County Housing Authority
INCOME STATEMENT - AMP 3, Bluebell
January, 2019
Current Period

	Period PUM	Period Amt	Mo Budget	YTD PUM	Current YTD	YTD Budget	Variance
REVENUE							
pum	1.00	51.00	51.00	1.00	510.00	510.00	0.00
TENANT REVENUE							
Tenant Rent Revenue							
10-1-000-006-3110.000 Dwelling Rent	284.20	-14,494.00	-14,000.00	276.42	-140,975.00	-140,000.00	-975.00
10-1-000-006-3111.000 Utility Allowance	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Tenant Rent Revenue	284.20	-14,494.00	-14,000.00	276.42	-140,975.00	-140,000.00	-975.00
Tenant Revenue - Other							
10-1-000-006-3120.000 Ecess Utilities	0.00	0.00	-6.25	0.15	-75.00	-62.50	-12.50
10-1-000-006-3190.000 Nondwell Rent	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-006-3690.000 Other Income	0.00	0.00	-8.33	0.41	-208.50	-83.30	-125.20
10-1-000-006-3690.100 Late Fees	0.49	-25.00	-8.33	0.34	-172.20	-83.30	-88.90
10-1-000-006-3690.120 Violation Fees	0.00	0.00	-4.17	0.00	0.00	-41.70	41.70
10-1-000-006-3690.140 Returned Check Charge	0.00	0.00	-4.17	0.05	-25.00	-41.70	16.70
10-1-000-006-3690.150 Laundry Income	1.47	-75.00	-541.67	7.92	-4,041.00	-5,416.70	1,375.70
10-1-000-006-3690.160 Vending Machine Inc	0.42	-21.41	-12.50	0.26	-132.30	-125.00	-7.30
10-1-000-006-3690.180 Labor	0.59	-30.00	-25.00	0.27	-137.15	-250.00	112.85
10-1-000-006-3690.200 Materials	0.08	-4.14	-8.33	0.06	-33.06	-83.30	50.24
Total Tenant Revenue Other	3.05	-155.55	-618.75	9.46	-4,824.21	-6,187.50	1,363.29
TOTAL TENANT REVENUE	287.25	-14,649.55	-14,618.75	285.88	-145,799.21	-146,187.50	388.29
OTHER REVENUE							
HUD/Other Grants & Investment Income							
10-1-000-006-3404.000 Revenue-other gov grants	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-006-3404.010 Other Inc - Operations	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-006-3610.000 Interest Income	3.93	-200.50	-4.17	3.91	-1,995.84	-41.70	-1,954.14
10-1-000-006-8020.000 Oper Sub - Curr Yr	69.51	-3,545.00	-4,125.00	96.73	-49,333.00	-41,250.00	-8,083.00
Total HUD/Other Grants & Invest Income	73.44	-3,745.50	-4,129.17	100.64	-51,328.84	-41,291.70	-10,037.14
Other Revenue							
10-1-000-006-3850.000 Inspection(s) Income	0.00	0.00	-8.33	0.00	0.00	-83.30	83.30
10-1-000-006-3850.005 Income Other Amps	0.20	-10.29	0.00	0.99	-504.21	0.00	-504.21
10-1-000-006-3850.010 Garbage&Trash Inc	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-006-3850.020 Htg & Cooling Inc	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-006-3850.030 Snow Removal Inc	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-006-3850.040 Elevator Maint Inc	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-006-3850.050 Landscape&Grds Inc	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-006-3850.060 Unit Turnaround Inc	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-006-3850.070 Electric Inc	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-006-3850.080 Plumbing Inc	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-006-3850.090 Exterminator Inc	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-006-3850.100 Janitorial Inc	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-006-3850.110 Routine Main. Inc	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-006-3850.120 Other Misc Inc	0.00	0.00	0.00	23.70	-12,089.15	0.00	-12,089.15
Total Other Revenue	0.20	-10.29	-8.33	24.69	-12,593.36	-83.30	-12,510.06
TOTAL OTHER REVENUE	73.64	-3,755.79	-4,137.50	125.34	-63,922.20	-41,375.00	-22,547.20
TOTAL REVENUE	360.89	-18,405.34	-18,756.25	411.22	-209,721.41	-187,562.50	-22,158.91

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Knox County Housing Authority
INCOME STATEMENT - AMP 3, Bluebell
January, 2019
Current Period

	Period PUM	Period Amt	Mo Budget	YTD PUM	Current YTD	YTD Budget	Variance
EXPENSES							
ADMINISTRATIVE							
Administrative Salaries & Benefits							
10-1-000-006-4110.000 Admin Salaries	66.74	3,403.50	3,708.33	69.09	35,233.91	37,083.30	-1,849.39
10-1-000-006-4110.001 Salaries Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Administrative Salaries & Benefits	66.74	3,403.50	3,708.33	69.09	35,233.91	37,083.30	-1,849.39
Benefit Contributions - Administrative							
10-1-000-006-4110.500 Emp Benefit - Admin	33.18	1,692.22	1,250.00	23.49	11,978.28	12,500.00	-521.72
10-1-000-006-4110.501 Wellness Benefit-Admin	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-006-4110.502 Benefit - Comp Absence	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Benefit Contributions - Admin	33.18	1,692.22	1,250.00	23.49	11,978.28	12,500.00	-521.72
Fee Expenses							
10-1-000-006-4120.100 Management Fee Exp	71.66	3,654.50	3,728.00	72.09	36,764.27	37,280.00	-515.73
10-1-000-006-4120.200 Asset Mngt Fee Exp	10.00	510.00	510.00	10.00	5,100.00	5,100.00	0.00
10-1-000-006-4120.300 Bookkeeping Exp	7.35	375.00	383.00	7.40	3,772.50	3,830.00	-57.50
10-1-000-006-4171.000 Audit Fee	13.82	705.00	0.00	1.38	705.00	0.00	705.00
Total Fee Expenses	102.83	5,244.50	4,621.00	90.87	46,341.77	46,210.00	131.77
Advertising & Marketing							
10-1-000-006-4190.650 Advertising	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Advertising & Marketing	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Office Expense							
10-1-000-006-4140.000 Training - Staff	0.00	0.00	145.83	1.66	848.21	1,458.30	-610.09
10-1-000-006-4180.000 Telephone	9.44	481.49	333.33	9.34	4,762.06	3,333.30	1,428.76
10-1-000-006-4190.100 Postage	0.16	8.26	8.33	0.14	69.10	83.30	-14.20
10-1-000-006-4190.200 Office Supplies	2.79	142.25	8.33	0.73	372.95	83.30	289.65
10-1-000-006-4190.300 Paper Supplies	0.33	16.66	12.50	0.25	126.25	125.00	1.25
10-1-000-006-4190.400 Printing/printers	0.00	0.00	20.83	0.00	0.00	208.30	-208.30
10-1-000-006-4190.401 Printing Supplies	0.00	0.00	8.33	0.00	0.00	83.30	-83.30
10-1-000-006-4190.500 Printer/Copier Supp-Cont	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-006-4190.550 Computers	0.00	0.00	8.33	0.00	0.00	83.30	-83.30
10-1-000-006-4190.600 Publications	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-006-4190.700 Member Dues/Fees	0.52	26.37	20.83	0.68	346.92	208.30	138.62
10-1-000-006-4190.800 Internet Services	2.55	129.95	37.50	1.85	941.55	375.00	566.55
10-1-000-006-4190.850 IT Support	2.15	109.41	8.33	1.70	869.05	83.30	785.75
Total Office Expense	17.93	914.39	612.47	16.35	8,336.09	6,124.70	2,211.39
Legal Expense							
10-1-000-006-4130.000 Legal Expense	0.00	0.00	4.17	0.00	0.00	41.70	-41.70
10-1-000-006-4190.900 Court Costs	0.00	0.00	4.17	0.00	0.00	41.70	-41.70
Total Legal Expense	0.00	0.00	8.34	0.00	0.00	83.40	-83.40
Travel Expense							
10-1-000-006-4150.000 Travel - Staff	0.00	0.00	4.17	0.10	49.43	41.70	7.73
10-1-000-006-4150.010 Travel - Commissioners	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-006-4150.100 Mileage - Admin	0.00	0.00	16.67	0.00	0.00	166.70	-166.70
Total Travel Expense	0.00	0.00	20.84	0.10	49.43	208.40	-158.97
Other Expense							
10-1-000-006-4120.400 Fee for Service Exp	0.00	0.00	0.00	0.38	195.21	0.00	195.21
10-1-000-006-4120.500 Other Fee Exp	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-006-4140.010 Training-Commissioners	0.00	0.00	4.17	0.00	0.00	41.70	-41.70

Date:
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Knox County Housing Authority
INCOME STATEMENT - AMP 3, Bluebell
January, 2019
Current Period

	Period PUM	Period Amt	Mo Budget	YTD PUM	Current YTD	YTD Budget	Variance
10-1-000-006-4595.000 Compensated Absences	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total General Expenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Payment In Lieu Of Taxes - PILOT Tax							
10-1-000-006-4520.000 Pay in lieu of Tax	22.29	1,136.77	1,624.42	23.63	12,051.88	16,244.20	-4,192.32
Total Payment In Lieu Of Taxes - PILOT	22.29	1,136.77	1,624.42	23.63	12,051.88	16,244.20	-4,192.32
Bad Debt Write-Offs - Tenant Rents							
10-1-000-006-4570.000 Collection Losses	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Bad Debt Write-Offs - Tenant Rents	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL OTHER GENERAL EXPENSES	22.29	1,136.77	1,624.42	23.63	12,051.88	16,244.20	-4,192.32
INTEREST EXP & AMORTIZATION COST							
Interest Expense							
Total Interest Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL INTEREST EXP & AMORT COST	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL OPERATING EXPENSE	491.00	25,041.19	20,707.90	456.82	232,978.27	207,079.00	25,899.27
NET (REVENUE)/EXPENSE	130.11	6,635.85	1,951.65	45.60	23,256.86	19,516.50	3,740.36
MISCELLANEOUS EXPENSE							
Extraordinary & Casualty Expense							
10-1-000-006-4610.010 Extraordinary Labor	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-006-4610.020 Extraordinary Materials	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-006-4610.030 Extraordinary Contract	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Extraordinary Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-006-4620.010 Casualty Labor	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-006-4620.020 Casualty Materials	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-006-4620.030 Casualty Contract Costs	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Casualty Losses - Non-capitalized	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Depreciation Expense							
10-1-000-006-4800.000 Depreciation Exp BB	269.23	13,730.60	0.00	269.23	137,306.00	0.00	137,306.00
Total Depreciation Expense	269.23	13,730.60	0.00	269.23	137,306.00	0.00	137,306.00
TOTAL MISCELLANEOUS EXPENSES	269.23	13,730.60	0.00	269.23	137,306.00	0.00	137,306.00
TOTAL EXPENSES	399.34	20,366.45	1,951.65	314.83	160,562.86	19,516.50	141,046.36
OTHER FINANCING SOURCES (USES)							
Operating/Reserve Transfers In/Out							
10-1-000-006-7010.000 Prov Oper Reserve	0.00	0.00	-1,951.67	0.00	0.00	-19,516.70	19,516.70
10-1-000-006-9111.000 Operating Xfers - In	0.00	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	0.00
Total Operating/Reserve Transfers In/Out	0.00	0.00	-1,951.67	0.00	0.00	-19,516.70	19,516.70
TOTAL OTHER FINANCING SOURCES	0.00	0.00	-1,951.67	0.00	0.00	-19,516.70	19,516.70
EXCESS (REVENUE)/EXPENSE	399.34	20,366.45	-0.02	314.83	160,562.86	-0.20	160,563.06

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Knox County Housing Authority
INCOME STATEMENT - HCV ADMIN & HAP & HA
January, 2019
Current Period

	Period PUM	Period Amt	Mo Budget	YTD PUM	Current YTD	YTD Budget	Variance
ADMIN REVENUE							
Total PUM (including Port Outs)	1.00	280.00	280.00	1.00	2,800.00	2,800.00	0.00
ADMIN OPERATING INCOME							
Interest Income							
30-1-000-000-3300.000 Int Reserve	0.64	-180.42	-29.17	0.55	-1,551.12	-291.70	-1,259.42
Surplus-Admin							
30-1-000-000-3610.000 Interest Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Interest Income	0.64	-180.42	-29.17	0.55	-1,551.12	-291.70	-1,259.42
Other Income							
30-1-000-000-3300.010 Inc - Portable	0.00	0.00	0.00	0.00	0.00	0.00	0.00
30-1-000-000-3300.100 Fraud Recovery - Admin	3.71	-1,039.50	-291.67	1.80	-5,045.00	-2,916.70	-2,128.30
30-1-000-000-3300.170 Admin Fees Port	0.00	0.00	0.00	0.00	0.00	0.00	0.00
30-1-000-000-3690.000 Other Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00
30-1-000-000-3690.100 Other Income - Admin	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Other Income	3.71	-1,039.50	-291.67	1.80	-5,045.00	-2,916.70	-2,128.30
Admin Fee Subsidy							
30-1-000-000-8026.500 Admin Fee Rec Curr Yr	31.76	-8,894.00	-8,333.33	32.34	-90,559.00	-83,333.30	-7,225.70
30-1-000-000-8026.501 Admin Fee - 2009 HAP	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Admin Fee Subsidy	31.76	-8,894.00	-8,333.33	32.34	-90,559.00	-83,333.30	-7,225.70
TOTAL ADMIN OPERATING INCOME	36.12	-10,113.92	-8,654.17	34.70	-97,155.12	-86,541.70	-10,613.42
ADMIN EXPENSES							
ADMIN OPERATING EXPENSE							
Admin Salaries							
30-1-000-000-4110.000 Admin Salaries	16.70	4,676.24	6,750.00	17.29	48,412.25	67,500.00	-19,087.75
30-1-000-000-4110.001 Salaries Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	0.00
30-1-000-000-4110.010 Salaries-Homeownership	0.00	0.00	0.00	0.00	0.00	0.00	0.00
30-1-000-000-4110.500 Emp Benefit - Admin	8.31	2,327.73	2,666.67	6.45	18,068.17	26,666.70	-8,598.53
30-1-000-000-4110.510 Benefits - H.O.	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Admin Salaries	25.01	7,003.97	9,416.67	23.74	66,480.42	94,166.70	-27,686.28
Fee Expense							
30-1-000-000-4120.100 Management Fees	8.36	2,340.00	2,220.00	8.04	22,524.00	22,200.00	324.00
30-1-000-000-4120.300 Bookkeep. Fees	5.22	1,462.50	1,388.00	5.03	14,077.50	13,880.00	197.50
Total Fees Expense	13.58	3,802.50	3,608.00	13.07	36,601.50	36,080.00	521.50
Admin Sundry & w/o Sundry							
30-1-000-000-4130.000 Legal Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00
30-1-000-000-4140.000 Training - Staff	0.42	118.65	250.00	0.46	1,279.50	2,500.00	-1,220.50
30-1-000-000-4150.000 Travel - Staff	1.59	445.98	20.83	0.17	470.69	208.30	262.39
30-1-000-000-4160.000 Publications	0.00	0.00	0.00	0.00	0.00	0.00	0.00
30-1-000-000-4160.300 Consulting Services	0.00	0.00	0.00	0.86	2,410.00	0.00	2,410.00
30-1-000-000-4160.500 Translating/Interp Serv.	0.00	0.00	8.33	0.00	0.00	83.30	-83.30
30-1-000-000-4170.000 Accounting Fee	0.00	0.00	0.00	0.00	0.00	0.00	0.00
30-1-000-000-4171.000 Audit Fee	6.29	1,762.50	58.33	0.63	1,762.50	583.30	1,179.20
30-1-000-000-4180.000 Telephone	0.15	42.01	100.00	0.14	398.40	1,000.00	-601.60
30-1-000-000-4190.000 Other Sundry	0.00	0.00	62.50	0.36	1,004.71	625.00	379.71
30-1-000-000-4190.100 Postage	0.62	172.58	141.67	0.58	1,624.25	1,416.70	207.55
30-1-000-000-4190.200 Inspections	0.17	48.00	62.50	0.10	288.00	625.00	-337.00

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Knox County Housing Authority
INCOME STATEMENT - HCV ADMIN & HAP & HA
January, 2019
Current Period

	Period PUM	Period Amt	Mo Budget	YTD PUM	Current YTD	YTD Budget	Variance
30-1-000-000-4190.400 Pinting/Printers	0.00	0.00	16.67	0.00	0.00	166.70	-166.70
30-1-000-000-4190.401 Printing Supplies	0.00	0.00	16.67	0.00	0.00	166.70	-166.70
30-1-000-000-4190.550 Computers	0.00	0.00	8.33	0.00	0.00	83.30	-83.30
30-1-000-000-4190.800 Internet Services	0.00	0.00	0.00	0.00	0.00	0.00	0.00
30-1-000-000-4190.850 IT Support	0.78	218.82	8.33	0.18	503.76	83.30	420.46
30-1-000-000-4190.950 Background Verification	0.14	38.52	8.33	0.22	622.50	83.30	539.20
Total Admin Sundry & w/o Sundry	10.17	2,847.06	762.49	3.70	10,364.31	7,624.90	2,739.41
TOTAL ADMIN EXPENSE	48.76	13,653.53	13,787.16	40.52	113,446.23	137,871.60	-24,425.37
General Expense							
30-1-000-000-4400.000 Maint & Operation	0.00	0.00	0.00	0.00	0.00	0.00	0.00
30-1-000-000-4510.000 Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00
30-1-000-000-4510.025 PE & PO Insurance	0.34	94.67	60.42	0.34	946.70	604.20	342.50
30-1-000-000-4510.030 Work Comp Insurance	0.75	209.50	183.33	0.75	2,095.00	1,833.30	261.70
30-1-000-000-4510.035 Auto Insurance	0.19	52.25	50.00	0.19	522.50	500.00	22.50
30-1-000-000-4510.040 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00
30-1-000-000-4530.000 Term Leave Pay	0.00	0.00	0.00	0.00	0.00	0.00	0.00
30-1-000-000-4540.000 Employee Benefits	0.00	0.00	0.00	0.00	0.00	0.00	0.00
30-1-000-000-4570.100 Collection Loss Admin	0.00	0.00	-62.50	0.10	-272.25	-625.00	352.75
30-1-000-000-4590.000 Other General Exp	0.00	0.00	0.00	0.00	0.00	0.00	0.00
30-1-000-000-4590.010 Admin Gen Exp-Port	1.50	421.20	333.33	1.44	4,032.65	3,333.30	699.35
30-1-000-000-4595.000 Compensated Absences	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total General Expense	2.78	777.62	564.58	2.62	7,324.60	5,645.80	1,678.80
TOTAL GENERAL EXPENSE	2.78	777.62	564.58	2.62	7,324.60	5,645.80	1,678.80
Surplus Adjustments							
30-1-000-000-6010.000 Prior Yr Adj - ARR	0.00	0.00	0.00	0.00	0.00	0.00	0.00
30-1-000-000-6020.000 Prior Yr Adj - NARR	0.00	0.00	0.00	0.00	0.00	0.00	0.00
30-1-000-000-6120.000 Gain/Loss-Nonex Eq	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Provision for Reserve							
30-1-000-000-7016.000 Prov for Oper Rsrve	0.00	0.00	0.00	0.00	0.00	0.00	0.00
30-1-000-000-7027.000 Prov for Proj Rsrve	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Provision for Reserve	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Capital Expenditures							
30-1-000-000-7520.000 Replace Nonexp Eq	0.00	0.00	0.00	0.00	0.00	0.00	0.00
30-1-000-000-7530.000 Rcpts Nonex Eq NR	0.00	0.00	0.00	0.00	0.00	0.00	0.00
30-1-000-000-7540.010 Labor	0.00	0.00	0.00	0.00	0.00	0.00	0.00
30-1-000-000-7540.020 Materials	0.00	0.00	0.00	0.00	0.00	0.00	0.00
30-1-000-000-7540.030 NonExp Equipment	0.00	0.00	0.00	0.00	0.00	0.00	0.00
30-1-000-000-7540.040 Contract Costs	0.00	0.00	0.00	0.00	0.00	0.00	0.00
30-1-000-000-7590.000 Oper Exp Prop Contra	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Depreciation Expense							
30-1-000-000-4800.000 Dpreciation Expense	0.00	0.00	18.75	0.00	0.00	187.50	-187.50
Total Depreciation Expense	0.00	0.00	18.75	0.00	0.00	187.50	-187.50
TOTAL ADMIN EXPENSES	51.54	14,431.15	14,370.49	43.13	120,770.83	143,704.90	-22,934.07
ADMIN (Profit)/Loss w/ Depreciation	15.42	4,317.23	5,716.32	8.43	23,615.71	57,163.20	-33,547.49

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Knox County Housing Authority
INCOME STATEMENT - HCV ADMIN & HAP & HA
January, 2019
Current Period

	Period PUM	Period Amt	Mo Budget	YTD PUM	Current YTD	YTD Budget	Variance
HAP REVENUE							
HAP Income							
30-1-000-000-3300.200 Fraud Recovery - HAP	3.71	-1,039.50	-375.00	1.80	-5,046.00	-3,750.00	-1,296.00
30-1-000-000-3300.500 Int Reserve Surplus-HAP	0.00	0.00	-8.33	0.00	0.00	-83.30	83.30
30-1-000-000-8026.000 Ann Contr-Cur Yr	272.37	-76,264.00	-54,831.08	262.21	-734,182.00	-548,310.80	-185,871.20
30-1-000-000-8027.000 Ann Contr - Pr Yr	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Income	276.08	-77,303.50	-55,214.41	264.01	-739,228.00	-552,144.10	-187,083.90
TOTAL HAP INCOME	276.08	-77,303.50	-55,214.41	264.01	-739,228.00	-552,144.10	-187,083.90
HAP EXPENSES							
HAP Expenses							
30-1-000-000-4715.010 HAP-Occupied Units	219.53	61,469.00	68,750.00	212.91	596,145.00	687,500.00	-91,355.00
30-1-000-000-4715.015 HAP Mid Month Lease	0.00	0.00	0.00	0.00	0.00	0.00	0.00
30-1-000-000-4715.020 HAP-Repayments	0.00	0.00	0.00	0.00	0.00	0.00	0.00
30-1-000-000-4715.021 HAP-FraudRepay-HUD	0.00	0.00	0.00	0.00	0.00	0.00	0.00
30-1-000-000-4715.030 HAP-Port Ins	0.00	0.00	0.00	0.00	0.00	0.00	0.00
30-1-000-000-4715.040 HAP-Util Payments	8.08	2,263.00	3,083.33	9.08	25,416.00	30,833.30	-5,417.30
30-1-000-000-4715.050 HAP-Homeownership	1.23	345.00	250.00	0.12	345.00	2,500.00	-2,155.00
30-1-000-000-4715.070 HAP-Portable	58.38	16,346.00	8,333.33	44.16	123,643.00	83,333.30	40,309.70
30-1-000-000-4715.080 HAP Hard to House	0.00	0.00	0.00	0.00	0.00	0.00	0.00
30-1-000-000-4718.000 HAP-Escrow Certs	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total HAP Expenses	287.23	80,423.00	80,416.66	266.27	745,549.00	804,166.60	-58,617.60
TOTAL HAP EXPENSE	287.23	80,423.00	80,416.66	266.27	745,549.00	804,166.60	-58,617.60
General HAP Expenses							
30-1-000-000-4570.200 Collection Loss HUD	0.00	0.00	-62.50	0.10	-272.25	-625.00	352.75
Total General HAP Expenses	0.00	0.00	-62.50	0.10	-272.25	-625.00	352.75
TOTAL GENERAL HAP EXPENSES	0.00	0.00	-62.50	0.10	-272.25	-625.00	352.75
Prior Year Adj - HAP							
30-1-000-000-6010.010 Prior Year Adj HAP	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Prior Year Adj HAP	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL HAP EXPENSES	287.23	80,423.00	80,354.16	266.17	745,276.75	803,541.60	-58,264.85
Remaining HAP to/from Reserve	11.14	3,119.50	25,139.75	2.16	6,048.75	251,397.50	-245,348.75

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KNOX CO. HOUSING AUTHORITY A. H. P.
INCOME STATEMENT - AHP Brentwood
January, 2019
Current Period

	Period PUM	Period Amt	Mo Budget	YTD PUM	Current YTD	YTD Budget	Variance
PUM - Brentwood	1.00	72.00	72.00	1.00	720.00	720.00	0.00
REVENUE							
<u>TENANT REVENUE</u>							
Tenant Rent Revenue							
60-1-000-000-5120.000 Rent - Brentwood	374.17	-26,940.00	-25,583.33	364.70	-262,584.00	-255,833.30	-6,750.70
60-1-000-000-5125.000 PHA Rent	56.39	-4,060.00	-5,416.67	59.86	-43,099.00	-54,166.70	11,067.70
60-1-000-000-5320.000 Rent Adjustments	3.58	258.00	0.00	0.48	-342.00	0.00	-342.00
Total Tenant Rent Revenue	426.97	-30,742.00	-31,000.00	425.03	-306,025.00	-310,000.00	3,975.00
Excess Rent							
60-1-000-000-5970.000 Excess Rent	0.00	0.00	0.00	0.00	0.00	0.00	0.00
60-1-000-000-5971.000 Excess Rent to HUD	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Excess Rent	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vacancies Revenue							
60-1-000-000-5220.000 Vacancies - Brentwood	0.00	0.00	616.67	0.00	0.00	6,166.70	-6,166.70
Total Vacancies Revenue	0.00	0.00	616.67	0.00	0.00	6,166.70	-6,166.70
TOTAL TENANT REVENUE	426.97	-30,742.00	-30,383.33	425.03	-306,025.00	-303,833.30	-2,191.70
<u>INVESTMENT REVENUE</u>							
Investment Revenue							
60-1-000-000-5410.000 Interest Income	8.77	-631.71	-191.67	6.43	-4,626.14	-1,916.70	-2,709.44
60-1-000-000-5420.000 Interst Sec Deposits	0.00	0.00	0.00	0.00	0.00	0.00	0.00
60-1-000-000-5440.000 Rep Res Interest	0.00	0.00	0.00	0.00	0.00	0.00	0.00
60-1-000-000-5500.000 Other Inc - HUD Int Crd	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Investment Revenue	8.77	-631.71	-191.67	6.43	-4,626.14	-1,916.70	-2,709.44
TOTAL INVESTMENT INCOME	8.77	-631.71	-191.67	6.43	-4,626.14	-1,916.70	-2,709.44
<u>OTHER REVENUE</u>							
Other Revenue							
60-1-000-000-5900.000 Other Income	0.00	0.00	-8.33	0.15	-109.31	-83.30	-26.01
60-1-000-000-5901.000 Income - LR Amps	0.00	0.00	0.00	0.00	0.00	0.00	0.00
60-1-000-000-5910.000 Laundry Income	4.37	-314.75	-340.00	4.00	-2,879.75	-3,400.00	520.25
60-1-000-000-5920.000 Bad Check Charges	0.28	-20.00	-1.67	0.06	-40.00	-16.70	-23.30
60-1-000-000-5920.100 Deposits Forfeited	0.00	0.00	0.00	0.00	0.00	0.00	0.00
60-1-000-000-5922.000 Labor & Materials	11.11	-799.61	-600.00	5.25	-3,782.20	-6,000.00	2,217.80
60-1-000-000-5923.000 Misc Charges	0.00	0.00	0.00	0.00	0.00	0.00	0.00
60-1-000-000-5925.000 Late Charges	1.85	-133.00	-125.00	2.70	-1,946.00	-1,250.00	-696.00
60-1-000-000-5926.000 Violation Charges	0.00	0.00	-36.25	1.17	-844.00	-362.50	-481.50
60-1-000-000-5930.000 Retained HAP	0.00	0.00	0.00	0.00	0.00	0.00	0.00
60-1-000-000-5991.000 ECRM Grant Inc-BW	0.00	0.00	0.00	0.00	0.00	0.00	0.00
60-1-000-000-5991.100 ECRM Grant #2 Inc-BW	0.00	0.00	0.00	0.00	0.00	0.00	0.00
60-1-000-000-5992.000 Carver Center Grant-BW	0.00	0.00	0.00	0.00	0.00	0.00	0.00
60-1-000-000-5992.500 Late Charges	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Other Revenue	17.60	-1,267.36	-1,111.25	13.34	-9,601.26	-11,112.50	1,511.24
TOTAL OTHER REVENUE	17.60	-1,267.36	-1,111.25	13.34	-9,601.26	-11,112.50	1,511.24
TOTAL REVENUE	453.35	-32,641.07	-31,686.25	444.80	-320,252.40	-316,862.50	-3,389.90

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KNOX CO. HOUSING AUTHORITY A. H. P.
INCOME STATEMENT - AHP Brentwood
January, 2019
Current Period

	Period PUM	Period Amt	Mo Budget	YTD PUM	Current YTD	YTD Budget	Variance
EXPENSES							
OPERATING EXPENSES							
Administrative Salaries & Benefits							
60-1-000-000-6330.000 Manager Salaries	31.94	2,299.50	2,483.33	33.06	23,806.74	24,833.30	-1,026.56
60-1-000-000-6330.001 Salaries Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	0.00
60-1-000-000-6330.500 Manager's Benefits	13.85	997.03	766.67	10.27	7,397.77	7,666.70	-268.93
60-1-000-000-6330.501 Wellness Benefit-Admin	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Administrative Salaries & Benefits	45.79	3,296.53	3,250.00	43.34	31,204.51	32,500.00	-1,295.49
Admin Sundry							
60-1-000-000-6210.000 Admin. Advertisement	0.12	8.93	41.67	0.40	288.52	416.70	-128.18
60-1-000-000-6250.000 Misc Renting Expense	1.42	102.00	141.67	1.20	867.00	1,416.70	-549.70
60-1-000-000-6311.000 Office Expense-Brent	0.60	43.36	150.00	1.05	752.88	1,500.00	-747.12
60-1-000-000-6311.050 Office Rental Expense	2.95	212.50	212.50	2.95	2,125.00	2,125.00	0.00
60-1-000-000-6311.100 Phone/Internet Service	4.46	321.42	180.00	2.55	1,838.88	1,800.00	38.88
60-1-000-000-6311.150 IT Support	0.80	57.70	33.33	0.18	126.77	333.30	-206.53
60-1-000-000-6340.000 Legal	0.00	0.00	0.00	0.00	0.00	0.00	0.00
60-1-000-000-6350.000 Audit	12.24	881.25	75.00	1.22	881.25	750.00	131.25
60-1-000-000-6360.000 Training - Staff	0.00	0.00	83.33	0.94	675.98	833.30	-157.32
60-1-000-000-6360.010 Training - Commiss	0.00	0.00	0.00	0.00	0.00	0.00	0.00
60-1-000-000-6365.000 Travel - Staff	0.65	47.14	125.00	1.12	806.00	1,250.00	-444.00
60-1-000-000-6365.010 Travel - Commissioners	0.00	0.00	0.00	0.00	0.00	0.00	0.00
60-1-000-000-6370.000 Bad Debt	0.00	0.00	166.67	0.31	-220.30	1,666.70	-1,887.00
60-1-000-000-6380.000 Consulting Services	0.00	0.00	100.00	0.00	0.00	1,000.00	-1,000.00
60-1-000-000-6380.500 Translating/Interp Serv.	0.00	0.00	16.67	0.00	0.00	166.70	-166.70
60-1-000-000-6399.000 Other Administrative	0.00	0.00	116.67	0.08	55.41	1,166.70	-1,111.29
Total Admin Sundry	23.25	1,674.30	1,442.51	11.39	8,197.39	14,425.10	-6,227.71
Fee Expense							
60-1-000-000-6320.000 Management Fees	73.09	5,262.48	5,263.00	72.18	51,966.99	52,630.00	-663.01
60-1-000-000-6351.000 Bookkeeping Fees	9.00	648.00	540.00	8.89	6,399.00	5,400.00	999.00
Total Fee Expense	82.09	5,910.48	5,803.00	81.06	58,365.99	58,030.00	335.99
TOTAL OPERATING EXPENSES	151.13	10,881.31	10,495.51	135.79	97,767.89	104,955.10	-7,187.21
UTILITIES							
Utilities Expense							
60-1-000-000-6450.000 Utilites - Electric	7.50	540.24	500.00	5.20	3,744.98	5,000.00	-1,255.02
60-1-000-000-6451.000 Utilities - Water	12.93	930.90	833.33	9.60	6,908.94	8,333.30	-1,424.36
60-1-000-000-6452.000 Utilities - Gas	3.95	284.30	150.00	2.21	1,589.37	1,500.00	89.37
60-1-000-000-6453.000 Utilities - Sewer	11.64	837.77	766.67	8.72	6,279.24	7,666.70	-1,387.46
Total Utilities	36.02	2,593.21	2,250.00	25.73	18,522.53	22,500.00	-3,977.47
TOTAL UTILITIES	36.02	2,593.21	2,250.00	25.73	18,522.53	22,500.00	-3,977.47
MAINTENANCE EXPENSES							
Maintenance Salaries							
60-1-000-000-6510.000 Maintenance Salaries	51.59	3,714.40	4,041.67	53.41	38,453.45	40,416.70	-1,963.25
60-1-000-000-6510.001 Salaries Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	0.00
60-1-000-000-6510.100 OT Maintenance	0.00	0.00	20.83	0.00	0.00	208.30	-208.30
60-1-000-000-6510.500 Maint. Employee Ben.	31.48	2,266.20	1,562.50	21.32	15,350.52	15,625.00	-274.48
60-1-000-000-6510.501 Wellness Benefit - Maint	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Maintenance Salaries	83.06	5,980.60	5,625.00	74.73	53,803.97	56,250.00	-2,446.03

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KNOX CO. HOUSING AUTHORITY A. H. P.
INCOME STATEMENT - AHP Brentwood
January, 2019
Current Period

	Period PUM	Period Amt	Mo Budget	YTD PUM	Current YTD	YTD Budget	Variance
Maintenance Supplies							
60-1-000-000-6515.010 Garbage/Trash Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.00
60-1-000-000-6515.020 Heating/Cooling Supplies	0.00	0.00	50.00	0.52	375.36	500.00	-124.64
60-1-000-000-6515.030 Snow Removal Supplies	0.00	0.00	41.67	0.13	92.10	416.70	-324.60
60-1-000-000-6515.050 Lndscape/Grnd Supplies	0.00	0.00	158.33	0.43	310.81	1,583.30	-1,272.49
60-1-000-000-6515.070 Electrical Supplies	3.56	256.12	133.33	1.81	1,300.72	1,333.30	-32.58
60-1-000-000-6515.080 Plumbing Supplies	13.99	1,007.24	383.33	5.30	3,814.71	3,833.30	-18.59
60-1-000-000-6515.100 Janitorial Supplies	0.00	0.00	83.33	1.54	1,106.85	833.30	273.55
60-1-000-000-6515.110 Routine Maint. Supplies	10.03	722.24	800.00	2.91	2,098.78	8,000.00	-5,901.22
60-1-000-000-6515.114 Painting Supplies - BW	7.17	516.19	183.33	1.76	1,267.87	1,833.30	-565.43
60-1-000-000-6515.115 Refrigerators	0.00	0.00	83.33	0.00	0.00	833.30	-833.30
60-1-000-000-6515.116 Stoves	0.00	0.00	58.33	0.00	0.00	583.30	-583.30
60-1-000-000-6515.120 Misc. Other Supplies	0.16	-11.34	41.67	0.36	260.68	416.70	-156.02
Total Maintenance Supplies	34.59	2,490.45	2,016.65	14.76	10,627.88	20,166.50	-9,538.62
Maintenance Contracts							
60-1-000-000-6516.000 Interior Repr/Repl-BW	0.00	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	0.00
60-1-000-000-6520.000 General Repr-Dont Use	0.00	0.00	0.00	0.00	0.00	0.00	0.00
60-1-000-000-6520.010 Garbage/Trash Contract	12.17	876.43	816.67	12.66	9,115.12	8,166.70	948.42
60-1-000-000-6520.020 Heat/Cool Contract	0.00	0.00	41.67	0.00	0.00	416.70	-416.70
60-1-000-000-6520.030 Snow Removal Contract	5.00	360.00	165.00	0.50	360.00	1,650.00	-1,290.00
60-1-000-000-6520.050 Landscape&Grds Cont	0.00	0.00	166.67	0.69	498.00	1,666.70	-1,168.70
60-1-000-000-6520.070 Electrical Contract	0.00	0.00	66.67	0.00	0.00	666.70	-666.70
60-1-000-000-6520.080 Plumbing Contract	2.38	171.20	137.50	0.80	573.20	1,375.00	-801.80
60-1-000-000-6520.090 Extermination Contract	0.00	0.00	183.33	4.62	3,326.72	1,833.30	1,493.42
60-1-000-000-6520.100 Janitorial Contract	0.00	0.00	108.33	1.02	734.98	1,083.30	-348.32
60-1-000-000-6520.110 Routine Maint. Contract	0.00	0.00	100.00	0.68	490.70	1,000.00	-509.30
60-1-000-000-6520.111 Carpet Repr/Repl Cont.	0.00	0.00	558.33	0.00	0.00	5,583.30	-5,583.30
60-1-000-000-6520.120 Misc. Other Contracts	0.00	0.00	3,683.33	152.64	109,900.00	36,833.30	73,066.70
60-1-000-000-6546.000 Heating & Air Contract	0.00	0.00	0.00	0.00	0.00	0.00	0.00
60-1-000-000-6548.000 Snow Removal Contract	0.00	0.00	0.00	0.00	0.00	0.00	0.00
60-1-000-000-6549.000 Other Misc Contracts	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Maintenance Contracts	19.55	1,407.63	6,027.50	173.61	124,998.72	60,275.00	64,723.72
TOTAL MAINTENANCE	137.20	9,878.68	13,669.15	263.10	189,430.57	136,691.50	52,739.07
TAXES & INSURANCE EXPENSE							
Taxes & Insurance Expense							
60-1-000-000-6710.000 PILOT - Real Estate Tax	19.55	1,407.44	1,406.67	19.97	14,375.12	14,066.70	308.42
60-1-000-000-6720.000 Property Insurance	9.69	697.98	708.33	9.69	6,979.80	7,083.30	-103.50
60-1-000-000-6720.500 Equipment Insurance	0.65	46.48	47.92	0.65	464.80	479.20	-14.40
60-1-000-000-6721.000 Liability Insurance	2.41	173.30	177.08	2.41	1,733.00	1,770.80	-37.80
60-1-000-000-6721.500 PE & PO Insuranace	1.06	76.33	79.17	1.06	763.30	791.70	-28.40
60-1-000-000-6722.000 Work Comp Insurance	3.03	218.40	225.00	3.03	2,184.00	2,250.00	-66.00
60-1-000-000-6722.500 Auto Insurnace	0.00	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	0.00
60-1-000-000-6790.000 Other General Exp	0.00	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	0.00
Total Taxes & Insurance Expense	36.39	2,619.93	2,644.17	36.81	26,500.02	26,441.70	58.32
TOTAL TAXES & INSURANCE EXPENSE	36.39	2,619.93	2,644.17	36.81	26,500.02	26,441.70	58.32

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KNOX CO. HOUSING AUTHORITY A. H. P.
INCOME STATEMENT - AHP Brentwood
January, 2019
Current Period

	Period PUM	Period Amt	Mo Budget	YTD PUM	Current YTD	YTD Budget	Variance
MISCELLANEOUS EXPENSE							
Financial Expenses							
60-1-000-000-6810.000 Interest Expense Payable	29.60	2,131.30	2,333.33	29.83	21,474.07	23,333.30	-1,859.23
60-1-000-000-6860.000 Security Deposit Interest	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Financial Expenses	29.60	2,131.30	2,333.33	29.83	21,474.07	23,333.30	-1,859.23
Amortization Expense							
Total Amortization Expense	0.00	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	0.00
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Provision for Reserve							
60-1-000-000-7010.000 Provision For Reserve	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Provision for Reserve	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Capital Expenditures							
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vandalism Expenditures							
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Transfers In/Out							
60-1-000-000-9111.000 Operating Xfers - In	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Transfers In/Out	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL MISCELLANEOUS EXPENSE	29.60	2,131.30	2,333.33	29.83	21,474.07	23,333.30	-1,859.23
TOTAL EXPENSES BEFORE DEPRECIATION	390.34	28,104.43	31,392.16	491.24	353,695.08	313,921.60	39,773.48
NET REVENUE/EXPENSES (PROFIT)/LOSS	63.01	-4,536.64	-294.09	46.45	33,442.68	-2,940.90	36,383.58
Depreciation Expense							
60-1-000-000-6600.000 Depreciation Expense	97.69	7,033.56	5,291.67	97.69	70,335.60	52,916.70	17,418.90
Total Depreciation Expense	97.69	7,033.56	5,291.67	97.69	70,335.60	52,916.70	17,418.90
TOTAL DEPRECIATION EXPENSE	97.69	7,033.56	5,291.67	97.69	70,335.60	52,916.70	17,418.90
NET REVENUE/EXPENSE (PROFIT)/LOSS AFTER DEPRECIATION EXPENSE	34.68	2,496.92	4,997.58	144.14	103,778.28	49,975.80	53,802.48
TOTAL BOND PAYMENT	24.39	1,756.21	0.00	24.17	17,400.98	0.00	17,400.98

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KNOX CO. HOUSING AUTHORITY A. H. P.
INCOME STATEMENT - AHP, Prairieland
January, 2019
Current Period

	Period PUM	Period Amt	Mo Budget	YTD PUM	Current YTD	YTD Budget	Variance
PUM - Prairieland	1.00	65.00	65.00	1.00	650.00	650.00	0.00
REVENUE							
TENANT REVENUE							
Tenant Rent Revenue							
60-1-000-001-5120.000 Rent - Prairieland	317.74	-20,653.00	-20,980.42	326.35	-212,128.00	-209,804.20	-2,323.80
60-1-000-001-5125.000 PHA Rent	35.43	-2,303.00	-1,900.00	28.88	-18,769.00	-19,000.00	231.00
60-1-000-001-5126.000 Georgia HAP - Prairie S8	49.38	-3,210.00	-3,658.33	49.66	-32,279.00	-36,583.30	4,304.30
60-1-000-001-5320.000 Rent Adjustments	2.82	-183.00	0.00	1.38	900.00	0.00	900.00
Total Tenant Rent Revenue	405.37	-26,349.00	-26,538.75	403.50	-262,276.00	-265,387.50	3,111.50
Excess Rent							
60-1-000-001-5970.000 Excess Rent	8.46	-550.00	-600.00	8.43	-5,478.00	-6,000.00	522.00
60-1-000-001-5971.000 Excess Rent to HUD	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Excess Rent	8.46	-550.00	-600.00	8.43	-5,478.00	-6,000.00	522.00
Vacancies Revenue							
60-1-000-001-5220.000 Vacancies	0.00	0.00	466.67	0.00	0.00	4,666.70	-4,666.70
Total Vacancies Revenue	0.00	0.00	466.67	0.00	0.00	4,666.70	-4,666.70
TOTAL TENANT REVENUE	413.83	-26,899.00	-26,672.08	411.93	-267,754.00	-266,720.80	-1,033.20
INVESTMENT REVENUE							
Investment Revenue							
60-1-000-001-5410.000 Interest Income	0.00	0.00	-6.25	0.04	-24.70	-62.50	37.80
60-1-000-001-5420.000 Interest Sec Dep	0.00	0.00	0.00	0.00	0.00	0.00	0.00
60-1-000-001-5440.000 Rep Res Interest	0.00	0.00	0.00	0.00	0.00	0.00	0.00
60-1-000-001-5450.000 Residual Res Int Inc	0.00	0.00	0.00	0.00	0.00	0.00	0.00
60-1-000-001-5500.000 HUD Interest Payment	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Investment Revenue	0.00	0.00	-6.25	0.04	-24.70	-62.50	37.80
TOTAL INVESTMENT INCOME	0.00	0.00	-6.25	0.04	-24.70	-62.50	37.80
OTHER REVENUE							
Other Revenue							
60-1-000-001-5127.000 Office Rent Receipt	3.27	-212.50	-212.50	3.27	-2,125.00	-2,125.00	0.00
60-1-000-001-5900.000 Other Income	0.00	0.00	0.00	0.06	-38.54	0.00	-38.54
60-1-000-001-5901.000 Income - LR Amps	0.00	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	0.00
60-1-000-001-5920.000 Bad Check Charges	0.00	0.00	-3.33	0.00	0.00	-33.30	33.30
60-1-000-001-5920.100 Deposits Forfeited	0.00	0.00	0.00	0.00	0.00	0.00	0.00
60-1-000-001-5922.000 Labor & Materials	1.15	-75.00	-350.00	4.38	-2,846.00	-3,500.00	654.00
60-1-000-001-5923.000 Misc Charges	0.00	0.00	0.00	0.00	0.00	0.00	0.00
60-1-000-001-5925.000 Late Charges	4.23	-275.00	-170.00	2.66	-1,728.00	-1,700.00	-28.00
60-1-000-001-5926.000 Violation Charges	0.00	0.00	0.00	0.00	0.00	0.00	0.00
60-1-000-001-5930.000 Retained HAP	0.00	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	0.00
60-1-000-001-5990.300 T.S. Income - Grants	0.00	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	0.00
60-1-000-001-5992.500 Late Charges	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Other Revenue	8.65	-562.50	-735.83	10.37	-6,737.54	-7,358.30	620.76
TOTAL OTHER REVENUE	8.65	-562.50	-735.83	10.37	-6,737.54	-7,358.30	620.76
TOTAL REVENUE	422.48	-27,461.50	-27,414.16	422.33	-274,516.24	-274,141.60	-374.64

Date:
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KNOX CO. HOUSING AUTHORITY A. H. P.
INCOME STATEMENT - AHP, Prairieland
January, 2019
Current Period

	Period PUM	Period Amt	Mo Budget	YTD PUM	Current YTD	YTD Budget	Variance
EXPENSES							
OPERATING EXPENSES							
Administrative Salaries & Benefits							
60-1-000-001-6330.000 Manager's Salaries	35.38	2,299.50	2,483.33	36.63	23,806.65	24,833.30	-1,026.65
60-1-000-001-6330.001 Salary - Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	0.00
60-1-000-001-6330.500 Manager's Benefits	15.34	996.99	766.67	11.38	7,397.31	7,666.70	-269.39
60-1-000-001-6330.501 Wellness Benefit-Admin	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Administrative Salaries & Benefits	50.72	3,296.49	3,250.00	48.01	31,203.96	32,500.00	-1,296.04
Admin Sundry							
60-1-000-001-6210.000 Admin. Advertisement	0.14	8.92	33.33	0.36	233.68	333.30	-99.62
60-1-000-001-6250.000 Misc. Rent Expense	1.57	102.00	83.33	1.33	867.00	833.30	33.70
60-1-000-001-6311.000 Office Expense-Prairie	0.62	40.25	150.00	1.12	727.99	1,500.00	-772.01
60-1-000-001-6311.050 Office Rental Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00
60-1-000-001-6311.100 Phone/Internet Service	4.94	321.37	180.00	2.83	1,838.63	1,800.00	38.63
60-1-000-001-6311.150 IT Support	0.89	57.69	33.33	0.22	140.09	333.30	-193.21
60-1-000-001-6340.000 Legal	0.00	0.00	0.00	0.00	0.00	0.00	0.00
60-1-000-001-6350.000 Audit	13.56	881.25	75.00	1.36	881.25	750.00	131.25
60-1-000-001-6350.500 Accounting Fee	0.00	0.00	0.00	0.00	0.00	0.00	0.00
60-1-000-001-6360.000 Training - Staff	0.00	0.00	83.33	1.07	697.98	833.30	-135.32
60-1-000-001-6360.010 Training - Commiss	0.00	0.00	0.00	0.00	0.00	0.00	0.00
60-1-000-001-6365.000 Travel - Staff	0.73	47.14	125.00	1.37	889.47	1,250.00	-360.53
60-1-000-001-6365.010 Travel - Commissioners	0.00	0.00	0.00	0.00	0.00	0.00	0.00
60-1-000-001-6370.000 Bad Debt	0.00	0.00	208.33	0.83	539.00	2,083.30	-1,544.30
60-1-000-001-6380.000 Consulting Services	0.00	0.00	100.00	0.00	0.00	1,000.00	-1,000.00
60-1-000-001-6380.500 Translating/Interp Serv.	0.00	0.00	16.67	0.00	0.00	166.70	-166.70
60-1-000-001-6399.000 Other Administrative	0.00	0.00	175.00	0.00	0.00	1,750.00	-1,750.00
Total Admin Sundry	22.44	1,458.62	1,263.32	10.48	6,815.09	12,633.20	-5,818.11
Fee Expense							
60-1-000-001-6320.000 Management Fees	70.84	4,604.67	4,751.00	72.08	46,850.69	47,510.00	-659.31
60-1-000-001-6351.000 Bookkeeping Fees	8.72	567.00	488.00	8.88	5,769.00	4,880.00	889.00
60-1-000-001-6352.000 Computer Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Fee Expense	79.56	5,171.67	5,239.00	80.95	52,619.69	52,390.00	229.69
TOTAL OPERATING EXPENSES	152.72	9,926.78	9,752.32	139.44	90,638.74	97,523.20	-6,884.46
UTILITIES							
Utilities Expense							
60-1-000-001-6450.000 Utilities Electric	5.86	380.73	441.67	5.11	3,324.44	4,416.70	-1,092.26
60-1-000-001-6451.000 Utilities Water	14.59	948.24	791.67	14.47	9,407.31	7,916.70	1,490.61
60-1-000-001-6452.000 Utilities Gas	1.93	125.49	130.00	1.43	927.80	1,300.00	-372.20
60-1-000-001-6453.000 Utilities Sewer	13.74	893.16	766.67	13.73	8,923.65	7,666.70	1,256.95
Total Utilities	36.12	2,347.62	2,130.01	34.74	22,583.20	21,300.10	1,283.10
TOTAL UTILITIES	36.12	2,347.62	2,130.01	34.74	22,583.20	21,300.10	1,283.10
MAINTENANCE EXPENSES							
Maintenance Salaries							
60-1-000-001-6510.000 Maintenance Salaries	57.14	3,714.40	4,041.67	59.16	38,453.45	40,416.70	-1,963.25
60-1-000-001-6510.001 Salaries Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	0.00
60-1-000-001-6510.100 OT Maintenance	0.00	0.00	20.83	0.00	0.00	208.30	-208.30
60-1-000-001-6510.500 Maint. Employee Ben.	34.86	2,266.06	1,562.50	23.61	15,348.65	15,625.00	-276.35
60-1-000-001-6510.501 Wellness Benefit - Maint	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Maintenance Salaries	92.01	5,980.46	5,625.00	82.77	53,802.10	56,250.00	-2,447.90

Date:
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KNOX CO. HOUSING AUTHORITY A. H. P.
INCOME STATEMENT - AHP, Prairieland
January, 2019
Current Period

	Period PUM	Period Amt	Mo Budget	YTD PUM	Current YTD	YTD Budget	Variance
Maintenance Supplies							
60-1-000-001-6515.010 Garbage/Trash Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.00
60-1-000-001-6515.020 Heating/Cooling Supplies	0.00	0.00	100.00	1.54	1,000.07	1,000.00	0.07
60-1-000-001-6515.030 Snow Removal Supplies	1.45	94.23	45.83	0.20	127.82	458.30	-330.48
60-1-000-001-6515.050 Lndscape/Grnd Supplies	0.00	0.00	275.00	3.53	2,292.86	2,750.00	-457.14
60-1-000-001-6515.070 Electrical Supplies	2.89	188.03	116.67	1.42	924.67	1,166.70	-242.03
60-1-000-001-6515.080 Plumbing Supplies	9.02	586.51	208.33	2.68	1,740.57	2,083.30	-342.73
60-1-000-001-6515.100 Janitorial Supplies	0.30	19.34	58.33	0.88	572.28	583.30	-11.02
60-1-000-001-6515.110 Routine Maint. Supplies	12.43	808.25	541.67	4.19	2,724.44	5,416.70	-2,692.26
60-1-000-001-6515.114 Painting Supplies - PL	0.00	0.00	125.00	2.03	1,319.08	1,250.00	69.08
60-1-000-001-6515.115 Refrigerators	0.00	0.00	79.17	0.00	0.00	791.70	-791.70
60-1-000-001-6515.116 Stoves	0.00	0.00	66.67	0.00	0.00	666.70	-666.70
60-1-000-001-6515.120 Other Misc. Supplies	0.00	0.00	83.33	0.89	577.66	833.30	-255.64
Total Maintenance Supplies	26.10	1,696.36	1,700.00	17.35	11,279.45	17,000.00	-5,720.55
Maintenance Contracts							
60-1-000-001-6516.000 Interior Repr/Repl-PL	0.00	0.00	0.00	0.00	0.00	0.00	0.00
60-1-000-001-6516.200 Carpet Repr/Repl-PL	0.00	0.00	0.00	0.00	0.00	0.00	0.00
60-1-000-001-6520.000 General Repr-Dont Use	0.00	0.00	0.00	0.00	0.00	0.00	0.00
60-1-000-001-6520.010 Garbage/Trash Contract	12.08	785.02	725.00	12.18	7,917.70	7,250.00	667.70
60-1-000-001-6520.020 Heat/Cool Contract	0.00	0.00	50.00	0.16	105.00	500.00	-395.00
60-1-000-001-6520.030 Snow Removal Contract	4.85	315.00	125.00	1.41	915.00	1,250.00	-335.00
60-1-000-001-6520.050 Landscape&Grnds Cont	0.00	0.00	100.00	0.32	207.00	1,000.00	-793.00
60-1-000-001-6520.070 Electrical Contract	0.00	0.00	16.67	0.00	0.00	166.70	-166.70
60-1-000-001-6520.080 Plumbing Contract	0.00	0.00	41.67	0.40	262.65	416.70	-154.05
60-1-000-001-6520.090 Extermin Contract	6.52	423.72	141.67	1.96	1,271.16	1,416.70	-145.54
60-1-000-001-6520.100 Janitorial	0.54	34.99	33.33	0.34	219.94	333.30	-113.36
60-1-000-001-6520.110 Routine Main. Contract	0.32	21.00	41.67	0.18	114.40	416.70	-302.30
60-1-000-001-6520.111 Carpet Repr/Repl Cont.	0.00	0.00	500.00	0.00	0.00	5,000.00	-5,000.00
60-1-000-001-6520.120 Other Misc. Contracts	0.00	0.00	83.33	0.00	0.00	833.30	-833.30
60-1-000-001-6546.000 Heating & Air Contract	0.00	0.00	0.00	0.00	0.00	0.00	0.00
60-1-000-001-6548.000 Snow Contract	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Maintenance Contracts	24.30	1,579.73	1,858.34	16.94	11,012.85	18,583.40	-7,570.55
TOTAL MAINTENANCE	142.41	9,256.55	9,183.34	117.07	76,094.40	91,833.40	-15,739.00
TAXES & INSURANCE EXPENSE							
Taxes & Insurance Expense							
60-1-000-001-6710.000 PILOT - Real Estate Tax	18.63	1,210.69	1,440.08	18.60	12,090.89	14,400.80	-2,309.91
60-1-000-001-6720.000 Prpoerty Insurance	10.74	697.98	708.33	10.74	6,979.80	7,083.30	-103.50
60-1-000-001-6720.500 Equipment Insurance	0.66	42.63	45.83	0.66	426.30	458.30	-32.00
60-1-000-001-6721.000 Liability Insurance	2.45	158.95	162.50	2.45	1,589.50	1,625.00	-35.50
60-1-000-001-6721.500 PE & PO Insurance	1.17	76.33	79.17	1.17	763.30	791.70	-28.40
60-1-000-001-6722.000 Work Comp Insurance	3.36	218.40	225.00	3.36	2,184.00	2,250.00	-66.00
60-1-000-001-6722.500 Auto Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00
60-1-000-001-6724.000 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00
60-1-000-001-6790.000 Other General Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00
60-1-000-001-6795.000 Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Taxes & Insurance Expense	37.00	2,404.98	2,660.91	36.98	24,033.79	26,609.10	-2,575.31
TOTAL TAXES & INSURANCE EXPENSE	37.00	2,404.98	2,660.91	36.98	24,033.79	26,609.10	-2,575.31
MISCELLANEOUS EXPENSE							
Financial Expenses							

Date:
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KNOX CO. HOUSING AUTHORITY A. H. P.
INCOME STATEMENT - AHP, Prairieland
January, 2019
Current Period

	Period PUM	Period Amt	Mo Budget	YTD PUM	Current YTD	YTD Budget	Variance
60-1-000-001-6810.000 Interest Payable	32.79	2,131.29	2,333.33	33.04	21,474.02	23,333.30	-1,859.28
60-1-000-001-6860.000 Sec Dep Int	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Financial Expenses	32.79	2,131.29	2,333.33	33.04	21,474.02	23,333.30	-1,859.28
Amortization Expense							
Total Amortization Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Surplus Adjustments							
60-1-000-001-6010.000 Prior Yr Adj - PL	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Provision for Reserve							
60-1-000-001-7010.000 Provision For Reserve	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Provision for Reserve	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Capital Expenditures							
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vandalism Expenditures							
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Transfers In/Out							
60-1-000-001-9111.000 Operating Xfers - In	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Transfers In/Out	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL MISCELLANEOUS EXPENSE	<u>32.79</u>	<u>2,131.29</u>	<u>2,333.33</u>	<u>33.04</u>	<u>21,474.02</u>	<u>23,333.30</u>	<u>-1,859.28</u>
TOTAL EXPENSES BEFORE DEPRECIATION	<u>401.03</u>	<u>26,067.22</u>	<u>26,059.91</u>	<u>361.27</u>	<u>234,824.15</u>	<u>260,599.10</u>	<u>-25,774.95</u>
NET REVENUE/EXPENSES (PROFIT)/LOSS	21.45	-1,394.28	-1,354.25	61.06	-39,692.09	-13,542.50	-26,149.59
Depreciation Expense							
60-1-000-001-6600.000 Depreciation Expense	96.41	6,266.56	6,375.00	96.41	62,665.60	63,750.00	-1,084.40
Total Depreciation Expense	96.41	6,266.56	6,375.00	96.41	62,665.60	63,750.00	-1,084.40
TOTAL DEPRECIATION EXPENSE	<u>96.41</u>	<u>6,266.56</u>	<u>6,375.00</u>	<u>96.41</u>	<u>62,665.60</u>	<u>63,750.00</u>	<u>-1,084.40</u>
NET REVENUE/EXPENSE (PROFIT)/LOSS AFTER DEPRECIATION EXPENSE	74.96	4,872.28	5,020.75	35.34	22,973.51	50,207.50	-27,233.99
TOTAL BOND PAYMENT	27.02	1,756.21	0.00	26.77	17,400.98	0.00	17,400.98

Knox County Housing Authority
BOARD - COCC CASH FLOW STATEMENT
January 31, 2019

COCC - OPERATING STATEMENT	Current Period	Period Budget	Current Year	Year To Date Bu	Variance	Year Budget
OPERATING INCOME						
Total Operating Income	51,953.26	56,930.00	521,979.71	569,300.00	-47,320.29	683,160.00
TOTAL OPERATING INCOME	51,953.26	56,930.00	521,979.71	569,300.00	-47,320.29	683,160.00
OPERATING EXPENSE						
Total Administration Expenses	50,832.11	39,845.82	382,452.86	398,458.20	-16,005.34	478,150.00
Total Tenant Services	0.00	0.00	0.00	0.00	0.00	0.00
Total Utilities Expenses	580.50	466.67	3,647.72	4,666.70	-1,018.98	5,600.00
Total Maintenance Expenses	92.01	437.47	15,860.78	4,374.70	11,486.08	5,250.00
General Expense	1,298.00	1,347.83	13,030.07	13,478.30	-448.23	16,174.00
TOTAL ROUTINE OPERATING EXPENSES	52,802.62	42,097.79	414,991.43	420,977.90	-5,986.47	505,174.00
Total Non-Routine Expense	0.00	0.00	0.00	0.00	0.00	0.00
Total Other Credit & Charges	0.00	0.00	0.00	0.00	0.00	0.00
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	0.00
Total Prov. for Operating Reserve	0.00	10,618.75	0.00	106,187.50	-106,187.50	127,425.00
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	0.00
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL OPERATING EXPENSES	52,802.62	52,716.54	414,991.43	527,165.40	-112,173.97	632,599.00
NET REVENUE/-EXPENSE PROFIT/-LOSS	-849.36	4,213.46	106,988.28	42,134.60	64,853.68	50,561.00
Total Depreciation Expense						
Total Depreciation Expense	69.61	33.42	696.10	334.20	361.90	401.00
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	-918.97	4,180.04	106,292.18	41,800.40	64,491.78	50,160.00

Knox County Housing Authority
BOARD - AMP001 CASH FLOW STATEMENT
January 31, 2019

MOON TOWERS - OPERATING STATEMENT	Current Period	Period Budget	Current Year	Year To Date Bu	Variance	Year Budget
OPERATING INCOME						
Total Operating Income	65,506.62	63,290.27	669,670.07	632,902.70	36,767.37	759,483.00
TOTAL OPERATING INCOME	65,506.62	63,290.27	669,670.07	632,902.70	36,767.37	759,483.00
OPERATING EXPENSE						
Total Administration Expenses	28,801.42	25,651.67	245,875.41	256,516.70	-10,641.29	307,820.00
Total Tenant Services	122.96	75.00	241.01	750.00	-508.99	900.00
Total Utilities Expenses	12,643.71	5,995.84	72,076.59	59,958.40	12,118.19	71,950.00
Total Maintenance Expenses	18,408.80	24,772.90	245,302.39	247,729.00	-2,426.61	297,275.00
General Expense	6,253.95	6,167.09	72,867.85	61,670.90	11,196.95	74,005.00
TOTAL ROUTINE OPERATING EXPENSES	66,230.84	62,662.50	636,363.25	626,625.00	9,738.25	751,950.00
Total Non-Routine Expense	0.00	0.00	0.00	0.00	0.00	0.00
Total Other Credit & Charges	0.00	0.00	0.00	0.00	0.00	0.00
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	0.00
Total Prov. for Operating Reserve	0.00	-32,751.42	0.00	-327,514.20	327,514.20	-393,017.00
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	0.00
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL OPERATING EXPENSES	66,230.84	29,911.08	636,363.25	299,110.80	337,252.45	358,933.00
NET REVENUE/EXPENSE PROFIT/-LOSS	-724.22	33,379.19	33,306.82	333,791.90	-300,485.08	400,550.00
Total Depreciation Expense						
Total Depreciation Expense	29,693.23	33,333.33	296,932.30	333,333.30	-36,401.00	400,000.00
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	-30,417.45	45.86	-263,625.48	458.60	-264,084.08	550.00

Knox County Housing Authority
BOARD - AMP002 CASH FLOW STATEMENT
January 31, 2019

FAMILY - OPERATING STATEMENT	Current Period	Period Budget	Current Year	Year To Date Bu	Variance	Year Budget
OPERATING INCOME						
Total Operating Income	74,068.50	75,377.34	759,199.23	753,773.40	5,425.83	904,528.12
TOTAL OPERATING INCOME	74,068.50	75,377.34	759,199.23	753,773.40	5,425.83	904,528.12
OPERATING EXPENSE						
Total Administration Expenses	43,892.91	31,885.43	319,703.15	318,854.30	848.85	382,625.21
Total Tenant Services	240.92	777.03	9,090.45	7,770.30	1,320.15	9,324.44
Total Utilities Expenses	3,530.89	1,918.93	19,543.36	19,189.30	354.06	23,027.22
Total Maintenance Expenses	39,585.09	39,305.26	374,479.00	393,052.60	-18,573.60	471,663.07
General Expense	6,023.64	5,728.14	69,006.14	57,281.40	11,724.74	68,737.62
TOTAL ROUTINE OPERATING EXPENSES	93,273.45	79,614.79	791,822.10	796,147.90	-4,325.80	955,377.56
Total Non-Routine Expense	0.00	0.00	0.00	0.00	0.00	0.00
Total Other Credit & Charges	0.00	0.00	0.00	0.00	0.00	0.00
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	0.00
Total Prov. for Operating Reserve	0.00	-4,237.45	0.00	-42,374.50	42,374.50	-50,849.44
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	0.00
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL OPERATING EXPENSES	93,273.45	75,377.34	791,822.10	753,773.40	38,048.70	904,528.12
NET REVENUE/EXPENSE PROFIT/-LOSS	-19,204.95	0.00	-32,622.87	0.00	-32,622.87	0.00
Total Depreciation Expense	22,250.00	22,916.67	222,500.00	229,166.70	-6,666.70	275,000.00
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	-41,454.95	-22,916.67	-255,122.87	-229,166.70	-25,956.17	-275,000.00

Knox County Housing Authority
BOARD - AMP003 CASH FLOW STATEMENT
January 31, 2019

BLUEBELL - OPERATING STATEMENT	Current Period	Period Budget	Current Year	Year To Date Bu	Variance	Year Budget
OPERATING INCOME						
Total Operating Income	18,405.34	18,756.25	209,721.41	187,562.50	22,158.91	225,075.00
TOTAL OPERATING INCOME	18,405.34	18,756.25	209,721.41	187,562.50	22,158.91	225,075.00
OPERATING EXPENSE						
Total Administration Expenses	11,254.61	10,281.40	102,255.97	102,814.00	-558.03	123,377.00
Total Tenant Services	51.34	41.67	195.29	416.70	-221.41	500.00
Total Utilities Expenses	3,126.37	1,625.00	20,456.24	16,250.00	4,206.24	19,500.00
Total Maintenance Expenses	8,244.74	5,893.75	85,745.29	58,937.50	26,807.79	70,725.00
General Expense	2,364.13	2,866.08	24,325.48	28,660.80	-4,335.32	34,393.00
TOTAL ROUTINE OPERATING EXPENSES	25,041.19	20,707.90	232,978.27	207,079.00	25,899.27	248,495.00
Total Non-Routine Expense	0.00	0.00	0.00	0.00	0.00	0.00
Total Other Credit & Charges	0.00	0.00	0.00	0.00	0.00	0.00
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	0.00
Total Prov. for Operating Reserve	0.00	-1,951.67	0.00	-19,516.70	19,516.70	-23,420.00
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	0.00
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL OPERATING EXPENSES	25,041.19	18,756.23	232,978.27	187,562.30	45,415.97	225,075.00
NET REVENUE/EXPENSE PROFIT/-LOSS	-6,635.85	0.02	-23,256.86	0.20	-23,257.06	0.00
Total Depreciation Expense						
Total Depreciation Expense	13,730.60	0.00	137,306.00	0.00	137,306.00	0.00
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	-20,366.45	0.02	-160,562.86	0.20	-160,563.06	0.00

Knox County Housing Authority
BOARD - LOW RENT CASH FLOW STATEMENT
January 31, 2019

COCC, MT, FAMILY, BB COMBINED OS	Current Period	Period Budget	Current Year	Year To Date Bu	Variance	Year Budget
OPERATING INCOME						
Total Operating Income	209,933.72	214,353.86	2,160,570.42	2,143,538.60	17,031.82	2,572,246.12
TOTAL OPERATING INCOME	209,933.72	214,353.86	2,160,570.42	2,143,538.60	17,031.82	2,572,246.12
OPERATING EXPENSE						
Total Administration Expenses	134,781.05	107,664.32	1,050,287.39	1,076,643.20	-26,355.81	1,291,972.21
Total Tenant Services	415.22	893.70	9,526.75	8,937.00	589.75	10,724.44
Total Utilities Expenses	19,881.47	10,006.44	115,723.91	100,064.40	15,659.51	120,077.22
Total Maintenance Expenses	66,330.64	70,409.38	721,387.46	704,093.80	17,293.66	844,913.07
General Expense	15,939.72	16,109.14	179,229.54	161,091.40	18,138.14	193,309.62
TOTAL ROUTINE OPERATING EXPENSES	237,348.10	205,082.98	2,076,155.05	2,050,829.80	25,325.25	2,460,996.56
Total Non-Routine Expense	0.00	0.00	0.00	0.00	0.00	0.00
Total Other Credit & Charges	0.00	0.00	0.00	0.00	0.00	0.00
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	0.00
Total Prov. for Operating Reserve	0.00	-28,321.79	0.00	-283,217.90	283,217.90	-339,861.44
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	0.00
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL OPERATING EXPENSES	237,348.10	176,761.19	2,076,155.05	1,767,611.90	308,543.15	2,121,135.12
NET REVENUE/EXPENSE PROFIT/-LOSS						
	-27,414.38	37,592.67	84,415.37	375,926.70	-291,511.33	451,111.00
Total Depreciation Expense						
	65,743.44	56,283.42	657,434.40	562,834.20	94,600.20	675,401.00
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	-93,157.82	-18,690.75	-573,019.03	-186,907.50	-386,111.53	-224,290.00

**Knox County Housing Authority
BOARD - HCV CASH FLOW STATEMENT
January 31, 2019**

	Current Period	Period Budget	Current Year	Year To Date Bu	Variance	Year Budget
HCV - OPERATING STATEMENT						
ADMIN OPERATING INCOME						
Total Admin Operating Income	11,153.42	9,037.50	102,201.12	90,375.00	11,826.12	108,450.00
TOTAL ADMIN OPERATING INCOME	11,153.42	9,037.50	102,201.12	90,375.00	11,826.12	108,450.00
OPERATING EXPENSES						
Total Admin Expenses	8,088.53	10,120.83	75,082.23	101,208.30	-26,126.07	121,450.00
Total Fees Expenses	5,565.00	3,666.33	38,364.00	36,663.30	1,700.70	43,996.00
Total General Expenses	777.62	564.58	7,324.60	5,645.80	1,678.80	6,775.00
TOTAL OPERATING EXPENSES	14,431.15	14,351.74	120,770.83	143,517.40	-22,746.57	172,221.00
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	0.00
Total Provision for Reserve	0.00	0.00	0.00	0.00	0.00	0.00
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL EXPENSES	14,431.15	14,351.74	120,770.83	143,517.40	-22,746.57	172,221.00
NET REVENUE PROFIT/-LOSS						
	-3,277.73	-5,314.24	-18,569.71	-53,142.40	34,572.69	-63,771.00
Total Depreciation Expense	0.00	18.75	0.00	187.50	-187.50	225.00
NET REVENUE w/Depreciation PROFIT/-LOSS	-3,277.73	-5,332.99	-18,569.71	-53,329.90	34,760.19	-63,996.00
HAP - OPERATING STATEMENT						
HAP INCOME						
Total Income	77,303.50	55,206.08	739,228.00	552,060.80	187,167.20	662,473.00
TOTAL HAP INCOME	77,303.50	55,206.08	739,228.00	552,060.80	187,167.20	662,473.00
HAP EXPENSES						
Total HAP Expenses	80,423.00	80,416.66	745,549.00	804,166.60	-58,617.60	965,000.00
Total General HAP Expenses	0.00	-62.50	-272.25	-625.00	352.75	-750.00
TOTAL HAP EXPENSES	80,423.00	80,354.16	745,276.75	803,541.60	-58,264.85	964,250.00
Total Prior Year Adj HAP	0.00	0.00	0.00	0.00	0.00	0.00
REMAINING HAP from RESERVE +/-LOSS	-3,119.50	-25,148.08	-6,048.75	-251,480.80	245,432.05	-301,777.00

Knox County Housing Authority
BOARD - BRENTWOOD CASH FLOW STATEMENT
January 31, 2019

BRENTWOOD - OPERATING STATEMENT	Current Period	Period Budget	Current Year	Year To Date Bu	Variance	Year Budget
OPERATING INCOME						
Total Operating Income	32,641.07	31,686.25	320,252.40	316,862.50	3,389.90	380,235.00
TOTAL OPERATING INCOME	<u>32,641.07</u>	<u>31,686.25</u>	<u>320,252.40</u>	<u>316,862.50</u>	<u>3,389.90</u>	<u>380,235.00</u>
OPERATING EXPENSE						
Total Administration Expenses	4,970.83	4,692.51	39,401.90	46,925.10	-7,523.20	56,310.00
Total Fee Expenses	5,910.48	5,803.00	58,365.99	58,030.00	335.99	69,636.00
Total Utilities Expenses	2,593.21	2,250.00	18,522.53	22,500.00	-3,977.47	27,000.00
Total Maintenance Expenses	9,878.68	13,669.15	189,430.57	136,691.50	52,739.07	164,030.00
Total Taxes & Insurance Expense	2,619.93	2,644.17	26,500.02	26,441.70	58.32	31,730.00
Total Financial Expenses	2,131.30	2,333.33	21,474.07	23,333.30	-1,859.23	28,000.00
TOTAL ROUTINE OPERATING EXPENSE	<u>28,104.43</u>	<u>31,392.16</u>	<u>353,695.08</u>	<u>313,921.60</u>	<u>39,773.48</u>	<u>376,706.00</u>
Total Amortization Expense	0.00	0.00	0.00	0.00	0.00	0.00
Total Provision for Reserve	0.00	0.00	0.00	0.00	0.00	0.00
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	0.00
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	0.00
Total Transfers In/Out	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL ALL EXPENSES BEFORE DEPRECIATION	<u>28,104.43</u>	<u>31,392.16</u>	<u>353,695.08</u>	<u>313,921.60</u>	<u>39,773.48</u>	<u>376,706.00</u>
NET REVENUE PROFIT/-LOSS						
	<u>4,536.64</u>	<u>294.09</u>	<u>-33,442.68</u>	<u>2,940.90</u>	<u>-36,383.58</u>	<u>3,529.00</u>
Total Depreciation Expense						
	7,033.56	5,291.67	70,335.60	52,916.70	17,418.90	63,500.00
NET REVENUE w/Depreciation PROFIT/-LOSS	<u>-2,496.92</u>	<u>-4,997.58</u>	<u>-103,778.28</u>	<u>-49,975.80</u>	<u>-53,802.48</u>	<u>-59,971.00</u>

Knox County Housing Authority
BOARD - PRAIRIELAND CASH FLOW STATEMENT
January 31, 2019

PRAIRIELAND - OPERATING STATEMENT	Current Period	Period Budget	Current Year	Year To Date Bu	Variance	Year Budget
OPERATING INCOME						
Total Operating Income	27,461.50	27,414.16	274,516.24	274,141.60	374.64	328,970.00
TOTAL OPERATING INCOME	27,461.50	27,414.16	274,516.24	274,141.60	374.64	328,970.00
OPERATING EXPENSE						
Total Administration Expenses	4,755.11	4,513.32	38,019.05	45,133.20	-7,114.15	54,160.00
Total Fee Expenses	5,171.67	5,239.00	52,619.69	52,390.00	229.69	62,868.00
Total Utilities Expenses	2,347.62	2,130.01	22,583.20	21,300.10	1,283.10	25,560.00
Total Maintenance Expenses	9,256.55	9,183.34	76,094.40	91,833.40	-15,739.00	110,200.00
Total Taxes & Insurance Expense	2,404.98	2,660.91	24,033.79	26,609.10	-2,575.31	31,931.00
Total Financial Expenses	2,131.29	2,333.33	21,474.02	23,333.30	-1,859.28	28,000.00
TOTAL ROUTINE OPERATING EXPENSE	26,067.22	26,059.91	234,824.15	260,599.10	-25,774.95	312,719.00
Total Amortization Expense	0.00	0.00	0.00	0.00	0.00	0.00
Total Provision for Reserve	0.00	0.00	0.00	0.00	0.00	0.00
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	0.00
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	0.00
Total Transfers In/Out	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL ALL EXPENSES BEFORE DEPRECIATION	26,067.22	26,059.91	234,824.15	260,599.10	-25,774.95	312,719.00
NET REVENUE PROFIT/-LOSS						
	1,394.28	1,354.25	39,692.09	13,542.50	26,149.59	16,251.00
Total Depreciation Expense						
	6,266.56	6,375.00	62,665.60	63,750.00	-1,084.40	76,500.00
NET REVENUE w/Depreciation PROFIT/-LOSS	-4,872.28	-5,020.75	-22,973.51	-50,207.50	27,233.99	-60,249.00

**Knox County Housing Authority
BOARD - AHP CASH FLOW STATEMENT
January 31, 2019**

BRENTWOOD & PRAIRIELAND COMBINED	Current Period	Period Budget	Current Year	Year To Date Bu	Variance	Year Budget
OPERATING INCOME						
Total Operating Income	60,102.57	59,100.41	594,768.64	591,004.10	3,764.54	709,205.00
TOTAL OPERATING INCOME	60,102.57	59,100.41	594,768.64	591,004.10	3,764.54	709,205.00
OPERATING EXPENSE						
Total Administration Expenses	9,725.94	9,205.83	77,420.95	92,058.30	-14,637.35	110,470.00
Total Fee Expenses	11,082.15	11,042.00	110,985.68	110,420.00	565.68	132,504.00
Total Utilities Expenses	4,940.83	4,380.01	41,105.73	43,800.10	-2,694.37	52,560.00
Total Maintenance Expenses	19,135.23	22,852.49	265,524.97	228,524.90	37,000.07	274,230.00
Total Taxes & Insurance Expense	5,024.91	5,305.08	50,533.81	53,050.80	-2,516.99	63,661.00
Total Financial Expenses	4,262.59	4,666.66	42,948.09	46,666.60	-3,718.51	56,000.00
TOTAL ROUTINE OPERATING EXPENSE	54,171.65	57,452.07	588,519.23	574,520.70	13,998.53	689,425.00
Total Amortization Expense	0.00	0.00	0.00	0.00	0.00	0.00
Total Provision for Reserve	0.00	0.00	0.00	0.00	0.00	0.00
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	0.00
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	0.00
Total Transfers In/Out	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL ALL EXPENSES BEFORE DEPRECIATION	54,171.65	57,452.07	588,519.23	574,520.70	13,998.53	689,425.00
NET REVENUE PROFIT/-LOSS						
	5,930.92	1,648.34	6,249.41	16,483.40	-10,233.99	19,780.00
Total Depreciation Expense						
	13,300.12	11,666.67	133,001.20	116,666.70	16,334.50	140,000.00
NET REVENUE w/Depreciation PROFIT/-LOSS	-7,369.20	-10,018.33	-126,751.79	-100,183.30	-26,568.49	-120,220.00

Knox County Housing Authority
CLAIMS REPORT - LOW RENT
 January, 2019

	Current Period	Last Year Same	Variance	Current Year
AMP001 - MOON TOWERS				
Salaries	24,029.13	23,237.85	791.28	221,536.64
Employee W/H Payments	0.00	0.00	0.00	0.00
Management Fees	15,953.84	15,953.84	0.00	160,860.16
Administrative Expenses	4,245.39	1,026.07	3,219.32	12,571.22
Tenant Services	122.96	0.00	122.96	241.01
Utilities	12,643.71	9,123.65	3,520.06	72,076.59
Maintenance Supplies/Contracts	2,981.86	6,115.27	-3,133.41	95,881.35
Mileage	0.00	0.00	0.00	0.00
General Expenses	6,253.95	6,327.62	-73.67	72,867.85
Non-Routine Expense	0.00	-2,415.60	2,415.60	0.00
TOTAL MOON TOWERS CLAIMS	66,230.84	59,368.70	6,862.14	636,034.82
AMP002 - FAMILY				
Salaries	46,264.65	42,327.94	3,936.71	431,006.33
Employee W/H Payments	468.86	0.00	468.86	2,574.62
Management Fees	16,567.38	16,647.97	-80.59	169,221.20
Administrative Expenses	15,088.56	2,119.02	12,969.54	36,017.15
Tenant Services	240.92	0.00	240.92	4,065.96
Utilities	3,530.89	3,586.31	-55.42	19,543.36
Maintenance Supplies/Contracts	5,557.41	7,521.61	-1,964.20	62,997.60
Mileage	0.00	0.00	0.00	-35.64
General Expenses	6,023.64	5,132.43	891.21	69,006.14
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL FAMILY CLAIMS	93,742.31	77,335.28	16,407.03	794,396.72
AMP003 - BLUEBELL				
Salaries	9,561.20	10,873.80	-1,312.60	86,504.91
Employee W/H Payments	0.00	0.00	0.00	0.00
Management Fees	4,539.50	4,539.50	0.00	45,831.98
Administrative Expenses	1,619.39	832.28	787.11	9,211.80
Tenant Services	51.34	0.00	51.34	195.29
Utilities	3,126.37	3,604.40	-478.03	20,456.24
Maintenance Supplies/Contracts	3,779.26	2,088.86	1,690.40	46,452.57
Mileage	0.00	0.00	0.00	0.00
General Expenses	2,364.13	2,258.06	106.07	24,325.48
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL BLUEBELL CLAIMS	25,041.19	24,196.90	844.29	232,978.27
COCC				
Salaries	31,847.73	33,403.87	-1,556.14	309,508.00
Employee W/H Payments	-8,862.69	30.16	-8,892.85	-12,323.11
Management Fees	0.00	0.00	0.00	0.00
Administrative Expenses	18,984.38	7,063.42	11,920.96	72,964.74
Tenant Services	0.00	0.00	0.00	0.00
Utilities	580.50	492.88	87.62	3,647.72
Maintenance Supplies/Contracts	92.01	132.74	-40.73	15,840.90
Mileage	0.00	0.00	0.00	0.00
General Expenses	1,298.00	1,297.87	0.13	13,030.07
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL COCC CLAIMS	43,939.93	42,420.94	1,518.99	402,668.32
COMBINED - AMP1, AMP2, AMP3, & COCC				
Salaries	111,702.71	109,843.46	1,859.25	1,048,555.88
Employee W/H Payments	-8,393.83	30.16	-8,423.99	-9,748.49
Management Fees	37,060.72	37,141.31	-80.59	375,913.34
Administrative Expenses	39,937.72	11,040.79	28,896.93	130,764.91
Tenant Services	415.22	0.00	415.22	4,502.26
Utilities	19,881.47	16,807.24	3,074.23	115,723.91
Maintenance Supplies	12,410.54	15,858.48	-3,447.94	221,172.42
Mileage	0.00	0.00	0.00	-35.64
General Expenses	15,939.72	15,015.98	923.74	179,229.54
Non-Routine Expenses	0.00	-2,415.60	2,415.60	0.00
TOTAL LOW RENT CLAIMS	228,954.27	203,321.82	25,632.45	2,066,078.13

Knox County Housing Authority
CLAIMS REPORT - AHP / HCV
January, 2019

	Current Period	Last Year Same Period	Variance
BRENTWOOD			
Salaries	9,277.13	9,421.36	-144.23
Employee W/H Payments	0.00	0.00	0.00
Management Fees	6,791.73	5,664.21	1,127.52
Administrative Expenses	793.05	805.84	-12.79
Utilities	2,593.21	5,265.06	-2,671.85
Maintenance Supplies/Contracts	3,898.08	1,604.73	2,293.35
Tax & Insurance Expenses	2,619.93	2,421.98	197.95
Finacial Expenses	2,131.30	2,247.76	-116.46
TOTAL BRENTWOOD CLAIMS	28,104.43	27,430.94	673.49
PRAIRIELAND			
Salaries	9,276.95	9,421.05	-144.10
Employee W/H Payments	0.00	0.00	0.00
Management Fees	6,052.92	5,171.67	881.25
Administrative Expenses	577.37	593.28	-15.91
Utilities	2,347.62	1,019.24	1,328.38
Maintenance Supplies/Contracts	3,276.09	1,650.34	1,625.75
Taxes & Insurance Expenses	2,404.98	2,442.57	-37.59
Financial Expenses	2,131.29	2,247.76	-116.47
TOTAL PRAIRIELAND CLAIMS	26,067.22	22,545.91	3,521.31
AHP - BRENTWOOD & PRAIRIELAND			
Salaries	18,554.08	18,842.41	-288.33
Employee W/H Payments	0.00	0.00	0.00
Management Fees	12,844.65	10,835.88	2,008.77
Administrative Expenses	1,370.42	1,399.12	-28.70
Utilities	4,940.83	6,284.30	-1,343.47
Maintenance Supplies	7,174.17	3,255.07	3,919.10
Taxes & Insurance Expenses	5,024.91	4,864.55	160.36
Financial Expenses	4,262.59	4,495.52	-232.93
TOTAL AHP CLAIMS	54,171.65	49,976.85	4,194.80
HOUSING CHOICE VOUCHER - HCV			
Salaries	7,003.97	6,424.51	579.46
Employee W/H Payments	0.00	0.00	0.00
Management Fees	5,565.00	3,627.00	1,938.00
Administrative Expenses	1,084.56	1,724.03	-639.47
General Expense-Admin	777.62	768.34	9.28
Total HCV Expenses	14,431.15	12,543.88	1,887.27
HAP Expenses	80,423.00	70,460.00	9,963.00
General Expenses	0.00	0.00	0.00
Total HAP Expenses	80,423.00	70,460.00	9,963.00
TOTAL HCV CLAIMS	94,854.15	83,003.88	11,850.27

Knox County Housing Authority
CLAIMS REPORT - GRANT PROGRAMS
January, 2019

	Current Period	Last Year Same	Current Year	Cumulative
CFG 2018 - \$1,032,694				
Admin. / Operations	0.00	0.00	0.00	0.00
General CFP Activity	107,728.28	0.00	107,728.28	107,728.28
TOTAL CFG 2018 CLAIMS	107,728.28	0.00	107,728.28	107,728.28
CFG 2017 - \$673,386				
Admin. / Operations	0.00	0.00	0.00	0.00
General CFP Activity	160,839.50	0.00	236,351.93	236,351.93
TOTAL CFG 2017 CLAIMS	160,839.50	0.00	236,351.93	236,351.93
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	534,901.62	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	534,901.62	608,598.00
TOTAL CFG GRANT(S) CLAIMS	268,567.78	0.00	878,981.83	952,678.21

Knox County Housing Authority
CLAIMS REPORT TOTALS
January, 2019

	Current Period	Last Year Same	Variance	Current Year
TOTALS				
<hr/>				
<u>LOW RENT</u>				
AMP001 - MOON TOWERS	66,230.84	59,368.70	6,862.14	636,363.25
AMP002 - FAMILY	93,742.31	77,335.28	16,407.03	794,396.72
AMP003 - BLUEBELL	25,041.19	24,196.90	844.29	232,978.27
COCC	52,339.94	42,420.95	9,918.99	411,099.09
TOTAL LOW RENT	237,354.28	203,321.83	34,032.45	2,074,837.33
<u>A.H.P.</u>				
BRENTWOOD	28,104.43	27,430.94	673.49	353,695.08
PRAIRIELAND	26,067.22	22,545.91	3,521.31	234,824.15
TOTAL A.H.P.	54,171.65	49,976.85	4,194.80	588,519.23
<u>HOUSING CHOICE VOUCHER - HCV</u>				
HCV (Administrative Only)	14,431.15	12,543.88	1,887.27	120,770.83
TOTAL HCV	14,431.15	12,543.88	1,887.27	120,770.83
<u>GRANTS</u>				
CAPITAL FUND GRANT '18	107,728.28	0.00	107,728.28	107,728.28
CAPITAL FUND GRANT '17	160,839.50	0.00	160,839.50	236,351.93
CAPITAL FUND GRANT '16	0.00	0.00	0.00	534,901.62
TOTAL GRANTS	268,567.78	0.00	268,567.78	878,981.83
<hr/>				
TOTAL CLAIMS FOR MONTH	574,524.86	265,842.56	308,682.30	3,663,109.22

RESOLUTION 2019-02

02/26/2019

Board of Commissioners

Derek Antoine, Executive Director

RE: Approval of the Knox County Housing Authority Annual Operating Budget FYE 03/31/2020

Article I. Background

The Department of Housing and Urban Development (HUD) requires public housing authorities (PHA) to submit an annual budget prior to the start of the agency's fiscal year. The Knox County Housing Authority's Annual Comprehensive Budget continues to reflect the mission and goals of the agency through responsible stewardship of federal funding. The budget is the recommended financial plan for the fiscal year beginning on 04/01/2019 and ending on 03/31/2020.

The Knox County Housing Authority realistically anticipates revenue in the amount of \$4,222,801.00 and expenditures totaling \$4,467,565.00, resulting in a decrease in agency reserves of approximately \$244,764.00. These figures were calculated using a historical three-year average, forecasting current spending levels over a twelve month period, and factoring for year-over-year increases.

Subsidy eligibility is based on an 85% proration of eligibility for the public housing operating fund, which is believed to be an appropriate estimate. Additionally, housing choice voucher program funding is expected to be prorated at 95% of eligibility for housing assistance payments, and 75% for administrative fees.

Further highlights and assumptions of the budget submission include:

- KCHA's FYE 2020 Annual Comprehensive Budget has been compiled and presented in accordance with the requirements of HUD's asset management budgeting model;
- Dwelling rental income is calculated based on historical occupancy rates at each site;
- Personnel pay increases for the upcoming fiscal year will have a ceiling of 2.0%, and employee benefits will continue to account for approximately 31% of the total compensation package;
- Moon Towers, Family Housing, and Bluebell Tower are projected to operate under a deficit budget, with shortfall supplemented by AMP reserves;
- Family Housing budget includes replacement of the property's maintenance vehicle fleet
- Brentwood Manor budget includes rehab/modernization projects for the property;
- Prairieland Townhouse Apartments will consider several rehab/modernization projects as well;
- Housing Choice Voucher program operating shortfall will be supplemented from HCV unrestricted net assets.

Article II. Recommendation

It is the recommendation of the Executive Director the Board resolve to approve the agency operating budget for fiscal year-ending 03/31/2020.

RESOLUTION 2019-02

02/26/2019

Board of Commissioners

Derek Antoine, Executive Director

Approval of the Knox County Housing Authority Annual Operating Budget FYE 03/31/2020

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

1. The above recitals are true and correct, and together with the report from the Executive Director, form the Board's actions as set forth in this Resolution.
2. The proposed Knox County Housing Authority Operational Budget for FYE 03/31/2020 is hereby approved and adopted.
3. The Operational Budget for FYE 03/31/2020 is in compliance with the requirements set forth in HUD guidance, the Code of Federal Regulations, and generally accepted accounting principles set forth by the Governmental Accounting Standards Board.
4. This Resolution shall be carried out in accordance with federal regulations and be effective as of 04/01/2019.

RESOLVED: February 26, 2019

Lomac Payton, Chairperson

Thomas Dunker, Vice-Chairperson

Paula Sanford, Resident Commissioner

Paul Stewart, Commissioner

Wayne Allen, Commissioner

Ben Burgland, Commissioner

Jared Hawkinson, Commissioner

Derek Antoine, Secretary/Executive Director (Attest)

PHA Board Resolution
Approving Operating Budget

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing -
Real Estate Assessment Center (PIH-REAC)

OMB No. 2577-0026
(exp. 07/31/2019)

Public reporting burden for this collection of information is estimated to average 10 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

This information is required by Section 6(c)(4) of the U.S. Housing Act of 1937. The information is the operating budget for the low-income public housing program and provides a summary of the proposed/budgeted receipts and expenditures, approval of budgeted receipts and expenditures, and justification of certain specified amounts. HUD reviews the information to determine if the operating plan adopted by the public housing agency (PHA) and the amounts are reasonable, and that the PHA is in compliance with procedures prescribed by HUD. Responses are required to obtain benefits. This information does not lend itself to confidentiality.

PHA Name:PHA Code:

PHA Fiscal Year Beginning:Board Resolution Number:

Acting on behalf of the Board of Commissioners of the above-named PHA as its Chairperson, I make the following certifications and agreement to the Department of Housing and Urban Development (HUD) regarding the Board's approval of (check one or more as applicable):

DATE

- Operating Budget approved by Board resolution on:
- Operating Budget submitted to HUD, if applicable, on:
- Operating Budget revision approved by Board resolution on:
- Operating Budget revision submitted to HUD, if applicable, on:

I certify on behalf of the above-named PHA that:

1. All statutory and regulatory requirements have been met;
2. The PHA has sufficient operating reserves to meet the working capital needs of its developments;
3. Proposed budget expenditure are necessary in the efficient and economical operation of the housing for the purpose of serving low-income residents;
4. The budget indicates a source of funds adequate to cover all proposed expenditures;
5. The PHA will comply with the wage rate requirement under 24 CFR 968.110(c) and (f); and
6. The PHA will comply with the requirements for access to records and audits under 24 CFR 968.110(i).

I hereby certify that all the information stated within, as well as any information provided in the accompaniment herewith, if applicable, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012.31, U.S.C. 3729 and 3802)

Print Board Chairperson's Name:	Signature:	Date:
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BOARD MEMO

216 W. Simmons St.
Galesburg, IL 61401

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www.knoxcountyhousing.org

TO: Board of Commissioners
Knox County Housing Authority

DATE: 02/21/2019

FROM: Derek Antoine 
Executive Director

BOARD MEETING: 02/26/2019

SUBJECT: Application for Payment #6 – Hein Construction

Executive Summary

At the 03/26/2018 Board meeting, a contract was approved with Hein Construction to complete 504 Renovations at the Family Sites. This is being done to ensure that the agency is fully compliant with Section 504 of the Rehabilitation Act. The work will include the following:

- Construction of two 3-bedroom buildings (4 dwelling units total)
- Construction of one 4-bedroom building (2 dwelling units total)
- Rehabilitation of one existing 5-bedroom unit by building an addition onto the dwelling unit
- Development/upgrade of hearing and vision impaired equipment in 4 dwelling units

Please see the attached Construction Observation Report for additional information from the 02/06/2019 progress meeting.

Alliance Architecture was on site for a progress meeting on 02/06/2019. Alliance Architecture has reviewed and signed approval for Pay Request #6.

Fiscal Impact

This application for payment will be paid from 2016, 2017 and 2018 Capital Fund grants as approved at the 03/26/2018 Regular Meeting of the Board.

Recommendation

It is the recommendation of the Executive Director the Board of Commissioners of the Knox County Housing Authority approve Application for Payment #6 from Hein Construction in the amount of \$179,436.60 for the period to 01/31/2019.

APPLICATION AND CERTIFICATE FOR PAYMENT

AIA DOCUMENT G702

(Instructions on reverse side)

PAGE ONE OF 11 PAGES

TO (OWNER) Knox Co. Housing Authority
255 W. Tompkins St.
Galesburg, IL 61401

PROJECT: 504 Modifications-Phase 2
Scattered Sites
Whispering Hollow & Woodland Bend

APPLICATION NO: 6

Distribution to:
 OWNER
 ARCHITECT
 CONTRACTOR

PERIOD TO: 01/31/19

FROM (CONTRACTOR): Hein Construction Co., Inc. VIA (ARCHITECT):
56 North Cedar Street Alliance Architecture
Galesburg, IL - 61401 929 Lincolnway East, Suite 200
General Contractor South Bend, Indiana 46601

ARCHITECT'S
PROJECT NO: 1910

CONTRACT DATE:

Application is made for payment, as shown below, in connection with the Contract.

Continuation Sheet, AIA Document G703, is attached.

CONTRACTOR'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY		ADDITIONS	DEDUCTIONS
Change Orders approved in previous months by Owner			
TOTAL			
Approved this month			
Number	Date Approved		
TOTALS		0.00	0.00
Net change by Change Orders		\$0.00	

1. ORIGINAL CONTRACT SUM.....\$ 2,003,000.00
2. Net change by Change Orders.....\$
3. CONTRACT SUM TO DATE (Line 1±2).....\$ 2,003,000.00
4. TOTAL COMPLETED & STORED TO DATE.....\$ 1,290,894.80

(Column G on G703)

5. RETAINAGE:

a. 10 % of Completed Work.....\$ 129,089.48

(Column D+E on G703)

b. % of Stored Material.....\$

(Column F on G703)

Total Retainage (Lines 5a + 5b or

Total in Column 1 of G703).....\$ 129,089.48

6. TOTAL EARNED LESS RETAINAGE.....\$ 1,161,805.32

(Line 4 less Line 5 Total)

7. LESS PREVIOUS CERTIFICATES FOR

PAYMENT (Line 6 from prior Certificate).....\$ 982,368.72

8. CURRENT PAYMENT DUE.....\$ 179,436.60

9. BALANCE TO FINISH, PLUS RETAINAGE.....\$ 841,194.68

(Line 3 less Line 6)

CONTRACTOR: HEIN CONSTRUCTION CO., INC.

State of: Illinois County of: Knox

Subscribed and sworn to before me this 28th day of January 2019

Notary Public: Kimberly A Inness

My Commission expires: 01-17-21

BY: *[Signature]* Date: 1/28/19

KIMBERLY A INNESS

Official Seal

Notary Public - State of Illinois

My Commission Expires Sep 7, 2021

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Architect certifies to the owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED.....\$

(Attach explanation if amount certified differs from the amount applied for.)

ARCHITECT:

BY: *[Signature]* Alliance Architecture

Date: 01-24-2019

This certificate is not responsible. The AMOUNT CERTIFIED is payable only to the Contractor named herein: South Bend, Indiana 46601

prejudice to any rights of the Owner or Contractor under this Contract.

CONSTRUCTION OBSERVATION REPORT

Owner (DA,CL) x
Architect x
Contractor (DM) x

ALLIANCE
ARCHITECTURE

PROJECT: 504 MODIFICATIONS - PHASE 2
SCATTERED SITES
Whispering Hollow & Woodland Bend
Knox County Housing Authority
Galesburg, Illinois

REPORT NO. 6

CONTRACTOR: Hein Construction Co., Inc.
9130 N. Industrial Road
Peoria, IL 61615

Date: 2/6/19 Time: 8:30 a.m. Weather: Mostly Cloudy Temp. Range: 32°

Present At Site: Concrete Mechanics and Gypsum Board Mechanics.

WORK IN PROGRESS

Preparations for interior concrete work at ground floor showers at "C" buildings, and gypsum board finishing at "B" buildings.

OBSERVATIONS

"B" Buildings

Gypsum board installation has been completed. Water-resistant gypsum board and cement backer board have been installed per plans. Taping and finishing is underway. Gypsum board box-outs have been constructed for ERV units. See Action Requested/Items Verified this report. Mechanical closets have been painted and HVAC and plumbing reinstalled. Entry doors and hardware have been installed. Exterior masonry installation is complete.

"C" Building

Exterior walls have been insulated per plans. Gypsum board installation is underway. Attic insulation installation is partially complete. Exterior siding and window trim have been installed. Stair stringers have been set.

PROGRESS MEETING

A progress meeting was held on site with Cheryl Lefler and Gaylon Webb (Knox County Housing Authority), Dave Marshall (Hein Construction), and Mark Burrell (Alliance Architecture) present. The following items were discussed.

1. Due to the severe weather last week, Contractor is approximately one week behind where he would like to be. However, the overall project schedule is in good shape.
2. The marble texture vinyl stair coverings installed at the existing buildings on site is no longer available. Contractor displayed samples of similar material he received from his supplier. Owner was concerned that the texture in the sample materials would make them very difficult to clean and maintain. Owner provided Contractor with a sample of a product the Owner has been using to replace the marble textured vinyl when necessary. Contractor will confirm availability and utilize this product instead.
3. There has been no response yet from the Building Inspector regarding Architect's interpretation of the draftstop language in the code. Contractor will notify Architect as soon as there is a response.
4. Outstanding Change Order items were discussed. Items that have not yet been memorialized include the semi-gloss paint, HVAC access doors and exterior electrical work at "B" buildings. Contractor will submit credit for deletion of additional layer of gypsum board at upper floor.

PROGRESS MEETING (Cont.)

5. For future reference, all KCHA properties not previously renovated contain asbestos mastic.
6. Change from 4/12 trusses to 3/12 trusses at the "D" building was discussed and approved.

ACTION REQUESTED/ITEMS VERIFIED

1. Gypsum board box-outs have been constructed for ERV units. Due to the available space in the soffit, a gypsum board access panel is not feasible. Contractor believes that a swing down, prefabricated metal access panel will provide a cleaner appearance and more usable experience for lower cost than removable framed gypsum access panel.
2. At upper floor bathrooms at "C" building, gypsum board at tub surround does not overlap tub/shower flange (see photo 4). Remove gypsum board and install new with overlap.

REPORTED BY: _____


Mark A. Burrell

BOARD MEMO

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www.knoxcountyhousing.org

TO: Board of Commissioners
Knox County Housing Authority

DATE: 02/23/2019

FROM: Derek Antoine 
Executive Director

BOARD MEETING: 02/26/2019

SUBJECT: Executive Director Vacation

Executive Summary

I will be on vacation from Monday 03/25/2019 through Friday 03/29/2019. I will be periodically checking emails and responding to voicemails. Should any Commissioner need immediate assistance, please contact Cheryl Lefler, Assistant Director, at (309) 342-8129, extension 214.

I will return to work on Monday, 04/01/2019.

BOARD MEMO

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www.knoxcountyhousing.org

TO: Board of Commissioners
Knox County Housing Authority

DATE: 02/23/2019

FROM: Derek Antoine 
Executive Director

BOARD MEETING: 02/26/2019

SUBJECT: March 2019 Board Meeting – Request to Reschedule

Executive Summary

Due to the absence of the Executive Director (vacation) and the Assistant Director (training), it is requested the Board of Commissioners reschedule the regular monthly meeting for March 2019 as follows:

- Originally scheduled meeting: 03/26/2019 10:00 AM
- Requested reschedule date: 03/19/2019 10:00 AM

If the above proposed date does not work, the Board of Commissioners is requested to propose an alternate date for said meeting.