

board agenda



Knox County Housing Authority
Regular Meeting of the Board of Commissioners
Moon Towers Conference Room
6/25/2019
10:00 a.m.

Opening	Roll Call	Chairperson Payton
<input type="checkbox"/> Wayne Allen	Review/Approve 05-2018 Minutes	Chairperson Payton
<input type="checkbox"/> VACANT	Review/Ratify 04-2019 Financial Report	Chairperson Payton
<input type="checkbox"/> Thomas Dunker	Review/Ratify 04-2019 Claims and Bills	Chairperson Payton
<input type="checkbox"/> Jared Hawkinson	COCC:	\$ 29,109.23
<input type="checkbox"/> Lomac Payton	Moon Towers:	\$ 47,962.75
<input type="checkbox"/> Paula Sanford	Family:	\$ 58,525.82
<input type="checkbox"/> Paul H. Stewart	Bluebell:	\$ 16,244.25
<u>Excused:</u>	HCV:	\$ 86,665.77
	Brentwood:	\$ 18,335.61
<u>Others Present:</u>	Prairieland:	\$ 18,700.55
	Capital Fund 2017:	\$ 0.00
	Capital Fund 2018:	\$ 0.00
	Review/Ratify 05-2019 Financial Report	Chairperson Payton
	Review/Ratify 05-2019 Claims and Bills	Chairperson Payton
	COCC:	\$ 37,181.87
	Moon Towers:	\$ 59,704.84
	Family:	\$ 76,906.17
	Bluebell:	\$ 22,006.34
	HCV:	\$ 92,664.64
	Brentwood:	\$ 22,829.29
	Prairieland:	\$ 22,220.19
	Capital Fund 2017:	\$ 0.00
	Capital Fund 2018:	\$ 240,152.14

board agenda

Old Business	None	
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New Business	Review/Approve Application for Payment 10 for Hein Construction for 504 Modification Project – Phase II at Family Sites	Derek Antoine
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Reports	Executive Director’s Report – 06/2019 KCHA Legal Counsel Report – 06/2019	Derek Antoine Jack Ball
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Other Business	Commissioner Resignation/Opening	Derek Antoine
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Executive Session	Executive Director Performance Appraisal	Chairperson Payton
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Adjournment

**MINUTES OF THE MONTHLY MEETING
OF THE BOARD OF COMMISSIONERS
OF THE KNOX COUNTY HOUSING AUTHORITY
May 28, 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
 Jared Hawkinson
 Lomac Payton
 Paula Sanford
 Paul H. Stewart

EXCUSED: Ben Burgland
 Thomas Dunker

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. Chairperson Payton then declared the minutes approved as received.

Chairperson Payton then requested the Board review and ratify the March 2019 financial reports and committee notes. After brief discussion, Commissioner Allen made a motion to ratify the financial reports for March 2019 as presented; Commissioner Hawkinson seconded. Roll call was taken as follows:

Commissioner Allen - aye
Commissioner Hawkinson - aye
Commissioner Payton - aye
Commissioner Sanford - aye
Commissioner Stewart - abstain

Motion Carried, 4-0-1.

March 2019 claims against the HA Administration in the sum of \$572,970.59; Central Office Cost Center in the sum of \$75,774.27; Moon Towers in the sum of \$63,578.31; Family in the sum of \$114,842.36; Bluebell in the sum of \$11,594.27; Housing Choice Voucher Program in the sum of \$92,664.64; Brentwood (A.H.P.) in the sum of \$-56,147.95; Prairieland (A.H.P.) in the sum of \$20,338.33; Capital Fund '17 in the sum of \$164,886.57; and Capital Fund '18 in the sum of \$85,439.79 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 Hawkinson - aye
Commissioner Payton - aye
Commissioner Sanford - aye
Commissioner Stewart - abstain

Motion Carried, 4-0-1.

OLD BUSINESS

None

NEW BUSINESS

Mr. Antoine asked the Board to review and approve Resolution 2019-05 for SEMAP Certification/Submission FYE 03/31/2019. This is HUD's monitoring tool to determine the success of the administration of the Housing Choice Voucher Program. Mr. Antoine reported that the agency will certify at 100% which qualifies the agency as High Performer. After brief discussion, Commissioner Sanford made a motion to approve Resolution 2019-05 for SEMAP Certification/Submission FYE 03/31/2019; Commissioner Allen seconded. Roll call was taken as follows:

- Commissioner Allen - aye
- Commissioner Hawkinson - aye
- Commissioner Payton - aye
- Commissioner Sanford - aye
- Commissioner Stewart - aye

Motion Carried, 5-0.

Mr. Antoine asked the Board to review and approve Resolution 2019-06 for Unaudited FDS Submission FYE 03/31/2019. This unaudited financial data statement is one of two required financial statements to be submitted to HUD and is due two months after the agency's fiscal year end. After brief discussion, Commissioner Allen made a motion to approve Resolution 2019-06 for Unaudited FDS Submission FYE 03/31/2019; Commissioner Sanford seconded. Roll call was taken as follows:

- Commissioner Allen - aye
- Commissioner Hawkinson - aye
- Commissioner Payton - aye
- Commissioner Sanford - aye
- Commissioner Stewart - aye

Motion Carried, 5-0.

Mr. Antoine asked the Board to review and approve Application for Payment 9 for Hein Construction for 504 Modification Project-Phase 2 at Family Sites. Mr. Antoine gave a construction progress update. Alliance Architecture has reviewed and signed approval for Pay Request 9. After brief discussion, Commissioner Hawkinson made a motion to approve Application for Payment 9 for Hein Construction for 504 Modification Project-Phase 2 at Family Sites in the amount of \$106,327.63; Commissioner Allen seconded. Roll call was taken as follows:

- Commissioner Allen - aye
- Commissioner Hawkinson - aye
- Commissioner Payton - aye
- Commissioner Sanford - aye
- Commissioner Stewart - aye

Motion Carried, 5-0.

Mr. Antoine asked the Board to review and approve Change Order Request 4 from Hein Construction. The proposed change order includes three items: electrical work at the 5-bedroom unit, work related to dumpster pads and enclosures and installation of 6 storm doors. The Board memo provides a

detailed description of the proposed changes. After brief discussion, Commissioner Hawkinson made a motion to approve Change Order Request 4 from Hein Construction in the amount of \$25,431.93; Commissioner Allen seconded. Roll call was taken as follows:

Commissioner Allen - aye
Commissioner Hawkinson - aye
Commissioner Payton - aye
Commissioner Sanford - aye
Commissioner Stewart - aye

Motion Carried, 5-0.

Mr. Antoine asked the Board to review and approve Proposal from Getz Fire Equipment Co. to complete inspection repairs at Moon Towers. Upon completion of the Moon Towers annual sprinkler system inspection, Getz Fire Equipment Co. submitted a proposal that included the necessary material, labor and equipment to perform inspection corrections. After brief discussion, Commissioner Hawkinson made a motion to approve the proposal from Getz Fire Equipment Company to complete inspection repairs at Moon Towers in the not to exceed amount of \$14,300.00; Commissioner Allen seconded. Roll call was taken as follows:

Commissioner Allen - aye
Commissioner Hawkinson - aye
Commissioner Payton - aye
Commissioner Sanford - aye
Commissioner Stewart - aye

Motion Carried, 5-0.

REPORTS

Mr. Antoine handed out the Public Housing Program Scorecard FYE 03/31/2019. The scorecard details program performance in the areas of Occupancy, Maintenance, Tenant Accounts, AMP Budget and PHAS.

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

OTHER BUSINESS

Mr. Antoine reported that HUD has announced the 2019 Capital Fund formula grant amounts. The agency has been awarded \$1,077,932.00 for 2019.

Mr. Antoine stated that the schedule for Finance Committee meetings for the remainder of FYE 03/31/2019 was listed in the corresponding memo in the Board packet.

Mr. Antoine informed the Board that Commissioner Ben Burgland has submitted a letter of resignation from the agency Board of Commissioners effective immediately. Chairperson Payton asked Mr. Antoine to draft a letter to Commissioner Burgland to express thanks for his years of service. The Board will determine a process for finding a replacement. After brief discussion, Commissioner Hawkinson made a motion to accept the resignation of Commissioner Burgland effective immediately; Commissioner Sanford seconded. Roll call was taken as follows:

Commissioner Allen - aye
Commissioner Hawkinson - aye
Commissioner Payton - aye
Commissioner Sanford - aye

Commissioner Stewart - aye
Motion Carried, 5-0.

ADJOURNMENT

Commissioner Stewart made a motion to adjourn the meeting at 10:55 a.m.;
Commissioner Allen seconded. Roll call was taken as follows:

Commissioner Allen - aye
Commissioner Hawkinson - aye
Commissioner Payton - aye
Commissioner Sanford - aye
Commissioner Stewart - aye

Motion Carried, 5-0.

Respectfully submitted,

Secretary

COCC

	<u>April-19</u>	<u>Current YTD</u>	<u>Notes:</u>
Operating Income	\$52,076.80	\$52,076.80	Expenses with negative balances were applied to last fiscal year.
Operating Expenses	\$29,116.20	\$29,116.20	Sent staff to the Management & Maintenance Clinic for training.
Net Revenue Income/(Loss)	<u>\$22,960.60</u>	<u>\$22,960.60</u>	

Operated in the black for both month and year.

COCC's Cash, Investments, A/R, & A/P \$1,134,066.15

MOON TOWERS

	<u>April-19</u>	<u>Current YTD</u>	<u>Notes:</u>
Operating Income	\$62,143.92	\$62,143.92	Expenses with negative balances were applied to last fiscal year.
Operating Expenses	\$47,962.75	\$47,962.75	Sent staff to the Management & Maintenance Clinic for training.
Net Revenue Income/(Loss)	<u>\$14,181.17</u>	<u>\$14,181.17</u>	

Operated in the black for both month and year.

Moon Towers' Cash, Investments, A/R, & A/P \$479,226.34 **\$63,950.33** *minimum reserve position*

FAMILY

	<u>April-19</u>	<u>Current YTD</u>	<u>Notes:</u>
Operating Income	\$70,555.12	\$70,555.12	Expenses with negative balances were applied to last fiscal year.
Operating Expenses	\$58,525.82	\$58,525.82	Sent staff to the Management & Maintenance Clinic for training.
Net Revenue Income/(Loss)	<u>\$12,029.30</u>	<u>\$12,029.30</u>	Received collections from IDROP - \$7100.47 and other debt \$459.00

Operated in the black for both month and year.

Family's Cash, Investments, A/R, & A/P \$360,746.18 **\$78,034.43** *minimum reserve position*

BLUEBELL

	<u>April-19</u>	<u>Current YTD</u>	<u>Notes:</u>
Operating Income	\$19,141.80	\$19,141.80	Expenses with negative balances were applied to last fiscal year.
Operating Expenses	\$16,244.25	\$16,244.25	Sent staff to the Management & Maintenance Clinic for training.
Net Revenue Income/(Loss)	<u>\$2,897.55</u>	<u>\$2,897.55</u>	

Operated in the black for both month and year.

Bluebell's Cash, Investments, A/R, & A/P \$97,178.60 **\$21,659.00** *minimum reserve position*

BRENTWOOD

	<u>April-19</u>	<u>Current YTD</u>
Operating Income	\$32,898.30	\$32,898.30
Operating Expenses	\$18,335.61	\$18,335.61
Net Revenue Income/(Loss)	\$14,562.69	\$14,562.69

Notes:

Expenses with negative balances were applied to last fiscal year.
Sent staff to the Management & Maintenance Clinic for training.
Received collections from IDROP - \$649.00

Operated in the black for both month and year.

Brentwood's Cash, Investments, A/R, & A/P \$125,356.89

PRAIRIELAND

	<u>April-19</u>	<u>Current YTD</u>
Operating Income	\$28,067.50	\$28,067.50
Operating Expenses	\$18,700.55	\$18,700.55
Net Revenue Income/(Loss)	\$9,366.95	\$9,366.95

Notes:

Expenses with negative balances were applied to last fiscal year.
Sent staff to the Management & Maintenance Clinic for training.

Operated in the black for both month and year.

Prairieland's Cash, Investments, A/R, & A/P	\$47,807.22
Restricted - Security Deposits	(\$1,245.00)
Restricted - Replacement Reserve	(\$127,749.90)
Restricted - Residual Receipts	(\$54,510.07)
PL's Total Cash	<u>(\$135,697.75)</u>

*These are held out to cover Prairieland Security Deposits.
These funds are held in the Replacement Reserve Savings Account.
These funds are held in the Residual Receipts Savings Account.*

HOUSING CHOICE VOUCHERS

ADMINISTRATIVE

	<u>April-19</u>	<u>Current YTD</u>
Operating Income	\$9,377.73	\$9,377.73
Operating Expenses	\$11,796.27	\$11,796.27
Net Revenue Income/(Loss)	(\$2,418.54)	(\$2,418.54)

Notes:

Paid Salaries, Inspections, and admin. Expenses.

Deficit covered by the UNP.

Unrestricted Net Position (UNP)	\$110,530.70	<i>3/31/2019</i>
Investment in Fixed Assets	\$0.00	
Monthly VMS Net Revenue Income/(Loss)	(\$2,418.54)	
	<u>\$0.00</u>	<i>Year End Adjustment</i>
UNP Ending Balance	\$108,112.16	For Admin Expenses and HAP (if needed)
Pre 2004 Balance	\$110,530.70	
Monthly VMS Net Revenue Income/(Loss)	(\$2,418.54)	
Investment in Fixed Assets	\$0.00	
Total UNP as of	<u>\$108,112.16</u>	<i>04/31/19</i>

HAP

	<u>Apr-19</u>	<u>Current YTD</u>
Operating Income	\$74,936.00	\$74,936.00
Operating Expenses	\$74,869.50	\$74,869.50
Net Revenue Income/(Loss)	\$66.50	\$66.50

Notes:

HAP payments

Deficit covered by the RNP.

Net Restricted Position (NRP)	\$3,635.18	<i>3/31/2019</i>
	\$0.00	<i>Year End Adjustment</i>
Monthly VMS Net Revenue - Income/(Loss)	(\$480.00)	
NRP Ending Balance for HAP	\$3,155.18	For HAP Expenses (Only)

Knox County Housing Authority
BOARD - COCC CASH FLOW STATEMENT
April 30, 2019

	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
COCC - OPERATING STATEMENT						
OPERATING INCOME						
Total Operating Income	52,076.80	56,930.00	-4,853.20	52,076.80	683,160.00	-92.38
TOTAL OPERATING INCOME	52,076.80	56,930.00	-4,853.20	52,076.80	683,160.00	-92.38
OPERATING EXPENSE						
Total Administration Expenses	30,794.62	42,691.68	-11,897.06	30,794.62	512,300.00	-93.99
Total Tenant Services	0.00	0.00	0.00	0.00	0.00	
Total Utilities Expenses	-33.48	466.67	-500.15	-33.48	5,600.00	-100.60
Total Maintenance Expenses	182.34	483.31	-300.97	182.34	5,800.00	-96.86
General Expense	-1,827.28	1,344.67	-3,171.95	-1,827.28	16,136.00	-111.32
TOTAL ROUTINE OPERATING EXPENSES	29,116.20	44,986.33	-15,870.13	29,116.20	539,836.00	-94.61
Total Non-Routine Expense	0.00	0.00	0.00	0.00	0.00	
Total Other Credit & Charges	0.00	0.00	0.00	0.00	0.00	
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	
Total Prov. for Operating Reserve	0.00	7,730.33	-7,730.33	0.00	92,764.00	-100.00
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
TOTAL OPERATING EXPENSES	29,116.20	52,716.66	-23,600.46	29,116.20	632,600.00	-95.40
NET REVENUE/-EXPENSE PROFIT/-LOSS	22,960.60	4,213.34	18,747.26	22,960.60	50,560.00	-54.59
Total Depreciation Expense	53.00	53.00	0.00	53.00	636.00	-91.67
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	22,907.60	4,160.34	18,747.26	22,907.60	49,924.00	-54.12

Knox County Housing Authority
BOARD - AMP001 CASH FLOW STATEMENT
April 30, 2019

MOON TOWERS - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	62,143.92	65,790.60	-3,646.68	62,143.92	789,487.00	-92.13
TOTAL OPERATING INCOME	62,143.92	65,790.60	-3,646.68	62,143.92	789,487.00	-92.13
OPERATING EXPENSE						
Total Administration Expenses	24,967.66	25,909.99	-942.33	24,967.66	310,920.00	-91.97
Total Tenant Services	-17.49	41.67	-59.16	-17.49	500.00	-103.50
Total Utilities Expenses	-302.18	7,916.67	-8,218.85	-302.18	95,000.00	-100.32
Total Maintenance Expenses	16,708.39	22,902.12	-6,193.73	16,708.39	274,825.00	-93.92
General Expense	6,606.37	5,938.26	668.11	6,606.37	71,259.00	-90.73
TOTAL ROUTINE OPERATING EXPENSES	47,962.75	62,708.71	-14,745.96	47,962.75	752,504.00	-93.63
Total Non-Routine Expense	0.00	0.00	0.00	0.00	0.00	
Total Other Credit & Charges	0.00	0.00	0.00	0.00	0.00	
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	
Total Prov. for Operating Reserve	0.00	-26,301.42	26,301.42	0.00	-315,617.00	-100.00
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
TOTAL OPERATING EXPENSES	47,962.75	36,407.29	11,555.46	47,962.75	436,887.00	-89.02
NET REVENUE/EXPENSE PROFIT/-LOSS	14,181.17	29,383.31	-15,202.14	14,181.17	352,600.00	-95.98
Total Depreciation Expense						
Total Depreciation Expense	29,300.00	29,300.00	0.00	29,300.00	351,600.00	-91.67
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	-15,118.83	83.31	-15,202.14	-15,118.83	1,000.00	-1,611.88

Knox County Housing Authority
BOARD - AMP002 CASH FLOW STATEMENT
April 30, 2019

FAMILY - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	70,555.12	76,000.16	-5,445.04	70,555.12	912,002.00	-92.26
TOTAL OPERATING INCOME	70,555.12	76,000.16	-5,445.04	70,555.12	912,002.00	-92.26
OPERATING EXPENSE						
Total Administration Expenses	29,350.78	32,637.60	-3,286.82	29,350.78	391,651.00	-92.51
Total Tenant Services	913.23	740.00	173.23	913.23	8,880.00	-89.72
Total Utilities Expenses	-430.17	1,709.17	-2,139.34	-430.17	20,510.00	-102.10
Total Maintenance Expenses	33,723.35	39,027.47	-5,304.12	33,723.35	468,330.00	-92.80
General Expense	-5,031.37	7,317.58	-12,348.95	-5,031.37	87,811.00	-105.73
TOTAL ROUTINE OPERATING EXPENSES	58,525.82	81,431.82	-22,906.00	58,525.82	977,182.00	-94.01
Total Non-Routine Expense	0.00	0.00	0.00	0.00	0.00	
Total Other Credit & Charges	0.00	0.00	0.00	0.00	0.00	
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	
Total Prov. for Operating Reserve	0.00	-40,931.67	40,931.67	0.00	-491,180.00	-100.00
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
TOTAL OPERATING EXPENSES	58,525.82	40,500.15	18,025.67	58,525.82	486,002.00	-87.96
NET REVENUE/EXPENSE PROFIT/-LOSS	12,029.30	35,500.01	-23,470.71	12,029.30	426,000.00	-97.18
Total Depreciation Expense						
Total Depreciation Expense	33,500.00	35,500.00	-2,000.00	33,500.00	426,000.00	-92.14
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	-21,470.70	0.01	-21,470.71	-21,470.70	0.00	

Knox County Housing Authority
BOARD - AMP003 CASH FLOW STATEMENT
April 30, 2019

BLUEBELL - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	19,141.80	19,129.92	11.88	19,141.80	229,559.00	-91.66
TOTAL OPERATING INCOME	19,141.80	19,129.92	11.88	19,141.80	229,559.00	-91.66
OPERATING EXPENSE						
Total Administration Expenses	9,809.47	10,921.01	-1,111.54	9,809.47	131,052.00	-92.51
Total Tenant Services	0.00	20.83	-20.83	0.00	250.00	-100.00
Total Utilities Expenses	734.66	2,224.99	-1,490.33	734.66	26,700.00	-97.25
Total Maintenance Expenses	4,097.97	7,647.91	-3,549.94	4,097.97	91,775.00	-95.53
General Expense	1,602.15	3,294.58	-1,692.43	1,602.15	39,535.00	-95.95
TOTAL ROUTINE OPERATING EXPENSES	16,244.25	24,109.32	-7,865.07	16,244.25	289,312.00	-94.39
Total Non-Routine Expense	0.00	0.00	0.00	0.00	0.00	
Total Other Credit & Charges	0.00	0.00	0.00	0.00	0.00	
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	
Total Prov. for Operating Reserve	0.00	0.00	0.00	0.00	0.00	
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
TOTAL OPERATING EXPENSES	16,244.25	24,109.32	-7,865.07	16,244.25	289,312.00	-94.39
NET REVENUE/EXPENSE PROFIT/-LOSS	2,897.55	-4,979.40	7,876.95	2,897.55	-59,753.00	-104.85
Total Depreciation Expense						
Total Depreciation Expense	14,010.00	14,010.00	0.00	14,010.00	168,120.00	-91.67
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	-11,112.45	-18,989.40	7,876.95	-11,112.45	-227,873.00	-95.12

Knox County Housing Authority
BOARD - LOW RENT CASH FLOW STATEMENT
April 30, 2019

COCC, MT, FAMILY, BB COMBINED OS	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	203,917.64	217,850.68	-13,933.04	203,917.64	2,614,208.00	-92.20
TOTAL OPERATING INCOME	203,917.64	217,850.68	-13,933.04	203,917.64	2,614,208.00	-92.20
OPERATING EXPENSE						
Total Administration Expenses	94,922.53	112,160.28	-17,237.75	94,922.53	1,345,923.00	-92.95
Total Tenant Services	895.74	802.50	93.24	895.74	9,630.00	-90.70
Total Utilities Expenses	-31.17	12,317.50	-12,348.67	-31.17	147,810.00	-100.02
Total Maintenance Expenses	54,712.05	70,060.81	-15,348.76	54,712.05	840,730.00	-93.49
General Expense	1,349.87	17,895.09	-16,545.22	1,349.87	214,741.00	-99.37
TOTAL ROUTINE OPERATING EXPENSES	151,849.02	213,236.18	-61,387.16	151,849.02	2,558,834.00	-94.07
Total Non-Routine Expense	0.00	0.00	0.00	0.00	0.00	
Total Other Credit & Charges	0.00	0.00	0.00	0.00	0.00	
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	
Total Prov. for Operating Reserve	0.00	-59,502.76	59,502.76	0.00	-714,033.00	-100.00
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
TOTAL OPERATING EXPENSES	151,849.02	153,733.42	-1,884.40	151,849.02	1,844,801.00	-91.77
NET REVENUE/EXPENSE PROFIT/-LOSS	52,068.62	64,117.26	-12,048.64	52,068.62	769,407.00	-93.23
Total Depreciation Expense						
Total Depreciation Expense	76,863.00	78,863.00	-2,000.00	76,863.00	946,356.00	-91.88
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	-24,794.38	-14,745.74	-10,048.64	-24,794.38	-176,949.00	-85.99

Knox County Housing Authority
BOARD - HCV CASH FLOW STATEMENT
April 30, 2019

	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
HCV - OPERATING STATEMENT						
ADMIN OPERATING INCOME						
Total Admin Operating Income	9,756.73	10,526.58	-769.85	9,756.73	126,319.00	-92.28
TOTAL ADMIN OPERATING INCOME	9,756.73	10,526.58	-769.85	9,756.73	126,319.00	-92.28
OPERATING EXPENSES						
Total Admin Expenses	7,592.34	9,104.17	-1,511.83	7,592.34	109,250.00	-93.05
Total Fees Expenses	3,685.50	3,758.00	-72.50	3,685.50	45,096.00	-91.83
Total General Expenses	518.43	733.75	-215.32	518.43	8,805.00	-94.11
TOTAL OPERATING EXPENSES	11,796.27	13,595.92	-1,799.65	11,796.27	163,151.00	-92.77
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	
Total Provision for Reserve	0.00	0.00	0.00	0.00	0.00	
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
TOTAL EXPENSES	11,796.27	13,595.92	-1,799.65	11,796.27	163,151.00	-92.77
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NET REVENUE PROFIT/-LOSS	-2,039.54	-3,069.34	1,029.80	-2,039.54	-36,832.00	-94.46
Total Depreciation Expense	0.00	0.00	0.00	0.00	0.00	
NET REVENUE w/Deprecitation PROFIT/-LOSS	-2,039.54	-3,069.34	1,029.80	-2,039.54	-36,832.00	-94.46
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HAP - OPERATING STATEMENT						
HAP INCOME						
Total Income	74,936.00	69,549.67	5,386.33	74,936.00	834,596.00	-91.02
TOTAL HAP INCOME	74,936.00	69,549.67	5,386.33	74,936.00	834,596.00	-91.02
HAP EXPENSES						
Total HAP Expenses	75,077.00	72,083.34	2,993.66	75,077.00	865,000.00	-91.32
Total General HAP Expenses	-207.50	-41.67	-165.83	-207.50	-500.00	-58.50
TOTAL HAP EXPENSES	74,869.50	72,041.67	2,827.83	74,869.50	864,500.00	-91.34
Total Prior Year Adj HAP	0.00	0.00	0.00	0.00	0.00	
REMAINING HAP from RESERVE +/-LOSS	66.50	-2,492.00	2,558.50	66.50	-29,904.00	-100.22

Knox County Housing Authority
BOARD - BRENTWOOD CASH FLOW STATEMENT
April 30, 2019

BRENTWOOD - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	32,898.30	32,642.76	255.54	32,898.30	391,713.00	-91.60
TOTAL OPERATING INCOME	32,898.30	32,642.76	255.54	32,898.30	391,713.00	-91.60
OPERATING EXPENSE						
Total Administration Expenses	2,419.17	1,343.51	1,075.66	2,419.17	16,122.00	-84.99
Total Fee Expenses	5,746.30	6,048.00	-301.70	5,746.30	72,576.00	-92.08
Total Utilities Expenses	122.45	2,128.33	-2,005.88	122.45	25,540.00	-99.52
Total Maintenance Expenses	5,539.12	15,090.16	-9,551.04	5,539.12	181,082.00	-96.94
Total Taxes & Insurance Expense	4,315.31	3,193.75	1,121.56	4,315.31	38,325.00	-88.74
Total Financial Expenses	193.26	2,166.67	-1,973.41	193.26	26,000.00	-99.26
TOTAL ROUTINE OPERATING EXPENSE	18,335.61	29,970.42	-11,634.81	18,335.61	359,645.00	-94.90
Total Amortization Expense	0.00	0.00	0.00	0.00	0.00	
Total Provision for Reserve	0.00	0.00	0.00	0.00	0.00	
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Transfers In/Out	0.00	0.00	0.00	0.00	0.00	
TOTAL ALL EXPENSES BEFORE DEPRECIATION	18,335.61	29,970.42	-11,634.81	18,335.61	359,645.00	-94.90
NET REVENUE PROFIT/-LOSS						
	14,562.69	2,672.34	11,890.35	14,562.69	32,068.00	-54.59
Total Depreciation Expense						
	7,330.00	7,330.00	0.00	7,330.00	87,960.00	-91.67
NET REVENUE w/Depreciation PROFIT/-LOSS	7,232.69	-4,657.66	11,890.35	7,232.69	-55,892.00	-112.94

Knox County Housing Authority
BOARD - PRAIRIELAND CASH FLOW STATEMENT
April 30, 2019

PRAIRIELAND - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	28,067.50	28,318.58	-251.08	28,067.50	339,823.00	-91.74
TOTAL OPERATING INCOME	28,067.50	28,318.58	-251.08	28,067.50	339,823.00	-91.74
OPERATING EXPENSE						
Total Administration Expenses	1,983.79	4,517.49	-2,533.70	1,983.79	54,210.00	-96.34
Total Fee Expenses	5,253.76	5,460.00	-206.24	5,253.76	65,520.00	-91.98
Total Utilities Expenses	83.47	2,223.33	-2,139.86	83.47	26,680.00	-99.69
Total Maintenance Expenses	5,210.31	14,813.50	-9,603.19	5,210.31	177,762.00	-97.07
Total Taxes & Insurance Expense	4,068.73	2,150.00	1,918.73	4,068.73	25,800.00	-84.23
Total Financial Expenses	2,100.49	2,150.00	-49.51	2,100.49	25,800.00	-91.86
TOTAL ROUTINE OPERATING EXPENSE	18,700.55	31,314.32	-12,613.77	18,700.55	375,772.00	-95.02
Total Amortization Expense	0.00	0.00	0.00	0.00	0.00	
Total Provision for Reserve	0.00	0.00	0.00	0.00	0.00	
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Transfers In/Out	0.00	0.00	0.00	0.00	0.00	
TOTAL ALL EXPENSES BEFORE DEPRECIATION	18,700.55	31,314.32	-12,613.77	18,700.55	375,772.00	-95.02
NET REVENUE PROFIT/-LOSS						
	9,366.95	-2,995.74	12,362.69	9,366.95	-35,949.00	-126.06
Total Depreciation Expense						
	6,257.00	6,257.50	-0.50	6,257.00	75,090.00	-91.67
NET REVENUE w/Depreciation PROFIT/-LOSS	3,109.95	-9,253.24	12,363.19	3,109.95	-111,039.00	-102.80

Knox County Housing Authority
BOARD - AHP CASH FLOW STATEMENT
April 30, 2019

BRENTWOOD & PRAIRIELAND COMBINED	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	60,965.80	60,961.34	4.46	60,965.80	731,536.00	-91.67
TOTAL OPERATING INCOME	60,965.80	60,961.34	4.46	60,965.80	731,536.00	-91.67
OPERATING EXPENSE						
Total Administration Expenses	4,402.96	5,861.00	-1,458.04	4,402.96	70,332.00	-93.74
Total Fee Expenses	11,000.06	11,508.00	-507.94	11,000.06	138,096.00	-92.03
Total Utilities Expenses	205.92	4,351.66	-4,145.74	205.92	52,220.00	-99.61
Total Maintenance Expenses	10,749.43	29,903.66	-19,154.23	10,749.43	358,844.00	-97.00
Total Taxes & Insurance Expense	8,384.04	5,343.75	3,040.29	8,384.04	64,125.00	-86.93
Total Financial Expenses	2,293.75	4,316.67	-2,022.92	2,293.75	51,800.00	-95.57
TOTAL ROUTINE OPERATING EXPENSE	37,036.16	61,284.74	-24,248.58	37,036.16	735,417.00	-94.96
Total Amortization Expense	0.00	0.00	0.00	0.00	0.00	
Total Provision for Reserve	0.00	0.00	0.00	0.00	0.00	
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Transfers In/Out	0.00	0.00	0.00	0.00	0.00	
TOTAL ALL EXPENSES BEFORE DEPRECIATION	37,036.16	61,284.74	-24,248.58	37,036.16	735,417.00	-94.96
NET REVENUE PROFIT/-LOSS						
	23,929.64	-323.40	24,253.04	23,929.64	-3,881.00	-716.58
Total Depreciation Expense						
	13,587.00	13,587.50	-0.50	13,587.00	163,050.00	-91.67
NET REVENUE w/Depreciation PROFIT/-LOSS	10,342.64	-13,910.90	24,253.54	10,342.64	-166,931.00	-106.20

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

	Current Period	Last Year Same	Variance	Current Year
AMP001 - MOON TOWERS				
Salaries	19,195.44	18,481.06	714.38	19,195.44
Employee W/H Payments	0.00	0.00	0.00	0.00
Management Fees	15,953.84	16,034.43	-80.59	15,953.84
Administrative Expenses	2,366.27	-1,175.09	3,541.36	2,366.27
Tenant Services	-17.49	0.00	-17.49	-17.49
Utilities	-302.18	-5,160.26	4,858.08	-302.18
Maintenance Supplies/Contracts	4,160.50	-4,060.61	8,221.11	4,160.50
Mileage	0.00	0.00	0.00	0.00
General Expenses	6,606.37	7,865.05	-1,258.68	6,606.37
Non-Routine Expense	0.00	0.00	0.00	0.00
TOTAL MOON TOWERS CLAIMS	47,962.75	31,984.58	15,978.17	47,962.75
AMP002 - FAMILY				
Salaries	35,520.52	33,200.54	2,319.98	35,520.52
Employee W/H Payments	0.00	0.00	0.00	0.00
Management Fees	16,809.15	16,728.56	80.59	16,809.15
Administrative Expenses	4,112.59	-1,926.64	6,039.23	4,112.59
Tenant Services	0.00	0.00	0.00	0.00
Utilities	-430.17	-682.23	252.06	-430.17
Maintenance Supplies/Contracts	7,545.10	-3,500.48	11,045.58	7,545.10
Mileage	0.00	0.00	0.00	0.00
General Expenses	-5,031.37	5,539.06	-10,570.43	-5,031.37
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL FAMILY CLAIMS	58,525.82	49,358.81	9,167.01	58,525.82
AMP003 - BLUEBELL				
Salaries	7,110.39	7,658.62	-548.23	7,110.39
Employee W/H Payments	0.00	0.00	0.00	0.00
Management Fees	4,620.09	4,620.09	0.00	4,620.09
Administrative Expenses	1,243.30	-353.94	1,597.24	1,243.30
Tenant Services	0.00	0.00	0.00	0.00
Utilities	734.66	333.17	401.49	734.66
Maintenance Supplies/Contracts	933.66	987.48	-53.82	933.66
Mileage	0.00	0.00	0.00	0.00
General Expenses	1,602.15	2,574.24	-972.09	1,602.15
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL BLUEBELL CLAIMS	16,244.25	15,819.66	424.59	16,244.25
COCC				
Salaries	25,894.10	24,433.23	1,460.87	25,894.10
Employee W/H Payments	-6.97	-1,456.27	1,449.30	-6.97
Management Fees	0.00	0.00	0.00	0.00
Administrative Expenses	4,986.83	2,798.01	2,188.82	4,986.83
Tenant Services	0.00	0.00	0.00	0.00
Utilities	-33.48	-93.48	60.00	-33.48
Maintenance Supplies/Contracts	96.03	94.64	1.39	96.03
Mileage	0.00	0.00	0.00	0.00
General Expenses	-1,827.28	1,298.00	-3,125.28	-1,827.28
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL COCC CLAIMS	29,109.23	27,074.13	2,035.10	29,109.23
COMBINED - AMP1, AMP2, AMP3, & COCC				
Salaries	87,720.45	83,773.45	3,947.00	87,720.45
Employee W/H Payments	-6.97	-1,456.27	1,449.30	-6.97
Management Fees	37,383.08	37,383.08	0.00	37,383.08
Administrative Expenses	12,708.99	-657.66	13,366.65	12,708.99
Tenant Services	-17.49	0.00	-17.49	-17.49
Utilities	-31.17	-5,602.80	5,571.63	-31.17
Maintenance Supplies	12,735.29	-6,478.97	19,214.26	12,735.29
Mileage	0.00	0.00	0.00	0.00
General Expenses	1,349.87	17,276.35	-15,926.48	1,349.87
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL LOW RENT CLAIMS	151,842.05	124,237.18	27,604.87	151,842.05

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

	Current Period	Last Year Same Period	Variance
BRENTWOOD			
Salaries	7,095.72	6,821.77	273.95
Employee W/H Payments	0.00	0.00	0.00
Management Fees	5,746.30	5,664.21	82.09
Administrative Expenses	-121.86	471.73	-593.59
Utilities	122.45	120.11	2.34
Maintenance Supplies/Contracts	984.43	1,449.64	-465.21
Tax & Insurance Expenses	4,315.31	2,710.78	1,604.53
Finacial Expenses	193.26	2,218.86	-2,025.60
TOTAL BRENTWOOD CLAIMS	<u>18,335.61</u>	<u>19,457.10</u>	<u>-1,121.49</u>
PRAIRIELAND			
Salaries	7,095.60	6,821.51	274.09
Employee W/H Payments	0.00	0.00	0.00
Management Fees	5,253.76	5,335.85	-82.09
Administrative Expenses	-557.21	217.14	-774.35
Utilities	83.47	442.90	-359.43
Maintenance Supplies/Contracts	655.71	1,323.63	-667.92
Taxes & Insurance Expenses	4,068.73	2,472.37	1,596.36
Financial Expenses	2,100.49	2,218.86	-118.37
TOTAL PRAIRIELAND CLAIMS	<u>18,700.55</u>	<u>18,832.26</u>	<u>-131.71</u>
AHP - BRENTWOOD & PRAIRIELAND			
Salaries	14,191.32	13,643.28	548.04
Employee W/H Payments	0.00	0.00	0.00
Management Fees	11,000.06	11,000.06	0.00
Administrative Expenses	-679.07	688.87	-1,367.94
Utilities	205.92	563.01	-357.09
Maintenance Supplies	1,640.14	2,773.27	-1,133.13
Taxes & Insurance Expenses	8,384.04	5,183.15	3,200.89
Financial Expenses	2,293.75	4,437.72	-2,143.97
TOTAL AHP CLAIMS	<u>37,036.16</u>	<u>38,289.36</u>	<u>-1,253.20</u>
HOUSING CHOICE VOUCHER - HCV			
Salaries	7,429.44	5,417.24	2,012.20
Employee W/H Payments	0.00	0.00	0.00
Management Fees	3,685.50	3,490.50	195.00
Administrative Expenses	162.90	-316.87	479.77
General Expense-Admin	518.43	811.18	-292.75
Total HCV Expenses	11,796.27	9,402.05	2,394.22
HAP Expenses	75,077.00	68,999.00	6,078.00
General Expenses	-207.50	0.00	-207.50
Total HAP Expenses	74,869.50	68,999.00	5,870.50
TOTAL HCV CLAIMS	<u>86,665.77</u>	<u>78,401.05</u>	<u>8,264.72</u>

Knox County Housing Authority
CLAIMS REPORT - GRANT PROGRAMS
April, 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	0.00	0.00	0.00	193,168.07
TOTAL CFG 2018 CLAIMS	0.00	0.00	0.00	193,168.07
CFG 2017 - \$673,386				
Admin. / Operations	0.00	0.00	0.00	0.00
General CFP Activity	0.00	0.00	0.00	673,386.00
TOTAL CFG 2017 CLAIMS	0.00	0.00	0.00	673,386.00
CFG 2016 - \$608,598				
Admin. / Operations	0.00	0.00	0.00	0.00
Fees & Costs	0.00	0.00	0.00	14,000.00
Site Improvement	0.00	0.00	0.00	0.00
Dwelling Structure	0.00	0.00	0.00	594,598.00
Dwelling Equipment	0.00	0.00	0.00	0.00
Non-Dwelling Equipment	0.00	0.00	0.00	0.00
TOTAL CFG 2016 CLAIMS	0.00	0.00	0.00	608,598.00
TOTAL CFG GRANT(S) CLAIMS	0.00	0.00	0.00	1,475,152.07

Knox County Housing Authority
CLAIMS REPORT TOTALS
April, 2019

	Current Period	Last Year Same	Variance	Current Year
TOTALS				
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<u>LOW RENT</u>				
AMP001 - MOON TOWERS	47,962.75	31,984.58	15,978.17	47,962.75
AMP002 - FAMILY	58,525.82	49,358.81	9,167.01	58,525.82
AMP003 - BLUEBELL	16,244.25	15,819.66	424.59	16,244.25
COCC	29,079.24	27,074.14	2,005.10	29,079.24
TOTAL LOW RENT	151,812.06	124,237.19	27,574.87	151,812.06
<u>A.H.P.</u>				
BRENTWOOD	18,335.61	19,457.10	-1,121.49	18,335.61
PRAIRIELAND	18,700.55	18,832.26	-131.71	18,700.55
TOTAL A.H.P.	37,036.16	38,289.36	-1,253.20	37,036.16
<u>HOUSING CHOICE VOUCHER - HCV</u>				
HCV (Administrative Only)	11,796.27	9,402.05	2,394.22	11,796.27
TOTAL HCV	11,796.27	9,402.05	2,394.22	11,796.27
<u>GRANTS</u>				
CAPITAL FUND GRANT '18	0.00	0.00	0.00	0.00
CAPITAL FUND GRANT '17	0.00	0.00	0.00	0.00
CAPITAL FUND GRANT '16	0.00	0.00	0.00	0.00
TOTAL GRANTS	0.00	0.00	0.00	0.00
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TOTAL CLAIMS FOR MONTH	200,644.49	171,928.60	28,715.89	200,644.49

Date:
Time:
11

Knox County Housing Authority
INCOME STATEMENT - COCC
April, 2019

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
REVENUE							
pum	15.00	15.00	0.00	15.00	15.00	180.00	0.00
FEE REVENUE							
Management Fees							
10-1-000-000-3810.000 Management Fee Inc	-42,175.14	-42,907.00	731.86	-42,907.00	-42,175.14	-514,884.00	-91.81
10-1-000-000-3810.010 Mgmt Fees CFP	0.00	0.00	0.00	0.00	0.00	0.00	
Total Management Fees	-42,175.14	-42,907.00	731.86	-42,907.00	-42,175.14	-514,884.00	-91.81
Asset Management Fees							
10-1-000-000-3820.000 Asset Mgmt Fee Inc	-4,180.00	-4,180.00	0.00	-4,180.00	-4,180.00	-50,160.00	-91.67
Total Asset Management Fees	-4,180.00	-4,180.00	0.00	-4,180.00	-4,180.00	-50,160.00	-91.67
Book Keeping Fees							
10-1-000-000-3830.000 Bookkeeping Fee Inc	-5,713.50	-5,627.00	-86.50	-5,627.00	-5,713.50	-67,524.00	-91.54
Total Book Keeping Fees	-5,713.50	-5,627.00	-86.50	-5,627.00	-5,713.50	-67,524.00	-91.54
Other Fees							
10-1-000-000-3840.000 Other Fees Inc	0.00	0.00	0.00	0.00	0.00	0.00	
Total Other Fees	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL FEE REVENUE	-52,068.64	-52,714.00	645.36	-52,714.00	-52,068.64	-632,568.00	-91.77
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	
10-1-000-000-3610.000 Interest Income	-8.16	0.00	-8.16	0.00	-8.16	0.00	
10-1-000-000-3610.010 Interest - Restricted	0.00	-8.33	8.33	-8.33	0.00	-100.00	-100.00
Total Other Grants & Investment Income	-8.16	-8.33	0.17	-8.33	-8.16	-100.00	-91.84
Other Revenue							
10-1-000-000-3690.000 Other Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3690.010 Other Income-Training	0.00	-27.67	27.67	-27.67	0.00	-332.00	-100.00
10-1-000-000-3850.005 Income from Other Amps	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3850.120 Other Misc Inc	0.00	0.00	0.00	0.00	0.00	0.00	
Total Other Revenue	0.00	-27.67	27.67	-27.67	0.00	-332.00	-100.00
TOTAL OTHER REVENUE	-8.16	-36.00	27.84	-36.00	-8.16	-432.00	-98.11
TOTAL REVENUE	-52,076.80	-52,750.00	673.20	-52,750.00	-52,076.80	-633,000.00	-91.77
EXPENSES							
ADMINISTRATIVE							
Administrative Salaries & Benefits							
10-1-000-000-4110.000 Admin Salaries	19,397.02	25,666.67	-6,269.65	25,666.67	19,397.02	308,000.00	-93.70
10-1-000-000-4110.001 Salaries Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4110.100 Medical Reimbursement	0.00	0.00	0.00	0.00	0.00	0.00	
Total Administrative Salaries & Benefits	19,397.02	25,666.67	-6,269.65	25,666.67	19,397.02	308,000.00	-93.70
Benefit Contributions - Administrative							
10-1-000-000-4110.500 Emp Benefit - Admin	5,909.48	8,750.00	-2,840.52	8,750.00	5,909.48	105,000.00	-94.37
10-1-000-000-4110.501 Wellness Benefit-Admin	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4110.502 Benefit - Comp Absence	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4110.550 Benefit - Life Ins.	501.29	0.00	501.29	0.00	501.29	0.00	
Total Benefit Contributions - Admin	6,410.77	8,750.00	-2,339.23	8,750.00	6,410.77	105,000.00	-93.89
Fee Expenses							

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Knox County Housing Authority
INCOME STATEMENT - COCC
April, 2019

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
10-1-000-000-4171.000 Audit Fee	0.00	229.17	-229.17	229.17	0.00	2,750.00	-100.00
Total Fee Expenses	0.00	229.17	-229.17	229.17	0.00	2,750.00	-100.00
Advertising & Marketing							
10-1-000-000-4190.650 Advertising	150.00	62.50	87.50	62.50	150.00	750.00	-80.00
Total Advertising & Marketing	150.00	62.50	87.50	62.50	150.00	750.00	-80.00
Office Expense							
10-1-000-000-4140.000 Training - Staff	1,594.28	1,666.67	-72.39	1,666.67	1,594.28	20,000.00	-92.03
10-1-000-000-4180.000 Telephone	253.54	416.67	-163.13	416.67	253.54	5,000.00	-94.93
10-1-000-000-4190.100 Postage	-9.76	125.00	-134.76	125.00	-9.76	1,500.00	-100.65
10-1-000-000-4190.200 Office Supplies	10.48	125.00	-114.52	125.00	10.48	1,500.00	-99.30
10-1-000-000-4190.300 Paper Supplies	0.00	83.33	-83.33	83.33	0.00	1,000.00	-100.00
10-1-000-000-4190.400 Printing/printers	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4190.401 Printing Supplies	1,216.92	166.67	1,050.25	166.67	1,216.92	2,000.00	-39.15
10-1-000-000-4190.500 Printer/Copier Supp-Cont	184.75	0.00	184.75	0.00	184.75	0.00	
10-1-000-000-4190.550 Computers	0.00	416.67	-416.67	416.67	0.00	5,000.00	-100.00
10-1-000-000-4190.600 Publications	0.00	41.67	-41.67	41.67	0.00	500.00	-100.00
10-1-000-000-4190.700 Member Dues/Fees	0.00	833.33	-833.33	833.33	0.00	10,000.00	-100.00
10-1-000-000-4190.800 Internet Services	255.83	250.00	5.83	250.00	255.83	3,000.00	-91.47
10-1-000-000-4190.850 IT Support	0.00	416.67	-416.67	416.67	0.00	5,000.00	-100.00
Total Office Expense	3,506.04	4,541.68	-1,035.64	4,541.68	3,506.04	54,500.00	-93.57
Legal Expense							
10-1-000-000-4130.000 Legal Expense	0.00	833.33	-833.33	833.33	0.00	10,000.00	-100.00
10-1-000-000-4190.900 Court Costs	0.00	0.00	0.00	0.00	0.00	0.00	
Total Legal Expense	0.00	833.33	-833.33	833.33	0.00	10,000.00	-100.00
Travel Expense							
10-1-000-000-4150.000 Travel - Staff	-43.00	333.33	-376.33	333.33	-43.00	4,000.00	-101.08
10-1-000-000-4150.010 Travel - Commissioners	0.00	250.00	-250.00	250.00	0.00	3,000.00	-100.00
10-1-000-000-4150.100 Mileage - Admin	276.08	41.67	234.41	41.67	276.08	500.00	-44.78
Total Travel Expense	233.08	625.00	-391.92	625.00	233.08	7,500.00	-96.89
Other Expense							
10-1-000-000-4140.010 Training-Commissioners	0.00	583.33	-583.33	583.33	0.00	7,000.00	-100.00
10-1-000-000-4160.000 Consulting Services	895.23	1,250.00	-354.77	1,250.00	895.23	15,000.00	-94.03
10-1-000-000-4160.500 Translating/Interp Serv.	0.00	25.00	-25.00	25.00	0.00	300.00	-100.00
10-1-000-000-4170.000 Accounting Fee	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4190.000 Other Sundry	202.48	83.33	119.15	83.33	202.48	1,000.00	-79.75
10-1-000-000-4190.950 Background Verification	0.00	41.67	-41.67	41.67	0.00	500.00	-100.00
Total Other Expense	1,097.71	1,983.33	-885.62	1,983.33	1,097.71	23,800.00	-95.39
TOTAL OPERATING EXPENSE - Admin	30,794.62	42,691.68	-11,897.06	42,691.68	30,794.62	512,300.00	-93.99
UTILITIES EXPENSE							
Utilities Expense							
10-1-000-000-4310.000 Water	0.00	25.00	-25.00	25.00	0.00	300.00	-100.00
10-1-000-000-4315.000 Sewer	0.00	12.50	-12.50	12.50	0.00	150.00	-100.00
10-1-000-000-4320.000 Electric	-33.48	229.17	-262.65	229.17	-33.48	2,750.00	-101.22
10-1-000-000-4330.000 Gas	0.00	200.00	-200.00	200.00	0.00	2,400.00	-100.00
10-1-000-000-4340.000 Fuel	0.00	0.00	0.00	0.00	0.00	0.00	
Total Utilities Expense	-33.48	466.67	-500.15	466.67	-33.48	5,600.00	-100.60
TOTAL UTILITIES EXPENSE	-33.48	466.67	-500.15	466.67	-33.48	5,600.00	-100.60
MAINTENANCE & OPERATIONS EXPENSE							
Maintenance - Labor & OT							

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Knox County Housing Authority
INCOME STATEMENT - COCC
April, 2019

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Total Maintenance - Labor & OT	86.31	0.00	86.31	0.00	86.31	0.00	
Benefit Contributions - Maintenance							
Total Benefit Contributions - Maint.	0.00	0.00	0.00	0.00	0.00	0.00	
Maintenance - Materials/Supplies							
10-1-000-000-4420.010 Garbage&Trash Supp	0.00	20.83	-20.83	20.83	0.00	250.00	-100.00
10-1-000-000-4420.020 Htg & Cooling	0.00	20.83	-20.83	20.83	0.00	250.00	-100.00
10-1-000-000-4420.050 Landscape/Grounds Sup	0.00	20.83	-20.83	20.83	0.00	250.00	-100.00
10-1-000-000-4420.060 Maint - Supplies-BB	0.00	20.83	-20.83	20.83	0.00	250.00	-100.00
10-1-000-000-4420.070 Electrical Supplies	0.00	20.83	-20.83	20.83	0.00	250.00	-100.00
10-1-000-000-4420.080 COCC-Elect supp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4420.100 Janitorial Supplies	0.00	25.00	-25.00	25.00	0.00	300.00	-100.00
10-1-000-000-4420.110 Routine Maint. Supply	0.00	25.00	-25.00	25.00	0.00	300.00	-100.00
10-1-000-000-4420.120 Other Misc Supply	0.00	8.33	-8.33	8.33	0.00	100.00	-100.00
10-1-000-000-4420.125 Mileage	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4420.126 Vehicle Supplies	8.29	41.67	-33.38	41.67	8.29	500.00	-98.34
Total Maintenance - Materials/Supplies	8.29	204.15	-195.86	204.15	8.29	2,450.00	-99.66
Maintenance - Contracts							
10-1-000-000-4430.000 Maint-Contracts-Gen	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.010 Garbage & Trash Cont	0.00	29.17	-29.17	29.17	0.00	350.00	-100.00
10-1-000-000-4430.020 Heating&Cooling Cont	0.00	41.67	-41.67	41.67	0.00	500.00	-100.00
10-1-000-000-4430.030 Snow Removal Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.050 Landscape & Grds Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.060 Unit Turnaround Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.070 Electrical Contract	0.00	41.67	-41.67	41.67	0.00	500.00	-100.00
10-1-000-000-4430.080 Plumbing Contracts	0.00	20.83	-20.83	20.83	0.00	250.00	-100.00
10-1-000-000-4430.090 Extermination Cont	87.74	33.33	54.41	33.33	87.74	400.00	-78.07
10-1-000-000-4430.100 Janitorial Contracts	0.00	8.33	-8.33	8.33	0.00	100.00	-100.00
10-1-000-000-4430.110 Routine Maint Cont	0.00	20.83	-20.83	20.83	0.00	250.00	-100.00
10-1-000-000-4430.120 Other Misc Maint Cont	0.00	20.83	-20.83	20.83	0.00	250.00	-100.00
10-1-000-000-4430.126 Vehicle Maint Cont	0.00	20.83	-20.83	20.83	0.00	250.00	-100.00
10-1-000-000-4430.200 Copiers	0.00	41.67	-41.67	41.67	0.00	500.00	-100.00
10-1-000-000-4431.000 Trash Removal	0.00	0.00	0.00	0.00	0.00	0.00	
Total Maintenance - Contracts	87.74	279.16	-191.42	279.16	87.74	3,350.00	-97.38
TOTAL MAINTENANCE EXPENSES	182.34	483.31	-300.97	483.31	182.34	5,800.00	-96.86
<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	
10-1-000-000-4510.010 Property Insurance	76.78	78.00	-1.22	78.00	76.78	936.00	-91.80
10-1-000-000-4510.015 Equipment Insurance	10.12	10.25	-0.13	10.25	10.12	123.00	-91.77
10-1-000-000-4510.020 Liability Insurance	35.43	35.42	0.01	35.42	35.43	425.00	-91.66
10-1-000-000-4510.025 PE & PO Insurance	236.25	237.92	-1.67	237.92	236.25	2,855.00	-91.73
10-1-000-000-4510.030 Work Comp Insurance	928.21	930.83	-2.62	930.83	928.21	11,170.00	-91.69
10-1-000-000-4510.035 Auto Insurance	52.25	52.25	0.00	52.25	52.25	627.00	-91.67
10-1-000-000-4510.040 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Insurance Expense	1,339.04	1,344.67	-5.63	1,344.67	1,339.04	16,136.00	-91.70
TOTAL INSURANCE PREMIUMS EXPENSE	1,339.04	1,344.67	-5.63	1,344.67	1,339.04	16,136.00	-91.70
<u>TOTAL PROTECTIVE SERVICES EXPENSE</u>							
Protective Services - Contract							

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Knox County Housing Authority
INCOME STATEMENT - COCC
April, 2019

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
10-1-000-000-4480.000 Protect Service	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	
TOTAL PROTECTIVE SERVICES EXPENSE	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	
10-1-000-000-4530.000 Term Leave Pay	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4540.000 Emp Ben-Admin	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	
10-1-000-000-4540.300 Emp Ben-Maint.	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4590.000 Other General	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4595.000 Compensated Absences	-3,166.32	0.00	-3,166.32	0.00	-3,166.32	0.00	
Total General Expenses	-3,166.32	0.00	-3,166.32	0.00	-3,166.32	0.00	
TOTAL OTHER GENERAL EXPENSES	-3,166.32	0.00	-3,166.32	0.00	-3,166.32	0.00	
<u>INTEREST EXP & AMORTIZATION COST</u>							
Interest Expense							
Total Interest Expense	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL INTEREST EXP & AMORT COST	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL OPERATING EXPENSE	29,116.20	44,986.33	-15,870.13	44,986.33	29,116.20	539,836.00	-94.61
NET REVENUE/EXPENSE (GAIN/-LOSS)	-22,960.60	-7,763.67	-15,196.93	-7,763.67	-22,960.60	-93,164.00	-75.35
<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	
10-1-000-000-4610.020 Extraordinary Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4610.030 Extraordinary Contract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4620.010 Casualty Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4620.020 Casualty Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4620.030 Casualty Contract Costs	0.00	0.00	0.00	0.00	0.00	0.00	
Total Casualty & Extraordinary Expense	0.00	0.00	0.00	0.00	0.00	0.00	
Depreciation Expense							
10-1-000-000-4800.000 Depreciation Exp COCC	53.00	53.00	0.00	53.00	53.00	636.00	-91.67
Total Depreciation Expense	53.00	53.00	0.00	53.00	53.00	636.00	-91.67
TOTAL MISCELLANEOUS EXPENSES	53.00	53.00	0.00	53.00	53.00	636.00	-91.67
TOTAL EXPENSES	-22,907.60	-7,710.67	-15,196.93	-7,710.67	-22,907.60	-92,528.00	-75.24
<u>OTHER FINANCING SOURCES (USES)</u>							
Operating Transfers In/Out							
10-1-000-000-7010.000 Prov Oper Reserve	0.00	7,730.33	-7,730.33	7,730.33	0.00	92,764.00	-100.00
10-1-000-000-9111.000 Operating Xfers - In	0.00	0.00	0.00	0.00	0.00	0.00	
Total Operating Transfers In/Out	0.00	7,730.33	-7,730.33	7,730.33	0.00	92,764.00	-100.00
TOTAL OTHER FINANCING SOURCES	0.00	7,730.33	-7,730.33	7,730.33	0.00	92,764.00	-100.00
EXCESS REVENUE/EXPENSE GAIN/-LOSS	-22,907.60	19.66	-22,927.26	19.66	-22,907.60	236.00	-9,806.61

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Knox County Housing Authority
INCOME STATEMENT - AMP 1, Moon Towers
April, 2019

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
REVENUE							
pum	177.00	177.00	0.00	177.00	177.00	2,124.00	0.00
TENANT REVENUE							
Tenant Rent Revenue							
10-1-000-001-3110.000 Dwelling Rent	-33,699.00	-32,916.67	-782.33	-32,916.67	-33,699.00	-395,000.00	-91.47
10-1-000-001-3111.000 Utility Allowance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Tenant Rent Revenue	-33,699.00	-32,916.67	-782.33	-32,916.67	-33,699.00	-395,000.00	-91.47
Tenant Revenue - Other							
10-1-000-001-3120.000 Excess Utilities	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3130.000 Cable TV Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3190.000 Nondwell Rent	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3190.100 Beauty Shop Rent	0.00	-150.00	150.00	-150.00	0.00	-1,800.00	-100.00
10-1-000-001-3690.000 Other Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3690.100 Late Fees	-300.00	-250.00	-50.00	-250.00	-300.00	-3,000.00	-90.00
10-1-000-001-3690.120 Violation Fees	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3690.130 Court Cost Fees	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3690.140 Returned Check Charge	-25.00	-4.17	-20.83	-4.17	-25.00	-50.00	-50.00
10-1-000-001-3690.150 Laundry Income	0.00	-916.67	916.67	-916.67	0.00	-11,000.00	-100.00
10-1-000-001-3690.160 Vending Machines Inc.	-155.86	-133.33	-22.53	-133.33	-155.86	-1,600.00	-90.26
10-1-000-001-3690.180 Labor	-554.50	-416.67	-137.83	-416.67	-554.50	-5,000.00	-88.91
10-1-000-001-3690.200 Materials	-32.03	-83.33	51.30	-83.33	-32.03	-1,000.00	-96.80
10-1-000-001-3690.300 T.S. Income - Grants	0.00	0.00	0.00	0.00	0.00	0.00	
Total Tenant Revenue Other	-1,067.39	-1,954.17	886.78	-1,954.17	-1,067.39	-23,450.00	-95.45
TOTAL TENANT REVENUE	-34,766.39	-34,870.84	104.45	-34,870.84	-34,766.39	-418,450.00	-91.69
OTHER REVENUE							
HUD PH Operating Subsidy							
10-1-000-001-8020.000 Oper Sub - Curr Yr	-25,260.00	-29,961.42	4,701.42	-29,961.42	-25,260.00	-359,537.00	-92.97
Total HUD PH Operating Subsidy	-25,260.00	-29,961.42	4,701.42	-29,961.42	-25,260.00	-359,537.00	-92.97
Other Grants & Investment Income							
10-1-000-001-3404.000 Revenue-other gov grants	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3610.000 Interest Income	-1,765.84	-416.67	-1,349.17	-416.67	-1,765.84	-5,000.00	-64.68
Total Other Grants & Investment Income	-1,765.84	-416.67	-1,349.17	-416.67	-1,765.84	-5,000.00	-64.68
Other Revenue							
10-1-000-001-3850.005 Income from Other Amps	-351.69	-541.67	189.98	-541.67	-351.69	-6,500.00	-94.59
10-1-000-001-3850.010 Garbage & Trash Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3850.020 Heat & Cooling Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3850.030 Snow Removal Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3850.050 Landscape & Grds Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3850.070 Electrical Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3850.080 Plumbing Maint Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3850.100 Janitorial Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3850.110 Routine Maint Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3850.120 Other Mis Cont Inc.	0.00	0.00	0.00	0.00	0.00	0.00	
Total Other Revenue	-351.69	-541.67	189.98	-541.67	-351.69	-6,500.00	-94.59
TOTAL OTHER REVENUE	-27,377.53	-30,919.76	3,542.23	-30,919.76	-27,377.53	-371,037.00	-92.62
TOTAL REVENUE	-62,143.92	-65,790.60	3,646.68	-65,790.60	-62,143.92	-789,487.00	-92.13
EXPENSES							

Date:
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Knox County Housing Authority
INCOME STATEMENT - AMP 1, Moon Towers
April, 2019

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
ADMINISTRATIVE							
Administrative Salaries & Benefits							
10-1-000-001-4110.000 Admin Salaries	4,740.45	5,775.00	-1,034.55	5,775.00	4,740.45	69,300.00	-93.16
10-1-000-001-4110.001 Salaries Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
Total Administrative Salaries & Benefits	4,740.45	5,775.00	-1,034.55	5,775.00	4,740.45	69,300.00	-93.16
Benefit Contributions - Administrative							
10-1-000-001-4110.500 Emp Benefit-Admin	1,907.10	2,354.17	-447.07	2,354.17	1,907.10	28,250.00	-93.25
10-1-000-001-4110.501 Wellness Benefit-Admin	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	
Total Benefit Contributions - Admin	1,907.10	2,354.17	-447.07	2,354.17	1,907.10	28,250.00	-93.25
Fee Expenses							
10-1-000-001-4120.100 Management Fee Exp	12,863.84	12,937.00	-73.16	12,937.00	12,863.84	155,244.00	-91.71
10-1-000-001-4120.200 Asset Mngt Fee Exp	1,770.00	1,770.00	0.00	1,770.00	1,770.00	21,240.00	-91.67
10-1-000-001-4120.300 Bookkeeping Fee Exp	1,320.00	1,328.00	-8.00	1,328.00	1,320.00	15,936.00	-91.72
10-1-000-001-4171.000 Audit Fee	0.00	208.33	-208.33	208.33	0.00	2,500.00	-100.00
Total Fee Expenses	15,953.84	16,243.33	-289.49	16,243.33	15,953.84	194,920.00	-91.82
Advertising & Marketing							
10-1-000-001-4190.650 Advertising	0.00	0.00	0.00	0.00	0.00	0.00	
Total Advertising & Marketing	0.00	0.00	0.00	0.00	0.00	0.00	
Office Expense							
10-1-000-001-4140.000 Training - Staff	2,039.89	500.00	1,539.89	500.00	2,039.89	6,000.00	-66.00
10-1-000-001-4180.000 Telephone	119.84	166.67	-46.83	166.67	119.84	2,000.00	-94.01
10-1-000-001-4190.100 Postage	21.45	50.00	-28.55	50.00	21.45	600.00	-96.43
10-1-000-001-4190.200 Office Supplies	0.00	50.00	-50.00	50.00	0.00	600.00	-100.00
10-1-000-001-4190.300 Paper Supplies	0.00	33.33	-33.33	33.33	0.00	400.00	-100.00
10-1-000-001-4190.400 Printing/printers	0.00	8.33	-8.33	8.33	0.00	100.00	-100.00
10-1-000-001-4190.401 Printing Supplies	0.00	50.00	-50.00	50.00	0.00	600.00	-100.00
10-1-000-001-4190.500 Printer/Copier Supp-Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4190.550 Computers	0.00	208.33	-208.33	208.33	0.00	2,500.00	-100.00
10-1-000-001-4190.600 Publications	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4190.700 Member Dues/Fees	0.00	125.00	-125.00	125.00	0.00	1,500.00	-100.00
10-1-000-001-4190.800 Internet Services	87.11	100.00	-12.89	100.00	87.11	1,200.00	-92.74
10-1-000-001-4190.850 IT Support	0.00	41.67	-41.67	41.67	0.00	500.00	-100.00
Total Office Expense	2,268.29	1,333.33	934.96	1,333.33	2,268.29	16,000.00	-85.82
Legal Expense							
10-1-000-001-4130.000 Legal Expense	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4190.900 Court Costs	0.00	0.00	0.00	0.00	0.00	0.00	
Total Legal Expense	0.00	0.00	0.00	0.00	0.00	0.00	
Travel Expense							
10-1-000-001-4120.125 Mileage - Don't Use	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4150.000 Travel - Staff	0.00	83.33	-83.33	83.33	0.00	1,000.00	-100.00
10-1-000-001-4150.010 Travel - Commissioners	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4150.100 Mileage - Admin	0.00	0.00	0.00	0.00	0.00	0.00	
Total Travel Expense	0.00	83.33	-83.33	83.33	0.00	1,000.00	-100.00
Other Expense							
10-1-000-001-4120.400 Fee for Service Exp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4120.500 Other Fees Exp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4140.010 Training-Commissioners	43.00	0.00	43.00	0.00	43.00	0.00	
10-1-000-001-4160.000 Consulting Services	0.00	58.33	-58.33	58.33	0.00	700.00	-100.00

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Knox County Housing Authority
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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
10-1-000-001-4160.500 Translating/Interp Serv.	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4170.000 Accounting Fee	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4190.000 Other Sundry	54.98	0.00	54.98	0.00	54.98	0.00	
10-1-000-001-4190.950 Background Verification	0.00	62.50	-62.50	62.50	0.00	750.00	-100.00
Total Other Expense	97.98	120.83	-22.85	120.83	97.98	1,450.00	-93.24
TOTAL ADMINISTRATIVE EXPENSE	24,967.66	25,909.99	-942.33	25,909.99	24,967.66	310,920.00	-91.97
TENANT SERVICES							
Tenant Services - Salaries & Benefits							
10-1-000-001-4210.000 Ten Services-Salary	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4210.500 Emp Benefit-TenSer	0.00	0.00	0.00	0.00	0.00	0.00	
Total Ten. Ser. - Salaries & Benefits	0.00	0.00	0.00	0.00	0.00	0.00	
Tenant Services - Other							
10-1-000-001-4220.000 Ten Ser-Incentives	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4220.050 Ten Ser-Cable/TV Exp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4220.100 Ten Ser-Supplies	-26.02	0.00	-26.02	0.00	-26.02	0.00	
10-1-000-001-4220.110 Ten Ser-Recreation	8.53	16.67	-8.14	16.67	8.53	200.00	-95.74
10-1-000-001-4220.120 Ten Ser-Education	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4220.130 Ten Ser-Phone	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4220.140 Ten Ser-Transportation	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4220.155 National Night Out	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4220.160 TenSer-Printing&Postage	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4220.161 Ten Serv-advertizing	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4220.171 Summer Prog Functions	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4220.172 Summer Prog Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4220.175 Garden Program Expense	0.00	25.00	-25.00	25.00	0.00	300.00	-100.00
10-1-000-001-4220.181 Winter Prog Functions	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4220.182 Winter Prog Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4220.192 GED Prog Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4220.200 Emergency Shelter	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4230.000 ChildCareContract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4230.174 Summer Prog Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4230.184 Winter Prog Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4230.194 GED Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4590.100 Cable TV Expense	0.00	0.00	0.00	0.00	0.00	0.00	
Total Tenant Services - Other	-17.49	41.67	-59.16	41.67	-17.49	500.00	-103.50
TOTAL TENANT SERVICES EXPENSE	-17.49	41.67	-59.16	41.67	-17.49	500.00	-103.50
MAINTENANCE & OPERATIONS EXPENSE							
Maintenance - Labor & OT							
10-1-000-001-4410.000 Maintenance - Labor	8,856.00	11,393.75	-2,537.75	11,393.75	8,856.00	136,725.00	-93.52
10-1-000-001-4410.001 Salaries Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4410.100 Maint Labor - OT	294.45	266.67	27.78	266.67	294.45	3,200.00	-90.80
10-1-000-001-4410.200 Maint - Other Amps	66.31	0.00	66.31	0.00	66.31	0.00	
Total Maintenance - Labor & OT	9,216.76	11,660.42	-2,443.66	11,660.42	9,216.76	139,925.00	-93.41
Benefit Contributions - Maintenance							
10-1-000-001-4410.500 Emp Benefit-Maint	3,331.13	4,254.17	-923.04	4,254.17	3,331.13	51,050.00	-93.47
10-1-000-001-4410.501 Wellness Benefit - Maint	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4410.502 Benefits Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
Total Benefit Contributions - Maint.	3,331.13	4,254.17	-923.04	4,254.17	3,331.13	51,050.00	-93.47
Maintenance - Materials/Supplies							
10-1-000-001-4420.010 Garbage&Trash Supp	0.00	41.67	-41.67	41.67	0.00	500.00	-100.00

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10-1-000-001-4420.020 Heating&Cooling Supp	0.00	333.33	-333.33	333.33	0.00	4,000.00	-100.00
10-1-000-001-4420.030 Snow Removal Supplies	0.00	25.00	-25.00	25.00	0.00	300.00	-100.00
10-1-000-001-4420.031 Gas for Snow Removal	0.00	4.17	-4.17	4.17	0.00	50.00	-100.00
10-1-000-001-4420.050 Landscape/Grounds Sup	0.00	62.50	-62.50	62.50	0.00	750.00	-100.00
10-1-000-001-4420.051 Gasoline for Mowing	0.00	33.33	-33.33	33.33	0.00	400.00	-100.00
10-1-000-001-4420.070 Electrical Supplies	20.69	166.67	-145.98	166.67	20.69	2,000.00	-98.97
10-1-000-001-4420.080 Plumbing Supplies	8.17	166.67	-158.50	166.67	8.17	2,000.00	-99.59
10-1-000-001-4420.090 Extermination Supplies	0.00	125.00	-125.00	125.00	0.00	1,500.00	-100.00
10-1-000-001-4420.100 Janitorial Supplies	593.83	375.00	218.83	375.00	593.83	4,500.00	-86.80
10-1-000-001-4420.110 Routine Maint. Supplies	639.94	1,000.00	-360.06	1,000.00	639.94	12,000.00	-94.67
10-1-000-001-4420.120 Other Misc Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4420.121 Laundry Equip Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4420.125 Mileage	0.00	41.67	-41.67	41.67	0.00	500.00	-100.00
10-1-000-001-4420.126 Vehicle Supplies	8.28	29.17	-20.89	29.17	8.28	350.00	-97.63
10-1-000-001-4420.130 Securitiy Supplies	0.00	291.67	-291.67	291.67	0.00	3,500.00	-100.00
Total Maintenance - Materials/Supplies	1,270.91	2,695.85	-1,424.94	2,695.85	1,270.91	32,350.00	-96.07
Maintenance - Contracts							
10-1-000-001-4430.010 Garbage & Trash Con	328.25	416.67	-88.42	416.67	328.25	5,000.00	-93.44
10-1-000-001-4430.020 Heating & Cooling Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4430.030 Snow Removal Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4430.040 Elevator Maintenance	0.00	1,166.67	-1,166.67	1,166.67	0.00	14,000.00	-100.00
10-1-000-001-4430.050 Landscape & Grds Cont	195.00	66.67	128.33	66.67	195.00	800.00	-75.63
10-1-000-001-4430.060 Unit Turnaround Con	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4430.070 Electrical Contracts	0.00	16.67	-16.67	16.67	0.00	200.00	-100.00
10-1-000-001-4430.080 Plumbing Contracts	0.00	375.00	-375.00	375.00	0.00	4,500.00	-100.00
10-1-000-001-4430.090 Extermination Contracts	1,836.34	1,000.00	836.34	1,000.00	1,836.34	12,000.00	-84.70
10-1-000-001-4430.100 Janitorial Contracts	375.00	0.00	375.00	0.00	375.00	0.00	
10-1-000-001-4430.110 Routine Mainten Cont	0.00	541.67	-541.67	541.67	0.00	6,500.00	-100.00
10-1-000-001-4430.120 Other Misc Cont Cost	0.00	125.00	-125.00	125.00	0.00	1,500.00	-100.00
10-1-000-001-4430.121 Laundry Equip Contract	155.00	83.33	71.67	83.33	155.00	1,000.00	-84.50
10-1-000-001-4430.126 Vehicle Maint Cont	0.00	41.67	-41.67	41.67	0.00	500.00	-100.00
Total Maintenance - Contracts	2,889.59	3,833.35	-943.76	3,833.35	2,889.59	46,000.00	-93.72
TOTAL MAINTENANCE EXPENSES	16,708.39	22,443.79	-5,735.40	22,443.79	16,708.39	269,325.00	-93.80
UTILITIES EXPENSE							
Utilities Expense							
10-1-000-001-4310.000 Water	0.00	1,000.00	-1,000.00	1,000.00	0.00	12,000.00	-100.00
10-1-000-001-4315.000 Sewer	0.00	1,166.67	-1,166.67	1,166.67	0.00	14,000.00	-100.00
10-1-000-001-4320.000 Electric	-302.18	2,000.00	-2,302.18	2,000.00	-302.18	24,000.00	-101.26
10-1-000-001-4330.000 Gas	0.00	3,750.00	-3,750.00	3,750.00	0.00	45,000.00	-100.00
10-1-000-001-4330.010 Refuse	0.00	0.00	0.00	0.00	0.00	0.00	
Total Utilities Expense	-302.18	7,916.67	-8,218.85	7,916.67	-302.18	95,000.00	-100.32
TOTAL UTILITIES EXPENSE	-302.18	7,916.67	-8,218.85	7,916.67	-302.18	95,000.00	-100.32
TOTAL PROTECTIVE SERVICES EXPENSE							
Protective Services - Contract							
10-1-000-001-4480.000 Police Contract	0.00	208.33	-208.33	208.33	0.00	2,500.00	-100.00
10-1-000-001-4480.100 ADT Contract	0.00	41.67	-41.67	41.67	0.00	500.00	-100.00
10-1-000-001-4480.500 Security Contract	0.00	208.33	-208.33	208.33	0.00	2,500.00	-100.00
Total Protective Services - Contract	0.00	458.33	-458.33	458.33	0.00	5,500.00	-100.00
TOTAL PROTECTIVE SERVICES EXPENSE	0.00	458.33	-458.33	458.33	0.00	5,500.00	-100.00
INSURANCE PREMIUMS EXPENSE							

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Knox County Housing Authority
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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Insurance Expenses							
10-1-000-001-4510.000 Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4510.010 Property	1,904.10	1,933.33	-29.23	1,933.33	1,904.10	23,200.00	-91.79
10-1-000-001-4510.015 Equipment Insurance	126.12	127.17	-1.05	127.17	126.12	1,526.00	-91.74
10-1-000-001-4510.020 Liability Insurance	441.56	441.67	-0.11	441.67	441.56	5,300.00	-91.67
10-1-000-001-4510.025 PE & PO Insurance	236.25	237.92	-1.67	237.92	236.25	2,855.00	-91.73
10-1-000-001-4510.030 Work Comp Insurance	644.06	645.92	-1.86	645.92	644.06	7,751.00	-91.69
10-1-000-001-4510.035 Auto Insurance	52.25	52.25	0.00	52.25	52.25	627.00	-91.67
10-1-000-001-4510.040 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Insurance Expenses	3,404.34	3,438.26	-33.92	3,438.26	3,404.34	41,259.00	-91.75
TOTAL INSURANCE PREMIUMS EXPENSE	3,404.34	3,438.26	-33.92	3,438.26	3,404.34	41,259.00	-91.75
GENERAL EXPENSES							
General Expenses							
10-1-000-001-4530.000 Term Leave Pay	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4590.000 Other General	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4595.000 Compensated Absences	-508.59	0.00	-508.59	0.00	-508.59	0.00	
Total General Expenses	-508.59	0.00	-508.59	0.00	-508.59	0.00	
Payment In Lieu Of Taxes - PILOT Tax							
10-1-000-001-4520.000 Pay in lieu of Tax	3,400.12	2,500.00	900.12	2,500.00	3,400.12	30,000.00	-88.67
Total Payment In Lieu Of Taxes - PILOT	3,400.12	2,500.00	900.12	2,500.00	3,400.12	30,000.00	-88.67
Bad Debt Write-Offs - Tenant Rents							
10-1-000-001-4570.000 Collection Losses	310.50	0.00	310.50	0.00	310.50	0.00	
Total Bad Debt Write-Offs - Tenant Rents	310.50	0.00	310.50	0.00	310.50	0.00	
TOTAL OTHER GENERAL EXPENSES	3,202.03	2,500.00	702.03	2,500.00	3,202.03	30,000.00	-89.33
INTEREST EXP & AMORTIZATION COST							
Interest Expense							
10-1-000-001-5230.100 Int on DSF Invest	0.00	0.00	0.00	0.00	0.00	0.00	
Total Interest Expense	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL INTEREST EXP & AMORT COST	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL OPERATING EXPENSE	47,962.75	62,708.71	-14,745.96	62,708.71	47,962.75	752,504.00	-93.63
NET (REVENUE)/EXPENSE	-14,181.17	-3,081.89	-11,099.28	-3,081.89	-14,181.17	-36,983.00	-61.65
MISCELLANEOUS EXPENSE							
Extraordinary Expense							
10-1-000-001-4610.010 Extraordinary Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4610.020 Extraordinary Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4610.030 Extraordinary Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Extraordinary Expense	0.00	0.00	0.00	0.00	0.00	0.00	
Casualty Losses - Non-capitalized							
10-1-000-001-4620.010 Casualty Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4620.020 Casualty Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4620.030 Casualty Contract Costs	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4620.040 Insur Proceeds	0.00	0.00	0.00	0.00	0.00	0.00	
Total Casualty Losses - Non-capitalized	0.00	0.00	0.00	0.00	0.00	0.00	
Depreciation Expense							
10-1-000-001-4800.000 Depreciation Exp MT	29,300.00	29,300.00	0.00	29,300.00	29,300.00	351,600.00	-91.67
Total Depreciation Expense	29,300.00	29,300.00	0.00	29,300.00	29,300.00	351,600.00	-91.67
TOTAL MISCELLANEOUS EXPENSES	29,300.00	29,300.00	0.00	29,300.00	29,300.00	351,600.00	-91.67

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Knox County Housing Authority
INCOME STATEMENT - AMP 1, Moon Towers
April, 2019

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
TOTAL EXPENSES	<u>15,118.83</u>	<u>26,218.11</u>	<u>-11,099.28</u>	<u>26,218.11</u>	<u>15,118.83</u>	<u>314,617.00</u>	<u>-95.19</u>
<u>OTHER FINANCING SOURCES (USES)</u>							
Operating Transfers In/Out							
10-1-000-001-7010.000 Prov Oper Reserve	0.00	-26,301.42	26,301.42	-26,301.42	0.00	-315,617.00	-100.00
10-1-000-001-9111.000 Operating Xfers - In	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-9111.100 Operating Xfers - Out	0.00	0.00	0.00	0.00	0.00	0.00	
Total Operating Transfers In/Out	0.00	-26,301.42	26,301.42	-26,301.42	0.00	-315,617.00	-100.00
Prior Period Adjustment							
10-1-000-001-6010.000 Prior Yr Adj-ARR	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-6020.000 Prior Yr Adj-NARR	0.00	0.00	0.00	0.00	0.00	0.00	
Total Prior Period Adj.	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL OTHER FINANCING SOURCES (USES)	<u>0.00</u>	<u>-26,301.42</u>	<u>26,301.42</u>	<u>-26,301.42</u>	<u>0.00</u>	<u>-315,617.00</u>	<u>-100.00</u>
EXCESS (REVENUE)/EXPENSE	15,118.83	-83.31	15,202.14	-83.31	15,118.83	-1,000.00	-1,611.88

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Knox County Housing Authority
INCOME STATEMENT - AMP 2, Family Sites
April, 2019

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
REVENUE							
pum	190.00	190.00	0.00	190.00	190.00	2,280.00	0.00
TENANT REVENUE							
Tenant Rent Revenue							
10-1-000-002-3110.000 Dwelling Rent	-14,240.00	-15,000.00	760.00	-15,000.00	-14,240.00	-180,000.00	-92.09
10-1-000-002-3111.000 Utility Allowance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Tenant Rent Revenue	-14,240.00	-15,000.00	760.00	-15,000.00	-14,240.00	-180,000.00	-92.09
Tenant Revenue - Other							
10-1-000-002-3190.000 Nondwell Rent	0.00	-25.00	25.00	-25.00	0.00	-300.00	-100.00
10-1-000-002-3690.000 Other Income	-93.20	0.00	-93.20	0.00	-93.20	0.00	
10-1-000-002-3690.100 Late Fees	-800.00	-583.33	-216.67	-583.33	-800.00	-7,000.00	-88.57
10-1-000-002-3690.120 Violation Fees	-60.00	-583.33	523.33	-583.33	-60.00	-7,000.00	-99.14
10-1-000-002-3690.130 Court Cost Fees	0.00	-18.75	18.75	-18.75	0.00	-225.00	-100.00
10-1-000-002-3690.140 Returned Check Charge	0.00	-6.25	6.25	-6.25	0.00	-75.00	-100.00
10-1-000-002-3690.180 Labor	-680.25	-1,166.67	486.42	-1,166.67	-680.25	-14,000.00	-95.14
10-1-000-002-3690.200 Materials	-470.50	-833.33	362.83	-833.33	-470.50	-10,000.00	-95.30
10-1-000-002-3690.300 T.S. Income - Grants	0.00	0.00	0.00	0.00	0.00	0.00	
Total Tenant Revenue Other	-2,103.95	-3,216.66	1,112.71	-3,216.66	-2,103.95	-38,600.00	-94.55
TOTAL TENANT REVENUE	-16,343.95	-18,216.66	1,872.71	-18,216.66	-16,343.95	-218,600.00	-92.52
OTHER REVENUE							
HUD PH Operating Subsidy							
10-1-000-002-8020.000 Oper Sub - Curr Yr	-52,780.00	-57,658.50	4,878.50	-57,658.50	-52,780.00	-691,902.00	-92.37
Total HUD PH Operating Subsidy	-52,780.00	-57,658.50	4,878.50	-57,658.50	-52,780.00	-691,902.00	-92.37
Other Grants & Investment Income							
10-1-000-002-3404.000 Revenue-other gov grants	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3404.010 Other Inc - Operations	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3610.000 Interest Income	-1,223.28	0.00	-1,223.28	0.00	-1,223.28	0.00	
Total Other Grants & Investment Income	-1,223.28	0.00	-1,223.28	0.00	-1,223.28	0.00	
Other Revenue							
10-1-000-002-3195.000 Day Care Income	-125.00	-125.00	0.00	-125.00	-125.00	-1,500.00	-91.67
10-1-000-002-3850.005 Income from Other Amps	-82.89	0.00	-82.89	0.00	-82.89	0.00	
10-1-000-002-3850.010 Garbage & Trash Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3850.020 Heating & Cooling Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3850.030 Snow Removal Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3850.040 Elevator Main Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3850.050 Landscape&Grds Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3850.060 Unit Turnaround Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3850.070 Electrical Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3850.080 Plumbing Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3850.100 Janitorial Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3850.110 Routine Main Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3850.120 Other Misc Inc	0.00	0.00	0.00	0.00	0.00	0.00	
Total Other Revenue	-207.89	-125.00	-82.89	-125.00	-207.89	-1,500.00	-86.14
TOTAL OTHER REVENUE	-54,211.17	-57,783.50	3,572.33	-57,783.50	-54,211.17	-693,402.00	-92.18
TOTAL REVENUE	-70,555.12	-76,000.16	5,445.04	-76,000.16	-70,555.12	-912,002.00	-92.26

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Knox County Housing Authority
INCOME STATEMENT - AMP 2, Family Sites
April, 2019

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
EXPENSES							
ADMINISTRATIVE							
Administrative Salaries & Benefits							
10-1-000-002-4110.000 Admin Salaries	6,007.80	8,654.17	-2,646.37	8,654.17	6,007.80	103,850.00	-94.21
10-1-000-002-4110.001 Salaries Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4110.200 Admin - Other Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Administrative Salaries & Benefits	6,007.80	8,654.17	-2,646.37	8,654.17	6,007.80	103,850.00	-94.21
Benefit Contributions - Administrative							
10-1-000-002-4110.500 Emp Benefit - Admin	2,421.24	4,764.58	-2,343.34	4,764.58	2,421.24	57,175.00	-95.77
10-1-000-002-4110.501 Wellness Benefit-Admin	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4110.502 Benefit - Comp Absence	0.00	0.00	0.00	0.00	0.00	0.00	
Total Benefit Contributions - Admin	2,421.24	4,764.58	-2,343.34	4,764.58	2,421.24	57,175.00	-95.77
Fee Expenses							
10-1-000-002-4120.100 Management Fee Exp	13,521.65	13,888.00	-366.35	13,888.00	13,521.65	166,656.00	-91.89
10-1-000-002-4120.200 Asset Mgt Fee Exp	1,900.00	1,900.00	0.00	1,900.00	1,900.00	22,800.00	-91.67
10-1-000-002-4120.300 Bookkeeping Fee Exp	1,387.50	1,425.00	-37.50	1,425.00	1,387.50	17,100.00	-91.89
10-1-000-002-4171.000 Audit Fee	0.00	0.00	0.00	0.00	0.00	0.00	
Total Fee Expenses	16,809.15	17,213.00	-403.85	17,213.00	16,809.15	206,556.00	-91.86
Advertising & Marketing							
10-1-000-002-4190.650 Advertising	0.00	0.00	0.00	0.00	0.00	0.00	
Total Advertising & Marketing	0.00	0.00	0.00	0.00	0.00	0.00	
Office Expense							
10-1-000-002-4140.000 Training - Staff	3,391.46	291.67	3,099.79	291.67	3,391.46	3,500.00	-3.10
10-1-000-002-4180.000 Telephone	286.43	341.67	-55.24	341.67	286.43	4,100.00	-93.01
10-1-000-002-4190.100 Postage	88.15	187.50	-99.35	187.50	88.15	2,250.00	-96.08
10-1-000-002-4190.200 Office Supplies	0.00	54.17	-54.17	54.17	0.00	650.00	-100.00
10-1-000-002-4190.300 Paper Supplies	0.00	100.00	-100.00	100.00	0.00	1,200.00	-100.00
10-1-000-002-4190.400 Printing/printers	0.00	100.00	-100.00	100.00	0.00	1,200.00	-100.00
10-1-000-002-4190.401 Printing Supplies	0.00	79.17	-79.17	79.17	0.00	950.00	-100.00
10-1-000-002-4190.500 Printer/Copier Supp-Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4190.550 Computers	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4190.600 Publications	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4190.700 Member Dues/Fees	0.00	83.33	-83.33	83.33	0.00	1,000.00	-100.00
10-1-000-002-4190.800 Internet Services	311.88	375.00	-63.12	375.00	311.88	4,500.00	-93.07
10-1-000-002-4190.850 IT Support	0.00	76.67	-76.67	76.67	0.00	920.00	-100.00
Total Office Expense	4,077.92	1,689.18	2,388.74	1,689.18	4,077.92	20,270.00	-79.88
Legal Expense							
10-1-000-002-4130.000 Legal Expense	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4190.900 Court Costs	0.00	0.00	0.00	0.00	0.00	0.00	
Total Legal Expense	0.00	0.00	0.00	0.00	0.00	0.00	
Travel Expense							
10-1-000-002-4150.000 Travel - Staff	0.00	83.33	-83.33	83.33	0.00	1,000.00	-100.00
10-1-000-002-4150.010 Travel - Commissioners	0.00	33.33	-33.33	33.33	0.00	400.00	-100.00
10-1-000-002-4150.100 Mileage - Admin	0.00	66.67	-66.67	66.67	0.00	800.00	-100.00
Total Travel Expense	0.00	183.33	-183.33	183.33	0.00	2,200.00	-100.00

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Knox County Housing Authority
INCOME STATEMENT - AMP 2, Family Sites
April, 2019

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Other Expense							
10-1-000-002-4120.400 Front Line Fee Exp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4120.500 Other Fee Exp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4140.010 Training-Commissioners	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4160.000 Consulting Services	0.00	66.67	-66.67	66.67	0.00	800.00	-100.00
10-1-000-002-4160.500 Translating/Interp Serv.	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4170.000 Accounting Fee	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4190.000 Other Sundry	34.67	0.00	34.67	0.00	34.67	0.00	
10-1-000-002-4190.950 Background Verification	0.00	66.67	-66.67	66.67	0.00	800.00	-100.00
Total Other Expense	34.67	133.34	-98.67	133.34	34.67	1,600.00	-97.83
TOTAL OPERATING EXPENSE - Admin	29,350.78	32,637.60	-3,286.82	32,637.60	29,350.78	391,651.00	-92.51
TENANT SERVICES							
Tenant Services - Salaries & Benefits							
10-1-000-002-4210.000 Ten Services-Salary	767.55	0.00	767.55	0.00	767.55	0.00	
10-1-000-002-4210.500 Emp Benefit-TenSer	145.68	0.00	145.68	0.00	145.68	0.00	
10-1-000-002-4215.000 T.S.- Part Time Pay	0.00	566.67	-566.67	566.67	0.00	6,800.00	-100.00
10-1-000-002-4215.500 T.S. - Part Time Benefits	0.00	65.00	-65.00	65.00	0.00	780.00	-100.00
Total Ten. Ser. - Salaries & Benefits	913.23	631.67	281.56	631.67	913.23	7,580.00	-87.95
Tenant Services - Other							
10-1-000-002-4220.000 Ten Ser-Incentives	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4220.100 Ten Ser-Supplies	0.00	83.33	-83.33	83.33	0.00	1,000.00	-100.00
10-1-000-002-4220.110 Ten Ser-Recreation	0.00	25.00	-25.00	25.00	0.00	300.00	-100.00
10-1-000-002-4220.120 Ten Ser-Education	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4220.125 Ten Ser-Other	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4220.130 Ten Ser-Phone	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4220.140 Ten Ser-Transportation	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4220.150 Ten Ser-Boat Regatta	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4220.155 National Night Out	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4220.156 Bike Repair	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4220.160 TenSer-Printing&Postage	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4220.161 Ten Serv-advertizing	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4220.170 After School Prog Exp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4220.171 Summer Prog-Functions	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4220.172 Summer Prog-Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4220.173 T.S - Fingerprinting	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4220.175 Garden Program Expense	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4220.181 Winter Prog Functions	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4220.182 Winter Prog Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4220.192 GED Prog Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4220.200 Emergency Shelter	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4230.000 Child Care Contract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4230.174 Summer Prog Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4230.184 Winter Prog Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4230.194 GED Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4230.195 GED Testing	0.00	0.00	0.00	0.00	0.00	0.00	
Total Tenant Services - Other	0.00	108.33	-108.33	108.33	0.00	1,300.00	-100.00
TOTAL TENANT SERVICES EXPENSE	913.23	740.00	173.23	740.00	913.23	8,880.00	-89.72
MAINTENANCE & OPERATIONS EXPENSE							
Maintenance - Labor & OT							

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Knox County Housing Authority
INCOME STATEMENT - AMP 2, Family Sites
April, 2019

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
10-1-000-002-4410.000 Maintenance - Labor	18,391.28	23,916.67	-5,525.39	23,916.67	18,391.28	287,000.00	-93.59
10-1-000-002-4410.001 Salaries Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4410.100 Maint Labor - OT	121.44	583.33	-461.89	583.33	121.44	7,000.00	-98.27
10-1-000-002-4410.200 Maint - Other Amps	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4410.300 Maintenance - Seasonal	0.00	400.00	-400.00	400.00	0.00	4,800.00	-100.00
Total Maintenance - Labor & OT	18,512.72	24,900.00	-6,387.28	24,900.00	18,512.72	298,800.00	-93.80
Benefit Contributions - Maintenance							
10-1-000-002-4410.500 Emp Benefit - Maint	7,665.53	10,045.83	-2,380.30	10,045.83	7,665.53	120,550.00	-93.64
10-1-000-002-4410.501 Wellness Benefit - Maint	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4410.502 Benefits Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4410.503 Emp Benefit - Seasonal	0.00	54.17	-54.17	54.17	0.00	650.00	-100.00
Total Benefit Contributions - Maint.	7,665.53	10,100.00	-2,434.47	10,100.00	7,665.53	121,200.00	-93.68
Maintenance - Materials/Supplies							
10-1-000-002-4420.010 Garbage&Trash Supp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4420.020 Heating&Cooling Supp	114.24	0.00	114.24	0.00	114.24	0.00	
10-1-000-002-4420.030 Snow Removal Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4420.031 Gas for Snow Removal	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4420.040 Roofing Contract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4420.050 Landscape/Grounds Sup	0.00	83.33	-83.33	83.33	0.00	1,000.00	-100.00
10-1-000-002-4420.051 Gasoline for mowing	0.00	62.50	-62.50	62.50	0.00	750.00	-100.00
10-1-000-002-4420.070 Electrical Supplies	302.03	166.67	135.36	166.67	302.03	2,000.00	-84.90
10-1-000-002-4420.080 Plumbing Supplies	493.21	208.33	284.88	208.33	493.21	2,500.00	-80.27
10-1-000-002-4420.090 Extermination Supplies	0.00	33.33	-33.33	33.33	0.00	400.00	-100.00
10-1-000-002-4420.100 Janitorial Supplies	102.44	83.33	19.11	83.33	102.44	1,000.00	-89.76
10-1-000-002-4420.110 Routine Maint. Supplies	3,014.48	1,083.33	1,931.15	1,083.33	3,014.48	13,000.00	-76.81
10-1-000-002-4420.120 Other Misc. Supplies	0.00	6.67	-6.67	6.67	0.00	80.00	-100.00
10-1-000-002-4420.125 Mileage	0.00	12.50	-12.50	12.50	0.00	150.00	-100.00
10-1-000-002-4420.126 Vehicle Supplies	153.83	283.33	-129.50	283.33	153.83	3,400.00	-95.48
10-1-000-002-4420.130 Security Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
Total Maintenance - Materials/Supplies	4,180.23	2,023.32	2,156.91	2,023.32	4,180.23	24,280.00	-82.78
Maintenance - Contracts							
10-1-000-002-4430.010 Garbage&Trash Cont	0.00	158.33	-158.33	158.33	0.00	1,900.00	-100.00
10-1-000-002-4430.020 Heating&Cooling Cont	0.00	20.83	-20.83	20.83	0.00	250.00	-100.00
10-1-000-002-4430.030 Snow Removal Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4430.050 Landscape & Grds Cont	0.00	458.33	-458.33	458.33	0.00	5,500.00	-100.00
10-1-000-002-4430.060 Unit Turnaround Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4430.070 Electrical Contracts	0.00	50.00	-50.00	50.00	0.00	600.00	-100.00
10-1-000-002-4430.080 Plumbing Contracts	0.00	125.00	-125.00	125.00	0.00	1,500.00	-100.00
10-1-000-002-4430.090 Extermination Contracts	700.00	500.00	200.00	500.00	700.00	6,000.00	-88.33
10-1-000-002-4430.100 Reg Contracts	2,400.00	0.00	2,400.00	0.00	2,400.00	0.00	
10-1-000-002-4430.110 Routine Maint Contr	0.00	233.33	-233.33	233.33	0.00	2,800.00	-100.00
10-1-000-002-4430.120 Other Misc Cont Cost	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4430.126 Vehicle Maint Cont	264.87	0.00	264.87	0.00	264.87	0.00	
10-1-000-002-4431.000 Trash Removal	0.00	0.00	0.00	0.00	0.00	0.00	
Total Maintenance - Contracts	3,364.87	1,545.82	1,819.05	1,545.82	3,364.87	18,550.00	-81.86
TOTAL MAINTENANCE EXPENSES	33,723.35	38,569.14	-4,845.79	38,569.14	33,723.35	462,830.00	-92.71
UTILITIES EXPENSE							
Utilities Expense							
10-1-000-002-4310.000 Water	6.99	75.83	-68.84	75.83	6.99	910.00	-99.23

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Knox County Housing Authority
INCOME STATEMENT - AMP 2, Family Sites
April, 2019

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
TOTAL OPERATING EXPENSE	<u>58,525.82</u>	<u>81,431.82</u>	<u>-22,906.00</u>	<u>81,431.82</u>	<u>58,525.82</u>	<u>977,182.00</u>	<u>-94.01</u>
NET (REVENUE)/EXPENSE	-12,029.30	5,431.66	-17,460.96	5,431.66	-12,029.30	65,180.00	-118.46
<u>MISCELLANEOUS EXPENSE</u>							
Extraordinary Expense							
10-1-000-002-4610.010 Extraordinary Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4610.020 Extraordinary Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4610.030 Extraordinary Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Extraordinary Expense	0.00	0.00	0.00	0.00	0.00	0.00	
Casualty Losses - Non-capitalized							
10-1-000-002-4620.010 Casualty Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4620.020 Casualty Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4620.030 Casualty Contract Costs	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4620.040 Insur Proceeds	0.00	0.00	0.00	0.00	0.00	0.00	
Total Casualty Losses - Non-capitalized	0.00	0.00	0.00	0.00	0.00	0.00	
Depreciation Expense							
10-1-000-002-4800.000 Depreciation Exp Fam	33,500.00	35,500.00	-2,000.00	35,500.00	33,500.00	426,000.00	-92.14
Total Depreciation Expense	<u>33,500.00</u>	<u>35,500.00</u>	<u>-2,000.00</u>	<u>35,500.00</u>	<u>33,500.00</u>	<u>426,000.00</u>	<u>-92.14</u>
TOTAL MISCELLANEOUS EXPENSES	<u>33,500.00</u>	<u>35,500.00</u>	<u>-2,000.00</u>	<u>35,500.00</u>	<u>33,500.00</u>	<u>426,000.00</u>	<u>-92.14</u>
TOTAL EXPENSES	<u>21,470.70</u>	<u>40,931.66</u>	<u>-19,460.96</u>	<u>40,931.66</u>	<u>21,470.70</u>	<u>491,180.00</u>	<u>-95.63</u>
<u>OTHER FINANCING SOURCES (USES)</u>							
Operating Transfers In/Out							
10-1-000-002-7010.000 Prov Oper Reserve	0.00	-40,931.67	40,931.67	-40,931.67	0.00	-491,180.00	-100.00
10-1-000-002-9111.000 Operating Xfers - In	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	
Total Operating Transfers In/Out	0.00	-40,931.67	40,931.67	-40,931.67	0.00	-491,180.00	-100.00
TOTAL OTHER FINANCING SOURCES (USES)	<u>0.00</u>	<u>-40,931.67</u>	<u>40,931.67</u>	<u>-40,931.67</u>	<u>0.00</u>	<u>-491,180.00</u>	<u>-100.00</u>
EXCESS (REVENUE)/EXPENSE	21,470.70	-0.01	21,470.71	-0.01	21,470.70	0.00	

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Knox County Housing Authority
INCOME STATEMENT - AMP 3, Bluebell
April, 2019

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
REVENUE							
pum	51.00	51.00	0.00	51.00	51.00	612.00	0.00
TENANT REVENUE							
Tenant Rent Revenue							
10-1-000-006-3110.000 Dwelling Rent	-14,688.00	-14,166.67	-521.33	-14,166.67	-14,688.00	-170,000.00	-91.36
10-1-000-006-3111.000 Utility Allowance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Tenant Rent Revenue	-14,688.00	-14,166.67	-521.33	-14,166.67	-14,688.00	-170,000.00	-91.36
Tenant Revenue - Other							
10-1-000-006-3120.000 Ecess Utilities	0.00	-6.25	6.25	-6.25	0.00	-75.00	-100.00
10-1-000-006-3190.000 Nondwell Rent	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3690.000 Other Income	0.00	-20.83	20.83	-20.83	0.00	-250.00	-100.00
10-1-000-006-3690.100 Late Fees	-50.00	-16.67	-33.33	-16.67	-50.00	-200.00	-75.00
10-1-000-006-3690.120 Violation Fees	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3690.140 Returned Check Charge	0.00	-6.25	6.25	-6.25	0.00	-75.00	-100.00
10-1-000-006-3690.150 Laundry Income	-531.00	-541.67	10.67	-541.67	-531.00	-6,500.00	-91.83
10-1-000-006-3690.160 Vending Machine Inc	0.00	-20.83	20.83	-20.83	0.00	-250.00	-100.00
10-1-000-006-3690.180 Labor	0.00	-50.00	50.00	-50.00	0.00	-600.00	-100.00
10-1-000-006-3690.200 Materials	-11.00	-16.67	5.67	-16.67	-11.00	-200.00	-94.50
Total Tenant Revenue Other	-592.00	-679.17	87.17	-679.17	-592.00	-8,150.00	-92.74
TOTAL TENANT REVENUE	-15,280.00	-14,845.84	-434.16	-14,845.84	-15,280.00	-178,150.00	-91.42
OTHER REVENUE							
HUD/Other Grants & Investment Income							
10-1-000-006-3404.000 Revenue-other gov grants	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3404.010 Other Inc - Operations	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3610.000 Interest Income	-380.80	-125.00	-255.80	-125.00	-380.80	-1,500.00	-74.61
10-1-000-006-8020.000 Oper Sub - Curr Yr	-3,481.00	-4,054.92	573.92	-4,054.92	-3,481.00	-48,659.00	-92.85
Total HUD/Other Grants & Invest Income	-3,861.80	-4,179.92	318.12	-4,179.92	-3,861.80	-50,159.00	-92.30
Other Revenue							
10-1-000-006-3850.000 Inspection(s) Income	0.00	-20.83	20.83	-20.83	0.00	-250.00	-100.00
10-1-000-006-3850.005 Income from Other Amps	0.00	-83.33	83.33	-83.33	0.00	-1,000.00	-100.00
10-1-000-006-3850.010 Garbage&Trash Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.020 Htg & Cooling Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.030 Snow Removal Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.040 Elevator Maint Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.050 Landscape&Grds Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.060 Unit Turnaround Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.070 Electric Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.080 Plumbing Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.090 Exterminator Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.100 Janitorial Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.110 Routine Main. Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.120 Other Misc Inc	0.00	0.00	0.00	0.00	0.00	0.00	
Total Other Revenue	0.00	-104.16	104.16	-104.16	0.00	-1,250.00	-100.00
TOTAL OTHER REVENUE	-3,861.80	-4,284.08	422.28	-4,284.08	-3,861.80	-51,409.00	-92.49
TOTAL REVENUE	-19,141.80	-19,129.92	-11.88	-19,129.92	-19,141.80	-229,559.00	-91.66

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Knox County Housing Authority
INCOME STATEMENT - AMP 3, Bluebell
April, 2019

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
10-1-000-006-4160.500 Translating/Interp Serv.	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4170.000 Accounting Fee	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4190.000 Other Sundry	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4190.950 Background Verification	0.00	12.50	-12.50	12.50	0.00	150.00	-100.00
Total Other Expense	0.00	12.50	-12.50	12.50	0.00	150.00	-100.00
TOTAL OPERATING EXPENSE - Admin	9,809.47	10,921.01	-1,111.54	10,921.01	9,809.47	131,052.00	-92.51
TENANT SERVICES							
Tenant Services - Other							
10-1-000-006-4220.100 Ten Ser-Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4220.110 Ten Ser-Recreation	0.00	20.83	-20.83	20.83	0.00	250.00	-100.00
Total Tenant Services - Other	0.00	20.83	-20.83	20.83	0.00	250.00	-100.00
TOTAL TENANT SERVICES EXPENSE	0.00	20.83	-20.83	20.83	0.00	250.00	-100.00
MAINTENANCE & OPERATIONS EXPENSE							
Maintenance - Labor & OT							
10-1-000-006-4410.000 Maintenance - Labor	2,312.00	3,006.25	-694.25	3,006.25	2,312.00	36,075.00	-93.59
10-1-000-006-4410.001 Salary Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4410.100 Maint Labor - OT	0.00	77.08	-77.08	77.08	0.00	925.00	-100.00
10-1-000-006-4410.200 Maint - Other Amps	281.96	0.00	281.96	0.00	281.96	0.00	
Total Maintenance - Labor & OT	2,593.96	3,083.33	-489.37	3,083.33	2,593.96	37,000.00	-92.99
Benefit Contributions - Maintenance							
10-1-000-006-4410.500 Emp Benefit - Maint	570.35	1,222.92	-652.57	1,222.92	570.35	14,675.00	-96.11
10-1-000-006-4410.501 Wellness Benefit - Maint	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4410.502 Benefits Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
Total Benefit Contributions - Maint.	570.35	1,222.92	-652.57	1,222.92	570.35	14,675.00	-96.11
Maintenance - Materials/Supplies							
10-1-000-006-4420.010 Garbage&Trash Supp	0.00	20.83	-20.83	20.83	0.00	250.00	-100.00
10-1-000-006-4420.020 Heating&Cooling Supp	0.00	25.00	-25.00	25.00	0.00	300.00	-100.00
10-1-000-006-4420.030 Snow Removal Supplies	0.00	8.33	-8.33	8.33	0.00	100.00	-100.00
10-1-000-006-4420.031 Gas for Snow Removal	0.00	8.33	-8.33	8.33	0.00	100.00	-100.00
10-1-000-006-4420.050 Landscape/Grounds Sup	0.00	62.50	-62.50	62.50	0.00	750.00	-100.00
10-1-000-006-4420.051 Gasoline for mowing	0.00	12.50	-12.50	12.50	0.00	150.00	-100.00
10-1-000-006-4420.070 Electrical Supplies	0.38	25.00	-24.62	25.00	0.38	300.00	-99.87
10-1-000-006-4420.080 Plumbing Supplies	134.97	62.50	72.47	62.50	134.97	750.00	-82.00
10-1-000-006-4420.090 Extermination Supplies	0.00	8.33	-8.33	8.33	0.00	100.00	-100.00
10-1-000-006-4420.100 Janitorial Supplies	0.00	95.83	-95.83	95.83	0.00	1,150.00	-100.00
10-1-000-006-4420.110 Routine Maint.Supplies	3.08	416.67	-413.59	416.67	3.08	5,000.00	-99.94
10-1-000-006-4420.120 Other Misc Supplies	0.00	50.00	-50.00	50.00	0.00	600.00	-100.00
10-1-000-006-4420.121 Laundry Equip Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4420.125 Mileage	0.00	8.33	-8.33	8.33	0.00	100.00	-100.00
10-1-000-006-4420.130 Security Supplies	0.00	25.00	-25.00	25.00	0.00	300.00	-100.00
Total Maintenance - Materials/Supplies	138.43	829.15	-690.72	829.15	138.43	9,950.00	-98.61
Maintenance - Contracts							
10-1-000-006-4430.010 Garbage & Trash Cont	96.69	250.00	-153.31	250.00	96.69	3,000.00	-96.78
10-1-000-006-4430.020 Heating & Cooling Cont	0.00	125.00	-125.00	125.00	0.00	1,500.00	-100.00
10-1-000-006-4430.030 Snow Removal Contract	0.00	25.00	-25.00	25.00	0.00	300.00	-100.00
10-1-000-006-4430.040 Elevator Maint Cont	0.00	541.67	-541.67	541.67	0.00	6,500.00	-100.00
10-1-000-006-4430.050 Landscape & Grds Cont	0.00	41.67	-41.67	41.67	0.00	500.00	-100.00
10-1-000-006-4430.070 Electrical Contracts	0.00	62.50	-62.50	62.50	0.00	750.00	-100.00

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Knox County Housing Authority
INCOME STATEMENT - AMP 3, Bluebell
April, 2019

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
10-1-000-006-4430.080 Plumbing Contracts	0.00	833.33	-833.33	833.33	0.00	10,000.00	-100.00
10-1-000-006-4430.090 Extermination Contracts	0.00	166.67	-166.67	166.67	0.00	2,000.00	-100.00
10-1-000-006-4430.100 Janitorial Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4430.110 Routing Maint Cont	175.00	125.00	50.00	125.00	175.00	1,500.00	-88.33
10-1-000-006-4430.120 Other Misc. Cont Cost	0.00	25.00	-25.00	25.00	0.00	300.00	-100.00
10-1-000-006-4430.121 Laundry Equip Contract	0.00	41.67	-41.67	41.67	0.00	500.00	-100.00
10-1-000-006-4431.000 Trash Removal	0.00	0.00	0.00	0.00	0.00	0.00	
Total Maintenance - Contracts	271.69	2,237.51	-1,965.82	2,237.51	271.69	26,850.00	-98.99
TOTAL MAINTENANCE EXPENSES	3,574.43	7,372.91	-3,798.48	7,372.91	3,574.43	88,475.00	-95.96
<u>UTILITIES EXPENSE</u>							
Utilities Expense							
10-1-000-006-4310.000 Water	0.00	308.33	-308.33	308.33	0.00	3,700.00	-100.00
10-1-000-006-4315.000 Sewer	0.00	250.00	-250.00	250.00	0.00	3,000.00	-100.00
10-1-000-006-4320.000 Electric	0.00	833.33	-833.33	833.33	0.00	10,000.00	-100.00
10-1-000-006-4330.000 Gas	734.66	833.33	-98.67	833.33	734.66	10,000.00	-92.65
Total Utilities Expense	734.66	2,224.99	-1,490.33	2,224.99	734.66	26,700.00	-97.25
TOTAL UTILITIES EXPENSE	734.66	2,224.99	-1,490.33	2,224.99	734.66	26,700.00	-97.25
<u>TOTAL PROTECTIVE SERVICES EXPENSE</u>							
Protective Services - Contract							
10-1-000-006-4480.000 Police Contract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4480.100 ADT Contract	523.54	150.00	373.54	150.00	523.54	1,800.00	-70.91
10-1-000-006-4480.500 Security Contract	0.00	125.00	-125.00	125.00	0.00	1,500.00	-100.00
Total Protective Services - Contract	523.54	275.00	248.54	275.00	523.54	3,300.00	-84.14
TOTAL PROTECTIVE SERVICES EXPENSE	523.54	275.00	248.54	275.00	523.54	3,300.00	-84.14
<u>INSURANCE PREMIUMS EXPENSE</u>							
Insurance Expenses							
10-1-000-006-4510.010 Property Insurance	1,082.57	1,100.00	-17.43	1,100.00	1,082.57	13,200.00	-91.80
10-1-000-006-4510.015 Equipment Insurance	34.25	35.42	-1.17	35.42	34.25	425.00	-91.94
10-1-000-006-4510.020 Liability Insurance	119.93	120.83	-0.90	120.83	119.93	1,450.00	-91.73
10-1-000-006-4510.025 PE & PO Insurance	78.79	81.25	-2.46	81.25	78.79	975.00	-91.92
10-1-000-006-4510.030 Work Comp	244.76	250.00	-5.24	250.00	244.76	3,000.00	-91.84
10-1-000-006-4510.035 Auto Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4510.040 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Insurance Expenses	1,560.30	1,587.50	-27.20	1,587.50	1,560.30	19,050.00	-91.81
TOTAL INSURANCE PREMIUMS EXPENSE	1,560.30	1,587.50	-27.20	1,587.50	1,560.30	19,050.00	-91.81
<u>GENERAL EXPENSES</u>							
General Expenses							
10-1-000-006-4530.000 Term Leave Pay	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4590.000 Other General	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4595.000 Compensated Absences	-1,400.48	0.00	-1,400.48	0.00	-1,400.48	0.00	
Total General Expenses	-1,400.48	0.00	-1,400.48	0.00	-1,400.48	0.00	
Payment In Lieu Of Taxes - PILOT Tax							
10-1-000-006-4520.000 Pay in lieu of Tax	1,395.33	1,707.08	-311.75	1,707.08	1,395.33	20,485.00	-93.19
Total Payment In Lieu Of Taxes - PILOT	1,395.33	1,707.08	-311.75	1,707.08	1,395.33	20,485.00	-93.19

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Knox County Housing Authority
INCOME STATEMENT - AMP 3, Bluebell
April, 2019

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Bad Debt Write-Offs - Tenant Rents							
10-1-000-006-4570.000 Collection Losses	47.00	0.00	47.00	0.00	47.00	0.00	
Total Bad Debt Write-Offs - Tenant Rents	47.00	0.00	47.00	0.00	47.00	0.00	
TOTAL OTHER GENERAL EXPENSES	41.85	1,707.08	-1,665.23	1,707.08	41.85	20,485.00	-99.80
<u>INTEREST EXP & AMORTIZATION COST</u>							
Interest Expense							
Total Interest Expense	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL INTEREST EXP & AMORT COST	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL OPERATING EXPENSE	16,244.25	24,109.32	-7,865.07	24,109.32	16,244.25	289,312.00	-94.39
NET (REVENUE)/EXPENSE	-2,897.55	4,979.40	-7,876.95	4,979.40	-2,897.55	59,753.00	-104.85
<u>MISCELLANEOUS EXPENSE</u>							
Extraordinary & Casualty Expense							
10-1-000-006-4610.010 Extraordinary Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4610.020 Extraordinary Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4610.030 Extraordinary Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Extraordinary Expense	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4620.010 Casualty Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4620.020 Casualty Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4620.030 Casualty Contract Costs	0.00	0.00	0.00	0.00	0.00	0.00	
Total Casualty Losses - Non-capitalized	0.00	0.00	0.00	0.00	0.00	0.00	
Depreciation Expense							
10-1-000-006-4800.000 Depreciation Exp BB	14,010.00	14,010.00	0.00	14,010.00	14,010.00	168,120.00	-91.67
Total Depreciation Expense	14,010.00	14,010.00	0.00	14,010.00	14,010.00	168,120.00	-91.67
TOTAL MISCELLANEOUS EXPENSES	14,010.00	14,010.00	0.00	14,010.00	14,010.00	168,120.00	-91.67
TOTAL EXPENSES	11,112.45	18,989.40	-7,876.95	18,989.40	11,112.45	227,873.00	-95.12
<u>OTHER FINANCING SOURCES (USES)</u>							
Operating/Reserve Transfers In/Out							
10-1-000-006-7010.000 Prov Oper Reserve	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-9111.000 Operating Xfers - In	0.00	9,009.75	-9,009.75	9,009.75	0.00	108,117.00	-100.00
10-1-000-006-9111.100 Operating Xfers - Out	0.00	0.00	0.00	0.00	0.00	0.00	
Total Operating/Reserve Transfers In/Out	0.00	9,009.75	-9,009.75	9,009.75	0.00	108,117.00	-100.00
TOTAL OTHER FINANCING SOURCES	0.00	9,009.75	-9,009.75	9,009.75	0.00	108,117.00	-100.00
EXCESS (REVENUE)/EXPENSE	11,112.45	27,999.15	-16,886.70	27,999.15	11,112.45	335,990.00	-96.69

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Knox County Housing Authority
INCOME STATEMENT - COCC
April, 2019

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
REVENUE							
pum	15.00	15.00	0.00	15.00	15.00	180.00	0.00
FEE REVENUE							
Management Fees							
10-1-000-000-3810.000 Management Fee Inc	-42,175.14	-42,907.00	731.86	-42,907.00	-42,175.14	-514,884.00	-91.81
10-1-000-000-3810.010 Mgmt Fees CFP	0.00	0.00	0.00	0.00	0.00	0.00	
Total Management Fees	-42,175.14	-42,907.00	731.86	-42,907.00	-42,175.14	-514,884.00	-91.81
Asset Management Fees							
10-1-000-000-3820.000 Asset Mgmt Fee Inc	-4,180.00	-4,180.00	0.00	-4,180.00	-4,180.00	-50,160.00	-91.67
Total Asset Management Fees	-4,180.00	-4,180.00	0.00	-4,180.00	-4,180.00	-50,160.00	-91.67
Book Keeping Fees							
10-1-000-000-3830.000 Bookkeeping Fee Inc	-5,713.50	-5,627.00	-86.50	-5,627.00	-5,713.50	-67,524.00	-91.54
Total Book Keeping Fees	-5,713.50	-5,627.00	-86.50	-5,627.00	-5,713.50	-67,524.00	-91.54
Other Fees							
10-1-000-000-3840.000 Other Fees Inc	0.00	0.00	0.00	0.00	0.00	0.00	
Total Other Fees	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL FEE REVENUE	-52,068.64	-52,714.00	645.36	-52,714.00	-52,068.64	-632,568.00	-91.77
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	
10-1-000-000-3610.000 Interest Income	-8.16	0.00	-8.16	0.00	-8.16	0.00	
10-1-000-000-3610.010 Interest - Restricted	0.00	-8.33	8.33	-8.33	0.00	-100.00	-100.00
Total Other Grants & Investment Income	-8.16	-8.33	0.17	-8.33	-8.16	-100.00	-91.84
Other Revenue							
10-1-000-000-3690.000 Other Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3690.010 Other Income-Training	0.00	-27.67	27.67	-27.67	0.00	-332.00	-100.00
10-1-000-000-3850.005 Income from Other Amps	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3850.120 Other Misc Inc	0.00	0.00	0.00	0.00	0.00	0.00	
Total Other Revenue	0.00	-27.67	27.67	-27.67	0.00	-332.00	-100.00
TOTAL OTHER REVENUE	-8.16	-36.00	27.84	-36.00	-8.16	-432.00	-98.11
TOTAL REVENUE	-52,076.80	-52,750.00	673.20	-52,750.00	-52,076.80	-633,000.00	-91.77
EXPENSES							
ADMINISTRATIVE							
Administrative Salaries & Benefits							
10-1-000-000-4110.000 Admin Salaries	19,397.02	25,666.67	-6,269.65	25,666.67	19,397.02	308,000.00	-93.70
10-1-000-000-4110.001 Salaries Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4110.100 Medical Reimbursement	0.00	0.00	0.00	0.00	0.00	0.00	
Total Administrative Salaries & Benefits	19,397.02	25,666.67	-6,269.65	25,666.67	19,397.02	308,000.00	-93.70
Benefit Contributions - Administrative							
10-1-000-000-4110.500 Emp Benefit - Admin	5,909.48	8,750.00	-2,840.52	8,750.00	5,909.48	105,000.00	-94.37
10-1-000-000-4110.501 Wellness Benefit-Admin	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4110.502 Benefit - Comp Absence	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4110.550 Benefit - Life Ins.	501.29	0.00	501.29	0.00	501.29	0.00	
Total Benefit Contributions - Admin	6,410.77	8,750.00	-2,339.23	8,750.00	6,410.77	105,000.00	-93.89
Fee Expenses							

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Knox County Housing Authority
INCOME STATEMENT - COCC
April, 2019

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
10-1-000-000-4171.000 Audit Fee	0.00	229.17	-229.17	229.17	0.00	2,750.00	-100.00
Total Fee Expenses	0.00	229.17	-229.17	229.17	0.00	2,750.00	-100.00
Advertising & Marketing							
10-1-000-000-4190.650 Advertising	150.00	62.50	87.50	62.50	150.00	750.00	-80.00
Total Advertising & Marketing	150.00	62.50	87.50	62.50	150.00	750.00	-80.00
Office Expense							
10-1-000-000-4140.000 Training - Staff	1,594.28	1,666.67	-72.39	1,666.67	1,594.28	20,000.00	-92.03
10-1-000-000-4180.000 Telephone	253.54	416.67	-163.13	416.67	253.54	5,000.00	-94.93
10-1-000-000-4190.100 Postage	-9.76	125.00	-134.76	125.00	-9.76	1,500.00	-100.65
10-1-000-000-4190.200 Office Supplies	10.48	125.00	-114.52	125.00	10.48	1,500.00	-99.30
10-1-000-000-4190.300 Paper Supplies	0.00	83.33	-83.33	83.33	0.00	1,000.00	-100.00
10-1-000-000-4190.400 Printing/printers	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4190.401 Printing Supplies	1,216.92	166.67	1,050.25	166.67	1,216.92	2,000.00	-39.15
10-1-000-000-4190.500 Printer/Copier Supp-Cont	184.75	0.00	184.75	0.00	184.75	0.00	
10-1-000-000-4190.550 Computers	0.00	416.67	-416.67	416.67	0.00	5,000.00	-100.00
10-1-000-000-4190.600 Publications	0.00	41.67	-41.67	41.67	0.00	500.00	-100.00
10-1-000-000-4190.700 Member Dues/Fees	0.00	833.33	-833.33	833.33	0.00	10,000.00	-100.00
10-1-000-000-4190.800 Internet Services	255.83	250.00	5.83	250.00	255.83	3,000.00	-91.47
10-1-000-000-4190.850 IT Support	0.00	416.67	-416.67	416.67	0.00	5,000.00	-100.00
Total Office Expense	3,506.04	4,541.68	-1,035.64	4,541.68	3,506.04	54,500.00	-93.57
Legal Expense							
10-1-000-000-4130.000 Legal Expense	0.00	833.33	-833.33	833.33	0.00	10,000.00	-100.00
10-1-000-000-4190.900 Court Costs	0.00	0.00	0.00	0.00	0.00	0.00	
Total Legal Expense	0.00	833.33	-833.33	833.33	0.00	10,000.00	-100.00
Travel Expense							
10-1-000-000-4150.000 Travel - Staff	-43.00	333.33	-376.33	333.33	-43.00	4,000.00	-101.08
10-1-000-000-4150.010 Travel - Commissioners	0.00	250.00	-250.00	250.00	0.00	3,000.00	-100.00
10-1-000-000-4150.100 Mileage - Admin	276.08	41.67	234.41	41.67	276.08	500.00	-44.78
Total Travel Expense	233.08	625.00	-391.92	625.00	233.08	7,500.00	-96.89
Other Expense							
10-1-000-000-4140.010 Training-Commissioners	0.00	583.33	-583.33	583.33	0.00	7,000.00	-100.00
10-1-000-000-4160.000 Consulting Services	895.23	1,250.00	-354.77	1,250.00	895.23	15,000.00	-94.03
10-1-000-000-4160.500 Translating/Interp Serv.	0.00	25.00	-25.00	25.00	0.00	300.00	-100.00
10-1-000-000-4170.000 Accounting Fee	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4190.000 Other Sundry	202.48	83.33	119.15	83.33	202.48	1,000.00	-79.75
10-1-000-000-4190.950 Background Verification	0.00	41.67	-41.67	41.67	0.00	500.00	-100.00
Total Other Expense	1,097.71	1,983.33	-885.62	1,983.33	1,097.71	23,800.00	-95.39
TOTAL OPERATING EXPENSE - Admin	30,794.62	42,691.68	-11,897.06	42,691.68	30,794.62	512,300.00	-93.99
UTILITIES EXPENSE							
Utilities Expense							
10-1-000-000-4310.000 Water	0.00	25.00	-25.00	25.00	0.00	300.00	-100.00
10-1-000-000-4315.000 Sewer	0.00	12.50	-12.50	12.50	0.00	150.00	-100.00
10-1-000-000-4320.000 Electric	-33.48	229.17	-262.65	229.17	-33.48	2,750.00	-101.22
10-1-000-000-4330.000 Gas	0.00	200.00	-200.00	200.00	0.00	2,400.00	-100.00
10-1-000-000-4340.000 Fuel	0.00	0.00	0.00	0.00	0.00	0.00	
Total Utilities Expense	-33.48	466.67	-500.15	466.67	-33.48	5,600.00	-100.60
TOTAL UTILITIES EXPENSE	-33.48	466.67	-500.15	466.67	-33.48	5,600.00	-100.60
MAINTENANCE & OPERATIONS EXPENSE							
Maintenance - Labor & OT							

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Knox County Housing Authority
INCOME STATEMENT - COCC
April, 2019

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Total Maintenance - Labor & OT	86.31	0.00	86.31	0.00	86.31	0.00	
Benefit Contributions - Maintenance							
Total Benefit Contributions - Maint.	0.00	0.00	0.00	0.00	0.00	0.00	
Maintenance - Materials/Supplies							
10-1-000-000-4420.010 Garbage&Trash Supp	0.00	20.83	-20.83	20.83	0.00	250.00	-100.00
10-1-000-000-4420.020 Htg & Cooling	0.00	20.83	-20.83	20.83	0.00	250.00	-100.00
10-1-000-000-4420.050 Landscape/Grounds Sup	0.00	20.83	-20.83	20.83	0.00	250.00	-100.00
10-1-000-000-4420.060 Maint - Supplies-BB	0.00	20.83	-20.83	20.83	0.00	250.00	-100.00
10-1-000-000-4420.070 Electrical Supplies	0.00	20.83	-20.83	20.83	0.00	250.00	-100.00
10-1-000-000-4420.080 COCC-Elect supp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4420.100 Janitorial Supplies	0.00	25.00	-25.00	25.00	0.00	300.00	-100.00
10-1-000-000-4420.110 Routine Maint. Supply	0.00	25.00	-25.00	25.00	0.00	300.00	-100.00
10-1-000-000-4420.120 Other Misc Supply	0.00	8.33	-8.33	8.33	0.00	100.00	-100.00
10-1-000-000-4420.125 Mileage	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4420.126 Vehicle Supplies	8.29	41.67	-33.38	41.67	8.29	500.00	-98.34
Total Maintenance - Materials/Supplies	8.29	204.15	-195.86	204.15	8.29	2,450.00	-99.66
Maintenance - Contracts							
10-1-000-000-4430.000 Maint-Contracts-Gen	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.010 Garbage & Trash Cont	0.00	29.17	-29.17	29.17	0.00	350.00	-100.00
10-1-000-000-4430.020 Heating&Cooling Cont	0.00	41.67	-41.67	41.67	0.00	500.00	-100.00
10-1-000-000-4430.030 Snow Removal Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.050 Landscape & Grds Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.060 Unit Turnaround Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.070 Electrical Contract	0.00	41.67	-41.67	41.67	0.00	500.00	-100.00
10-1-000-000-4430.080 Plumbing Contracts	0.00	20.83	-20.83	20.83	0.00	250.00	-100.00
10-1-000-000-4430.090 Extermination Cont	87.74	33.33	54.41	33.33	87.74	400.00	-78.07
10-1-000-000-4430.100 Janitorial Contracts	0.00	8.33	-8.33	8.33	0.00	100.00	-100.00
10-1-000-000-4430.110 Routine Maint Cont	0.00	20.83	-20.83	20.83	0.00	250.00	-100.00
10-1-000-000-4430.120 Other Misc Maint Cont	0.00	20.83	-20.83	20.83	0.00	250.00	-100.00
10-1-000-000-4430.126 Vehicle Maint Cont	0.00	20.83	-20.83	20.83	0.00	250.00	-100.00
10-1-000-000-4430.200 Copiers	0.00	41.67	-41.67	41.67	0.00	500.00	-100.00
10-1-000-000-4431.000 Trash Removal	0.00	0.00	0.00	0.00	0.00	0.00	
Total Maintenance - Contracts	87.74	279.16	-191.42	279.16	87.74	3,350.00	-97.38
TOTAL MAINTENANCE EXPENSES	182.34	483.31	-300.97	483.31	182.34	5,800.00	-96.86
<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	
10-1-000-000-4510.010 Property Insurance	76.78	78.00	-1.22	78.00	76.78	936.00	-91.80
10-1-000-000-4510.015 Equipment Insurance	10.12	10.25	-0.13	10.25	10.12	123.00	-91.77
10-1-000-000-4510.020 Liability Insurance	35.43	35.42	0.01	35.42	35.43	425.00	-91.66
10-1-000-000-4510.025 PE & PO Insurance	236.25	237.92	-1.67	237.92	236.25	2,855.00	-91.73
10-1-000-000-4510.030 Work Comp Insurance	928.21	930.83	-2.62	930.83	928.21	11,170.00	-91.69
10-1-000-000-4510.035 Auto Insurance	52.25	52.25	0.00	52.25	52.25	627.00	-91.67
10-1-000-000-4510.040 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Insurance Expense	1,339.04	1,344.67	-5.63	1,344.67	1,339.04	16,136.00	-91.70
TOTAL INSURANCE PREMIUMS EXPENSE	1,339.04	1,344.67	-5.63	1,344.67	1,339.04	16,136.00	-91.70
<u>TOTAL PROTECTIVE SERVICES EXPENSE</u>							
Protective Services - Contract							

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Knox County Housing Authority
INCOME STATEMENT - COCC
April, 2019

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
10-1-000-000-4480.000 Protect Service	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	
TOTAL PROTECTIVE SERVICES EXPENSE	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	
10-1-000-000-4530.000 Term Leave Pay	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4540.000 Emp Ben-Admin	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	
10-1-000-000-4540.300 Emp Ben-Maint.	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4590.000 Other General	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4595.000 Compensated Absences	-3,166.32	0.00	-3,166.32	0.00	-3,166.32	0.00	
Total General Expenses	-3,166.32	0.00	-3,166.32	0.00	-3,166.32	0.00	
TOTAL OTHER GENERAL EXPENSES	-3,166.32	0.00	-3,166.32	0.00	-3,166.32	0.00	
<u>INTEREST EXP & AMORTIZATION COST</u>							
Interest Expense							
Total Interest Expense	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL INTEREST EXP & AMORT COST	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL OPERATING EXPENSE	29,116.20	44,986.33	-15,870.13	44,986.33	29,116.20	539,836.00	-94.61
NET REVENUE/EXPENSE (GAIN/-LOSS)	-22,960.60	-7,763.67	-15,196.93	-7,763.67	-22,960.60	-93,164.00	-75.35
<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	
10-1-000-000-4610.020 Extraordinary Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4610.030 Extraordinary Contract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4620.010 Casualty Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4620.020 Casualty Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4620.030 Casualty Contract Costs	0.00	0.00	0.00	0.00	0.00	0.00	
Total Casualty & Extraordinary Expense	0.00	0.00	0.00	0.00	0.00	0.00	
Depreciation Expense							
10-1-000-000-4800.000 Depreciation Exp COCC	53.00	53.00	0.00	53.00	53.00	636.00	-91.67
Total Depreciation Expense	53.00	53.00	0.00	53.00	53.00	636.00	-91.67
TOTAL MISCELLANEOUS EXPENSES	53.00	53.00	0.00	53.00	53.00	636.00	-91.67
TOTAL EXPENSES	-22,907.60	-7,710.67	-15,196.93	-7,710.67	-22,907.60	-92,528.00	-75.24
<u>OTHER FINANCING SOURCES (USES)</u>							
Operating Transfers In/Out							
10-1-000-000-7010.000 Prov Oper Reserve	0.00	7,730.33	-7,730.33	7,730.33	0.00	92,764.00	-100.00
10-1-000-000-9111.000 Operating Xfers - In	0.00	0.00	0.00	0.00	0.00	0.00	
Total Operating Transfers In/Out	0.00	7,730.33	-7,730.33	7,730.33	0.00	92,764.00	-100.00
TOTAL OTHER FINANCING SOURCES	0.00	7,730.33	-7,730.33	7,730.33	0.00	92,764.00	-100.00
EXCESS REVENUE/EXPENSE GAIN/-LOSS	-22,907.60	19.66	-22,927.26	19.66	-22,907.60	236.00	-9,806.61

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Knox County Housing Authority
INCOME STATEMENT - AHP Brentwood
April, 2019

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
PUM - Brentwood	72.00	72.00	0.00	72.00	72.00	864.00	0.00
REVENUE							
<u>TENANT REVENUE</u>							
Tenant Rent Revenue							
60-1-000-000-5120.000 Rent - Brentwood	-26,691.00	-27,966.67	1,275.67	-27,966.67	-26,691.00	-335,600.00	-92.05
60-1-000-000-5125.000 PHA Rent	-3,959.00	-4,000.00	41.00	-4,000.00	-3,959.00	-48,000.00	-91.75
60-1-000-000-5320.000 Rent Adjustments	-128.00	0.00	-128.00	0.00	-128.00	0.00	
Total Tenant Rent Revenue	-30,778.00	-31,966.67	1,188.67	-31,966.67	-30,778.00	-383,600.00	-91.98
Excess Rent							
60-1-000-000-5970.000 Excess Rent	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5971.000 Excess Rent to HUD	0.00	0.00	0.00	0.00	0.00	0.00	
Total Excess Rent	0.00	0.00	0.00	0.00	0.00	0.00	
Vacancies Revenue							
60-1-000-000-5220.000 Vacancies - Brentwood	0.00	639.33	-639.33	639.33	0.00	7,672.00	-100.00
Total Vacancies Revenue	0.00	639.33	-639.33	639.33	0.00	7,672.00	-100.00
TOTAL TENANT REVENUE	-30,778.00	-31,327.34	549.34	-31,327.34	-30,778.00	-375,928.00	-91.81
<u>INVESTMENT REVENUE</u>							
Investment Revenue							
60-1-000-000-5410.000 Interest Income	-360.54	-333.33	-27.21	-333.33	-360.54	-4,000.00	-90.99
60-1-000-000-5420.000 Interst Sec Deposits	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5440.000 Rep Res Interest	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5500.000 Other Inc - HUD Int Crd	0.00	0.00	0.00	0.00	0.00	0.00	
Total Investment Revenue	-360.54	-333.33	-27.21	-333.33	-360.54	-4,000.00	-90.99
TOTAL INVESTMENT INCOME	-360.54	-333.33	-27.21	-333.33	-360.54	-4,000.00	-90.99
<u>OTHER REVENUE</u>							
Other Revenue							
60-1-000-000-5900.000 Other Income	0.00	-4.17	4.17	-4.17	0.00	-50.00	-100.00
60-1-000-000-5901.000 Income - LR Amps	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5910.000 Laundry Income	-1,127.76	-300.00	-827.76	-300.00	-1,127.76	-3,600.00	-68.67
60-1-000-000-5920.000 Bad Check Charges	0.00	-1.67	1.67	-1.67	0.00	-20.00	-100.00
60-1-000-000-5920.100 Deposits Forfeited	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5922.000 Labor & Materials	-436.00	-440.00	4.00	-440.00	-436.00	-5,280.00	-91.74
60-1-000-000-5923.000 Misc Charges	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5925.000 Late Charges	-196.00	-200.00	4.00	-200.00	-196.00	-2,400.00	-91.83
60-1-000-000-5926.000 Violation Charges	0.00	-36.25	36.25	-36.25	0.00	-435.00	-100.00
60-1-000-000-5930.000 Retained HAP	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5991.000 ECRM Grant Inc-BW	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5991.100 ECRM Grant #2 Inc-BW	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5992.000 Carver Center Grant-BW	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5992.500 Late Charges	0.00	0.00	0.00	0.00	0.00	0.00	
Total Other Revenue	-1,759.76	-982.09	-777.67	-982.09	-1,759.76	-11,785.00	-85.07
TOTAL OTHER REVENUE	-1,759.76	-982.09	-777.67	-982.09	-1,759.76	-11,785.00	-85.07
TOTAL REVENUE	-32,898.30	-32,642.76	-255.54	-32,642.76	-32,898.30	-391,713.00	-91.60
EXPENSES							

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Knox County Housing Authority
INCOME STATEMENT - AHP Brentwood
April, 2019

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
<u>OPERATING EXPENSES</u>							
Administrative Salaries & Benefits							
60-1-000-000-6330.000 Manager Salaries	1,954.57	0.00	1,954.57	0.00	1,954.57	0.00	
60-1-000-000-6330.001 Salaries Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6330.500 Manager's Benefits	586.46	0.00	586.46	0.00	586.46	0.00	
60-1-000-000-6330.501 Wellness Benefit-Admin	0.00	0.00	0.00	0.00	0.00	0.00	
Total Administrative Salaries & Benefits	2,541.03	0.00	2,541.03	0.00	2,541.03	0.00	
Admin Sundry							
60-1-000-000-6210.000 Admin. Advertisement	-9.20	41.67	-50.87	41.67	-9.20	500.00	-101.84
60-1-000-000-6250.000 Misc Renting Expense	-85.00	141.67	-226.67	141.67	-85.00	1,700.00	-105.00
60-1-000-000-6311.000 Office Expense-Brent	19.86	150.00	-130.14	150.00	19.86	1,800.00	-98.90
60-1-000-000-6311.050 Office Rental Expense	212.50	221.83	-9.33	221.83	212.50	2,662.00	-92.02
60-1-000-000-6311.100 Phone/Internet Service	158.71	180.00	-21.29	180.00	158.71	2,160.00	-92.65
60-1-000-000-6311.150 IT Support	0.00	33.33	-33.33	33.33	0.00	400.00	-100.00
60-1-000-000-6340.000 Legal	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6350.000 Audit	0.00	75.00	-75.00	75.00	0.00	900.00	-100.00
60-1-000-000-6360.000 Training - Staff	0.00	83.33	-83.33	83.33	0.00	1,000.00	-100.00
60-1-000-000-6360.010 Training - Commiss	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6365.000 Travel - Staff	-68.73	125.00	-193.73	125.00	-68.73	1,500.00	-104.58
60-1-000-000-6365.010 Travel - Commissioners	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6370.000 Bad Debt	-350.00	166.67	-516.67	166.67	-350.00	2,000.00	-117.50
60-1-000-000-6380.000 Consulting Services	0.00	41.67	-41.67	41.67	0.00	500.00	-100.00
60-1-000-000-6380.500 Translating/Interp Serv.	0.00	16.67	-16.67	16.67	0.00	200.00	-100.00
60-1-000-000-6399.000 Other Administrative	0.00	66.67	-66.67	66.67	0.00	800.00	-100.00
Total Admin Sundry	-121.86	1,343.51	-1,465.37	1,343.51	-121.86	16,122.00	-100.76
Fee Expense							
60-1-000-000-6320.000 Management Fees	5,116.30	5,400.00	-283.70	5,400.00	5,116.30	64,800.00	-92.10
60-1-000-000-6351.000 Bookkeeping Fees	630.00	648.00	-18.00	648.00	630.00	7,776.00	-91.90
Total Fee Expense	5,746.30	6,048.00	-301.70	6,048.00	5,746.30	72,576.00	-92.08
TOTAL OPERATING EXPENSES	8,165.47	7,391.51	773.96	7,391.51	8,165.47	88,698.00	-90.79
<u>UTILITIES</u>							
Utilities Expense							
60-1-000-000-6450.000 Utilites - Electric	14.28	458.33	-444.05	458.33	14.28	5,500.00	-99.74
60-1-000-000-6451.000 Utilities - Water	0.00	800.00	-800.00	800.00	0.00	9,600.00	-100.00
60-1-000-000-6452.000 Utilities - Gas	108.17	150.00	-41.83	150.00	108.17	1,800.00	-93.99
60-1-000-000-6453.000 Utilities - Sewer	0.00	720.00	-720.00	720.00	0.00	8,640.00	-100.00
Total Utilities	122.45	2,128.33	-2,005.88	2,128.33	122.45	25,540.00	-99.52
TOTAL UTILITIES	122.45	2,128.33	-2,005.88	2,128.33	122.45	25,540.00	-99.52
<u>MAINTENANCE EXPENSES</u>							
Maintenance Salaries							
60-1-000-000-6510.000 Maintenance Salaries	3,157.24	4,108.33	-951.09	4,108.33	3,157.24	49,300.00	-93.60
60-1-000-000-6510.001 Salaries Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6510.100 OT Maintenance	0.00	20.83	-20.83	20.83	0.00	250.00	-100.00
60-1-000-000-6510.200 Maint from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6510.500 Maint. Employee Ben.	1,397.45	1,795.83	-398.38	1,795.83	1,397.45	21,550.00	-93.52
60-1-000-000-6510.501 Wellness Benefit - Maint	0.00	0.00	0.00	0.00	0.00	0.00	
Total Maintenance Salaries	4,554.69	5,924.99	-1,370.30	5,924.99	4,554.69	71,100.00	-93.59
Maintenance Supplies							

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Knox County Housing Authority
INCOME STATEMENT - AHP Brentwood
April, 2019

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
60-1-000-000-6515.010 Garbage/Trash Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6515.020 Heating/Cooling Supplies	3.07	58.33	-55.26	58.33	3.07	700.00	-99.56
60-1-000-000-6515.030 Snow Removal Supplies	0.00	41.67	-41.67	41.67	0.00	500.00	-100.00
60-1-000-000-6515.050 Lndscape/Grnd Supplies	0.00	166.67	-166.67	166.67	0.00	2,000.00	-100.00
60-1-000-000-6515.070 Electrical Supplies	87.30	133.33	-46.03	133.33	87.30	1,600.00	-94.54
60-1-000-000-6515.080 Plumbing Supplies	432.27	400.00	32.27	400.00	432.27	4,800.00	-90.99
60-1-000-000-6515.100 Janitorial Supplies	0.00	125.00	-125.00	125.00	0.00	1,500.00	-100.00
60-1-000-000-6515.110 Routine Maint. Supplies	63.00	849.33	-786.33	849.33	63.00	10,192.00	-99.38
60-1-000-000-6515.114 Painting Supplies - BW	531.79	158.33	373.46	158.33	531.79	1,900.00	-72.01
60-1-000-000-6515.115 Refrigerators	0.00	125.00	-125.00	125.00	0.00	1,500.00	-100.00
60-1-000-000-6515.116 Stoves	0.00	80.00	-80.00	80.00	0.00	960.00	-100.00
60-1-000-000-6515.120 Misc. Other Supplies	0.00	41.67	-41.67	41.67	0.00	500.00	-100.00
Total Maintenance Supplies	1,117.43	2,179.33	-1,061.90	2,179.33	1,117.43	26,152.00	-95.73
Maintenance Contracts							
60-1-000-000-6516.000 Interior Repr/Repl-BW	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6516.200 Carpet Repr/Repl-BW	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6520.010 Garbage/Trash Contract	0.00	912.50	-912.50	912.50	0.00	10,950.00	-100.00
60-1-000-000-6520.020 Heat/Cool Contract	0.00	41.67	-41.67	41.67	0.00	500.00	-100.00
60-1-000-000-6520.030 Snow Removal Contract	0.00	165.00	-165.00	165.00	0.00	1,980.00	-100.00
60-1-000-000-6520.050 Landscape&Grds Cont	-166.00	166.67	-332.67	166.67	-166.00	2,000.00	-108.30
60-1-000-000-6520.070 Electrical Contract	0.00	66.67	-66.67	66.67	0.00	800.00	-100.00
60-1-000-000-6520.080 Plumbing Contract	0.00	137.50	-137.50	137.50	0.00	1,650.00	-100.00
60-1-000-000-6520.090 Extermination Contract	0.00	212.50	-212.50	212.50	0.00	2,550.00	-100.00
60-1-000-000-6520.100 Janitorial Contract	0.00	108.33	-108.33	108.33	0.00	1,300.00	-100.00
60-1-000-000-6520.110 Routine Maint. Contract	33.00	100.00	-67.00	100.00	33.00	1,200.00	-97.25
60-1-000-000-6520.111 Carpet Repr/Repl Cont.	0.00	558.33	-558.33	558.33	0.00	6,700.00	-100.00
60-1-000-000-6520.120 Misc. Other Contracts	0.00	4,516.67	-4,516.67	4,516.67	0.00	54,200.00	-100.00
Total Maintenance Contracts	-133.00	6,985.84	-7,118.84	6,985.84	-133.00	83,830.00	-100.16
TOTAL MAINTENANCE	5,539.12	15,090.16	-9,551.04	15,090.16	5,539.12	181,082.00	-96.94
<u>TAXES & INSURANCE EXPENSE</u>							
Taxes & Insurance Expense							
60-1-000-000-6710.000 PILOT - Real Estate Tax	1,532.78	1,672.83	-140.05	1,672.83	1,532.78	20,074.00	-92.36
60-1-000-000-6720.000 Property Insurance	952.05	966.67	-14.62	966.67	952.05	11,600.00	-91.79
60-1-000-000-6720.500 Equipment Insurance	47.88	50.00	-2.12	50.00	47.88	600.00	-92.02
60-1-000-000-6721.000 Liability Insurance	167.63	168.75	-1.12	168.75	167.63	2,025.00	-91.72
60-1-000-000-6721.500 PE & PO Insuranace	78.79	81.33	-2.54	81.33	78.79	976.00	-91.93
60-1-000-000-6722.000 Work Comp Insurance	251.90	254.17	-2.27	254.17	251.90	3,050.00	-91.74
60-1-000-000-6722.500 Auto Insurnace	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6724.000 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6790.000 Other General Exp	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6795.000 Compensated Absences	1,284.28	0.00	1,284.28	0.00	1,284.28	0.00	
Total Taxes & Insurance Expense	4,315.31	3,193.75	1,121.56	3,193.75	4,315.31	38,325.00	-88.74
TOTAL TAXES & INSURANCE EXPENSE	4,315.31	3,193.75	1,121.56	3,193.75	4,315.31	38,325.00	-88.74
<u>MISCELLANEOUS EXPENSE</u>							
Financial Expenses							

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Knox County Housing Authority
INCOME STATEMENT - AHP Brentwood
April, 2019

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
60-1-000-000-6810.000 Interest Expense Payable	193.26	2,166.67	-1,973.41	2,166.67	193.26	26,000.00	-99.26
60-1-000-000-6860.000 Security Deposit Interest	0.00	0.00	0.00	0.00	0.00	0.00	
Total Financial Expenses	193.26	2,166.67	-1,973.41	2,166.67	193.26	26,000.00	-99.26
Amortization Expense							
Total Amortization Expense	0.00	0.00	0.00	0.00	0.00	0.00	
Surplus Adjustments							
60-1-000-000-6010.000 Prior Yr Adj - BW	0.00	0.00	0.00	0.00	0.00	0.00	
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	0.00	
Provision for Reserve							
60-1-000-000-7010.000 Provision For Reserve	0.00	0.00	0.00	0.00	0.00	0.00	
Total Provision for Reserve	0.00	0.00	0.00	0.00	0.00	0.00	
Capital Expenditures							
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	0.00	
Vandalism Expenditures							
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	0.00	
Transfers In/Out							
60-1-000-000-9111.000 Operating Xfers - In	0.00	0.00	0.00	0.00	0.00	0.00	
Total Transfers In/Out	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL MISCELLANEOUS EXPENSE	193.26	2,166.67	-1,973.41	2,166.67	193.26	26,000.00	-99.26
TOTAL EXPENSES BEFORE DEPRECIATION	18,335.61	29,970.42	-11,634.81	29,970.42	18,335.61	359,645.00	-94.90
NET REVENUE/EXPENSES (PROFIT)/LOSS	-14,562.69	-2,672.34	-11,890.35	-2,672.34	-14,562.69	-32,068.00	-54.59
Depreciation Expense							
60-1-000-000-6600.000 Depreciation Expense	7,330.00	7,330.00	0.00	7,330.00	7,330.00	87,960.00	-91.67
Total Depreciation Expense	7,330.00	7,330.00	0.00	7,330.00	7,330.00	87,960.00	-91.67
TOTAL DEPRECIATION EXPENSE	7,330.00	7,330.00	0.00	7,330.00	7,330.00	87,960.00	-91.67
NET REVENUE/EXPENSE (PROFIT)/LOSS AFTER DEPRECIATION EXPENSE	-7,232.69	4,657.66	-11,890.35	4,657.66	-7,232.69	55,892.00	-112.94
TOTAL BOND PAYMENT	-193.26	0.00	-193.26	0.00	-193.26	0.00	

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Knox County Housing Authority
INCOME STATEMENT - AHP, Prairieland
April, 2019

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
PUM - Prairieland	65.00	65.00	0.00	65.00	65.00	780.00	0.00
REVENUE							
<u>TENANT REVENUE</u>							
Tenant Rent Revenue							
60-1-000-001-5120.000 Rent - Prairieland	-21,159.00	-22,025.50	866.50	-22,025.50	-21,159.00	-264,306.00	-91.99
60-1-000-001-5125.000 PHA Rent	-1,975.00	-2,100.00	125.00	-2,100.00	-1,975.00	-25,200.00	-92.16
60-1-000-001-5126.000 Georgia HAP - Prairie S8	-2,965.00	-3,300.00	335.00	-3,300.00	-2,965.00	-39,600.00	-92.51
60-1-000-001-5320.000 Rent Adjustments	0.00	0.00	0.00	0.00	0.00	0.00	
Total Tenant Rent Revenue	-26,099.00	-27,425.50	1,326.50	-27,425.50	-26,099.00	-329,106.00	-92.07
Excess Rent							
60-1-000-001-5970.000 Excess Rent	-563.00	-600.00	37.00	-600.00	-563.00	-7,200.00	-92.18
60-1-000-001-5971.000 Excess Rent to HUD	0.00	0.00	0.00	0.00	0.00	0.00	
Total Excess Rent	-563.00	-600.00	37.00	-600.00	-563.00	-7,200.00	-92.18
Vacancies Revenue							
60-1-000-001-5220.000 Vacancies	0.00	490.42	-490.42	490.42	0.00	5,885.00	-100.00
Total Vacancies Revenue	0.00	490.42	-490.42	490.42	0.00	5,885.00	-100.00
TOTAL TENANT REVENUE	-26,662.00	-27,535.08	873.08	-27,535.08	-26,662.00	-330,421.00	-91.93
<u>INVESTMENT REVENUE</u>							
Investment Revenue							
60-1-000-001-5410.000 Interest Income	0.00	-6.25	6.25	-6.25	0.00	-75.00	-100.00
60-1-000-001-5420.000 Interest Sec Dep	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5440.000 Rep Res Interest	0.00	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	
60-1-000-001-5500.000 HUD Interest Payment	0.00	0.00	0.00	0.00	0.00	0.00	
Total Investment Revenue	0.00	-6.25	6.25	-6.25	0.00	-75.00	-100.00
TOTAL INVESTMENT INCOME	0.00	-6.25	6.25	-6.25	0.00	-75.00	-100.00
<u>OTHER REVENUE</u>							
Other Revenue							
60-1-000-001-5127.000 Office Rent Receipt	-212.50	-221.83	9.33	-221.83	-212.50	-2,662.00	-92.02
60-1-000-001-5900.000 Other Income	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5901.000 Income - LR Amps	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5910.000 Laundry Income	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5920.000 Bad Check Charges	-20.00	-1.67	-18.33	-1.67	-20.00	-20.00	0.00
60-1-000-001-5920.100 Deposits Forfeited	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5922.000 Labor & Materials	-959.00	-350.00	-609.00	-350.00	-959.00	-4,200.00	-77.17
60-1-000-001-5923.000 Misc Charges	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5925.000 Late Charges	-214.00	-170.00	-44.00	-170.00	-214.00	-2,040.00	-89.51
60-1-000-001-5926.000 Violation Charges	0.00	-33.75	33.75	-33.75	0.00	-405.00	-100.00
60-1-000-001-5930.000 Retained HAP	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5979.000 Gifts	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5990.300 T.S. Income - Grants	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5991.000 ECRM Grant Inc-PL	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5992.500 Late Charges	0.00	0.00	0.00	0.00	0.00	0.00	
Total Other Revenue	-1,405.50	-777.25	-628.25	-777.25	-1,405.50	-9,327.00	-84.93
TOTAL OTHER REVENUE	-1,405.50	-777.25	-628.25	-777.25	-1,405.50	-9,327.00	-84.93
TOTAL REVENUE	-28,067.50	-28,318.58	251.08	-28,318.58	-28,067.50	-339,823.00	-91.74

EXPENSES

Date:
Time:
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Knox County Housing Authority
INCOME STATEMENT - AHP, Prairieland
April, 2019

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
60-1-000-001-6515.020 Heating/Cooling Supplies	167.00	100.00	67.00	100.00	167.00	1,200.00	-86.08
60-1-000-001-6515.030 Snow Removal Supplies	0.00	45.83	-45.83	45.83	0.00	550.00	-100.00
60-1-000-001-6515.050 Lndscape/Grnd Supplies	0.00	150.00	-150.00	150.00	0.00	1,800.00	-100.00
60-1-000-001-6515.070 Electrical Supplies	169.15	116.67	52.48	116.67	169.15	1,400.00	-87.92
60-1-000-001-6515.080 Plumbing Supplies	144.20	208.33	-64.13	208.33	144.20	2,500.00	-94.23
60-1-000-001-6515.100 Janitorial Supplies	27.16	66.67	-39.51	66.67	27.16	800.00	-96.61
60-1-000-001-6515.110 Routine Maint. Supplies	148.20	541.67	-393.47	541.67	148.20	6,500.00	-97.72
60-1-000-001-6515.114 Painting Supplies - PL	0.00	150.00	-150.00	150.00	0.00	1,800.00	-100.00
60-1-000-001-6515.115 Refrigerators	0.00	79.17	-79.17	79.17	0.00	950.00	-100.00
60-1-000-001-6515.116 Stoves	0.00	66.67	-66.67	66.67	0.00	800.00	-100.00
60-1-000-001-6515.120 Other Misc. Supplies	0.00	83.33	-83.33	83.33	0.00	1,000.00	-100.00
Total Maintenance Supplies	655.71	1,608.34	-952.63	1,608.34	655.71	19,300.00	-96.60
Maintenance Contracts							
60-1-000-001-6516.000 Interior Repr/Repl-PL	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6516.200 Carpet Repr/Repl-PL	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6520.010 Garbage/Trash Contract	0.00	833.33	-833.33	833.33	0.00	10,000.00	-100.00
60-1-000-001-6520.020 Heat/Cool Contract	0.00	50.00	-50.00	50.00	0.00	600.00	-100.00
60-1-000-001-6520.030 Snow Removal Contract	0.00	125.00	-125.00	125.00	0.00	1,500.00	-100.00
60-1-000-001-6520.050 Landscape&Grnds Cont	0.00	100.00	-100.00	100.00	0.00	1,200.00	-100.00
60-1-000-001-6520.070 Electrical Contract	0.00	16.67	-16.67	16.67	0.00	200.00	-100.00
60-1-000-001-6520.080 Plumbing Contract	0.00	41.67	-41.67	41.67	0.00	500.00	-100.00
60-1-000-001-6520.090 Extermin Contract	0.00	170.83	-170.83	170.83	0.00	2,050.00	-100.00
60-1-000-001-6520.100 Janitorial	0.00	33.33	-33.33	33.33	0.00	400.00	-100.00
60-1-000-001-6520.110 Routine Main. Contract	0.00	41.67	-41.67	41.67	0.00	500.00	-100.00
60-1-000-001-6520.111 Carpet Repr/Repl Cont.	0.00	500.00	-500.00	500.00	0.00	6,000.00	-100.00
60-1-000-001-6520.120 Other Misc. Contracts	0.00	5,367.67	-5,367.67	5,367.67	0.00	64,412.00	-100.00
Total Maintenance Contracts	0.00	7,280.17	-7,280.17	7,280.17	0.00	87,362.00	-100.00
TOTAL MAINTENANCE	5,210.31	14,813.50	-9,603.19	14,813.50	5,210.31	177,762.00	-97.07
TAXES & INSURANCE EXPENSE							
Taxes & Insurance Expense							
60-1-000-001-6710.000 PILOT - Real Estate Tax	1,311.40	1,488.00	-176.60	1,488.00	1,311.40	17,856.00	-92.66
60-1-000-001-6720.000 Prpoerty Insurance	944.37	127.08	817.29	127.08	944.37	1,525.00	-38.07
60-1-000-001-6720.500 Equipment Insurance	43.99	45.75	-1.76	45.75	43.99	549.00	-91.99
60-1-000-001-6721.000 Liability Insurance	154.00	154.17	-0.17	154.17	154.00	1,850.00	-91.68
60-1-000-001-6721.500 PE & PO Insuranace	78.79	80.83	-2.04	80.83	78.79	970.00	-91.88
60-1-000-001-6722.000 Work Comp Insurance	251.90	254.17	-2.27	254.17	251.90	3,050.00	-91.74
60-1-000-001-6722.500 Auto Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6724.000 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6790.000 Other General Expense	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6795.000 Comp Absences	1,284.28	0.00	1,284.28	0.00	1,284.28	0.00	
Total Taxes & Insurance Expense	4,068.73	2,150.00	1,918.73	2,150.00	4,068.73	25,800.00	-84.23
TOTAL TAXES & INSURANCE EXPENSE	4,068.73	2,150.00	1,918.73	2,150.00	4,068.73	25,800.00	-84.23
MISCELLANEOUS EXPENSE							
Financial Expenses							
60-1-000-001-6810.000 Interest Payable	2,100.49	2,150.00	-49.51	2,150.00	2,100.49	25,800.00	-91.86
60-1-000-001-6860.000 Sec Dep Int	0.00	0.00	0.00	0.00	0.00	0.00	
Total Financial Expenses	2,100.49	2,150.00	-49.51	2,150.00	2,100.49	25,800.00	-91.86
Amortization Expense							
Total Amortization Expense	0.00	0.00	0.00	0.00	0.00	0.00	
Surplus Adjustments							

Date:
Time:
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Knox County Housing Authority
INCOME STATEMENT - AHP, Prairieland
April, 2019

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
60-1-000-001-6010.000 Prior Yr Adj - PL	0.00	0.00	0.00	0.00	0.00	0.00	
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	0.00	
Provision for Reserve							
60-1-000-001-7010.000 Provision For Reserve	0.00	0.00	0.00	0.00	0.00	0.00	
Total Provision for Reserve	0.00	0.00	0.00	0.00	0.00	0.00	
Capital Expenditures							
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	0.00	
Vandalism Expenditures							
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	0.00	
Transfers In/Out							
60-1-000-001-9111.000 Operating Xfers - In	0.00	0.00	0.00	0.00	0.00	0.00	
Total Transfers In/Out	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL MISCELLANEOUS EXPENSE	<u>2,100.49</u>	<u>2,150.00</u>	<u>-49.51</u>	<u>2,150.00</u>	<u>2,100.49</u>	<u>25,800.00</u>	<u>-91.86</u>
TOTAL EXPENSES BEFORE DEPRECIATION	<u>18,700.55</u>	<u>31,314.32</u>	<u>-12,613.77</u>	<u>31,314.32</u>	<u>18,700.55</u>	<u>375,772.00</u>	<u>-95.02</u>
NET REVENUE/EXPENSES (PROFIT)/LOSS	-9,366.95	2,995.74	-12,362.69	2,995.74	-9,366.95	35,949.00	-126.06
Depreciation Expense							
60-1-000-001-6600.000 Depreciation Expense	6,257.00	6,257.50	-0.50	6,257.50	6,257.00	75,090.00	-91.67
Total Depreciation Expense	6,257.00	6,257.50	-0.50	6,257.50	6,257.00	75,090.00	-91.67
TOTAL DEPRECIATION EXPENSE	<u>6,257.00</u>	<u>6,257.50</u>	<u>-0.50</u>	<u>6,257.50</u>	<u>6,257.00</u>	<u>75,090.00</u>	<u>-91.67</u>
NET REVENUE/EXPENSE (PROFIT)/LOSS AFTER DEPRECIATION EXPENSE	-3,109.95	9,253.24	-12,363.19	9,253.24	-3,109.95	111,039.00	-102.80
TOTAL BOND PAYMENT	-193.26	0.00	-193.26	0.00	-193.26	0.00	

COCC

	<u>May-19</u>	<u>Current YTD</u>	<u>Notes:</u>
Operating Income	\$53,359.30	\$105,436.10	IAHA Management & Maintenance Clinic training expenses
Operating Expenses	\$37,160.78	\$66,276.98	Received \$1020 for Jenny working at other amps.
Net Revenue Income/(Loss)	\$16,198.52	\$39,159.12	

Operated in the black for the month, and YTD.

COCC's Cash, Investments, A/R, & A/P \$1,152,498.94

MOON TOWERS

	<u>May-19</u>	<u>Current YTD</u>	<u>Notes:</u>
Operating Income	\$69,217.63	\$131,361.55	IAHA Management & Maintenance Clinic training expenses
Operating Expenses	\$59,704.84	\$107,667.59	Utilities due.
Net Revenue Income/(Loss)	\$9,512.79	\$23,693.96	Received collections from IDROP - \$162.75

Operated in the black for the month, and YTD.

Moon Towers' Cash, Investments, A/R, & A/P \$488,800.83 **\$143,556.79** *minimum reserve position*

FAMILY

	<u>May-19</u>	<u>Current YTD</u>	<u>Notes:</u>
Operating Income	\$71,229.96	\$141,785.08	IAHA Management & Maintenance Clinic training expenses
Operating Expenses	\$76,906.17	\$135,431.99	Utilities due.
Net Revenue Income/(Loss)	(\$5,676.21)	\$6,353.09	Received collections from IDROP -\$8038.00

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

Family's Cash, Investments, A/R, & A/P \$354,496.34 **\$180,575.99** *minimum reserve position*

BLUEBELL

	<u>May-19</u>	<u>Current YTD</u>	<u>Notes:</u>
Operating Income	\$19,458.51	\$38,600.31	IAHA Management & Maintenance Clinic training expenses
Operating Expenses	\$22,006.34	\$38,250.59	Utilities due.
Net Revenue Income/(Loss)	(\$2,547.83)	\$349.72	

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

Bluebell's Cash, Investments, A/R, & A/P \$94,527.92 **\$51,000.79** *minimum reserve position*

BRENTWOOD

	<u>May-19</u>	<u>Current YTD</u>	<u>Notes:</u>
Operating Income	\$32,317.76	\$65,216.06	IAHA Management & Maintenance Clinic training expenses
Operating Expenses	\$22,220.19	\$40,555.80	Utilities due.
Net Revenue Income/(Loss)	\$10,097.57	\$24,660.26	Received collections from IDROP -\$1770.43

Operated in the black for the month, and YTD.

Brentwood's Cash, Investments, A/R, & A/P \$117,668.14

PRAIRIELAND

	<u>May-19</u>	<u>Current YTD</u>	<u>Notes:</u>
Operating Income	\$27,561.50	\$55,629.00	IAHA Management & Maintenance Clinic training expenses
Operating Expenses	\$22,829.29	\$41,529.84	Utilities due.
Net Revenue Income/(Loss)	\$4,732.21	\$14,099.16	Received collections from IDROP -\$87.00

Operated in the black for the month, and YTD.

PrairieLand's Cash, Investments, A/R, & A/P \$54,023.13

Restricted - Security Deposits (\$687.00)

Restricted - Replacement Reserve (\$129,553.94)

Restricted - Residual Receipts (\$54,510.07)

PL's Total Cash (\$130,727.88)

These are held out to cover PrairieLand Security Deposits.

These funds are held in the Replacement Reserve Savings Account.

These funds are held in the Residual Receipts Savings Account.

HOUSING CHOICE VOUCHERS

ADMINISTRATIVE

	<u>May-19</u>	<u>Current YTD</u>	<u>Notes:</u>
Operating Income	\$9,027.32	\$18,405.05	IAHA Management & Maintenance Clinic training expenses
Operating Expenses	\$11,182.45	\$22,978.72	Paid Salaries, Inspections, and admin. Expenses.
Net Revenue Income/(Loss)	(\$2,155.13)	(\$4,573.67)	

Deficit covered by the UNP.

Unrestricted Net Position (UNP)	\$108,112.16	4/30/2019 Balance
Investment in Fixed Assets	\$0.00	
Monthly VMS Net Revenue Income/(Loss)	(\$2,155.13)	
	<u>\$0.00</u>	Year End Adjustment
UNP Ending Balance	\$105,957.03	For Admin Expenses and HAP (if needed)
<i>Pre 2004 Balance</i>	<i>\$110,530.70</i>	
Monthly VMS Net Revenue Income/(Loss)	(\$4,573.67)	
Investment in Fixed Assets	\$0.00	
Total UNP as of	\$105,957.03	5/31/2019

HAP

	<u>May-19</u>	<u>Current YTD</u>	<u>Notes:</u>
Operating Income	\$78,953.00	\$153,889.00	HAP payments
Operating Expenses	\$74,609.00	\$149,478.50	
Net Revenue Income/(Loss)	\$4,344.00	\$4,410.50	

Deficit covered by the RNP.

Net Restricted Position (NRP)	\$3,155.18	4/30/2019 Balance
	<u>\$0.00</u>	Year End Adjustment
Monthly VMS Net Revenue - Income/(Loss)	\$4,534.00	
NRP Ending Balance for HAP	\$7,689.18	For HAP Expenses (Only) as of 5/31/19

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

COCC - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	53,359.30	56,930.00	-3,570.70	105,436.10	683,160.00	-84.57
TOTAL OPERATING INCOME	53,359.30	56,930.00	-3,570.70	105,436.10	683,160.00	-84.57
OPERATING EXPENSE						
Total Administration Expenses	35,346.45	42,691.68	-7,345.23	66,141.07	512,300.00	-87.09
Total Tenant Services	0.00	0.00	0.00	0.00	0.00	
Total Utilities Expenses	198.61	466.67	-268.06	165.13	5,600.00	-97.05
Total Maintenance Expenses	276.68	483.31	-206.63	459.02	5,800.00	-92.09
General Expense	1,339.04	1,344.67	-5.63	-488.24	16,136.00	-103.03
TOTAL ROUTINE OPERATING EXPENSES	37,160.78	44,986.33	-7,825.55	66,276.98	539,836.00	-87.72
Total Non-Routine Expense	0.00	0.00	0.00	0.00	0.00	
Total Other Credit & Charges	0.00	0.00	0.00	0.00	0.00	
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	
Total Prov. for Operating Reserve	0.00	7,730.33	-7,730.33	0.00	92,764.00	-100.00
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
TOTAL OPERATING EXPENSES	37,160.78	52,716.66	-15,555.88	66,276.98	632,600.00	-89.52
NET REVENUE/-EXPENSE PROFIT/-LOSS	16,198.52	4,213.34	11,985.18	39,159.12	50,560.00	-22.55
Total Depreciation Expense						
Total Depreciation Expense	53.00	53.00	0.00	106.00	636.00	-83.33
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	16,145.52	4,160.34	11,985.18	39,053.12	49,924.00	-21.77

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

MOON TOWERS - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	69,217.63	65,790.60	3,427.03	131,361.55	789,487.00	-83.36
TOTAL OPERATING INCOME	69,217.63	65,790.60	3,427.03	131,361.55	789,487.00	-83.36
OPERATING EXPENSE						
Total Administration Expenses	24,551.21	25,909.99	-1,358.78	49,518.87	310,920.00	-84.07
Total Tenant Services	149.98	41.67	108.31	132.49	500.00	-73.50
Total Utilities Expenses	3,586.80	7,916.67	-4,329.87	3,284.62	95,000.00	-96.54
Total Maintenance Expenses	23,842.84	22,902.12	940.72	40,551.23	274,825.00	-85.24
General Expense	7,574.01	5,938.26	1,635.75	14,180.38	71,259.00	-80.10
TOTAL ROUTINE OPERATING EXPENSES	59,704.84	62,708.71	-3,003.87	107,667.59	752,504.00	-85.69
Total Non-Routine Expense	0.00	0.00	0.00	0.00	0.00	
Total Other Credit & Charges	0.00	0.00	0.00	0.00	0.00	
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	
Total Prov. for Operating Reserve	0.00	-26,301.42	26,301.42	0.00	-315,617.00	-100.00
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
TOTAL OPERATING EXPENSES	59,704.84	36,407.29	23,297.55	107,667.59	436,887.00	-75.36
NET REVENUE/EXPENSE PROFIT/-LOSS	9,512.79	29,383.31	-19,870.52	23,693.96	352,600.00	-93.28
Total Depreciation Expense						
Total Depreciation Expense	29,300.00	29,300.00	0.00	58,600.00	351,600.00	-83.33
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	-19,787.21	83.31	-19,870.52	-34,906.04	1,000.00	-3,590.60

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

FAMILY - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	71,229.96	76,000.16	-4,770.20	141,785.08	912,002.00	-84.45
TOTAL OPERATING INCOME	71,229.96	76,000.16	-4,770.20	141,785.08	912,002.00	-84.45
OPERATING EXPENSE						
Total Administration Expenses	30,440.23	32,637.60	-2,197.37	59,791.01	391,651.00	-84.73
Total Tenant Services	2,234.12	740.00	1,494.12	3,147.35	8,880.00	-64.56
Total Utilities Expenses	884.61	1,709.17	-824.56	454.44	20,510.00	-97.78
Total Maintenance Expenses	44,970.64	39,027.47	5,943.17	78,693.99	468,330.00	-83.20
General Expense	-1,623.43	7,317.58	-8,941.01	-6,654.80	87,811.00	-107.58
TOTAL ROUTINE OPERATING EXPENSES	76,906.17	81,431.82	-4,525.65	135,431.99	977,182.00	-86.14
Total Non-Routine Expense	0.00	0.00	0.00	0.00	0.00	
Total Other Credit & Charges	0.00	0.00	0.00	0.00	0.00	
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	
Total Prov. for Operating Reserve	0.00	-40,931.67	40,931.67	0.00	-491,180.00	-100.00
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
TOTAL OPERATING EXPENSES	76,906.17	40,500.15	36,406.02	135,431.99	486,002.00	-72.13
NET REVENUE/EXPENSE PROFIT/-LOSS	-5,676.21	35,500.01	-41,176.22	6,353.09	426,000.00	-98.51
Total Depreciation Expense						
Total Depreciation Expense	33,500.00	35,500.00	-2,000.00	67,000.00	426,000.00	-84.27
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	-39,176.21	0.01	-39,176.22	-60,646.91	0.00	

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

BLUEBELL - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	19,458.51	19,129.92	328.59	38,600.31	229,559.00	-83.19
TOTAL OPERATING INCOME	19,458.51	19,129.92	328.59	38,600.31	229,559.00	-83.19
OPERATING EXPENSE						
Total Administration Expenses	8,236.59	10,921.01	-2,684.42	18,046.06	131,052.00	-86.23
Total Tenant Services	0.00	20.83	-20.83	0.00	250.00	-100.00
Total Utilities Expenses	1,447.32	2,224.99	-777.67	2,181.98	26,700.00	-91.83
Total Maintenance Expenses	9,425.06	7,647.91	1,777.15	13,523.03	91,775.00	-85.27
General Expense	2,897.37	3,294.58	-397.21	4,499.52	39,535.00	-88.62
TOTAL ROUTINE OPERATING EXPENSES	22,006.34	24,109.32	-2,102.98	38,250.59	289,312.00	-86.78
Total Non-Routine Expense	0.00	0.00	0.00	0.00	0.00	
Total Other Credit & Charges	0.00	0.00	0.00	0.00	0.00	
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	
Total Prov. for Operating Reserve	0.00	0.00	0.00	0.00	0.00	
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
TOTAL OPERATING EXPENSES	22,006.34	24,109.32	-2,102.98	38,250.59	289,312.00	-86.78
NET REVENUE/EXPENSE PROFIT/-LOSS	-2,547.83	-4,979.40	2,431.57	349.72	-59,753.00	-100.59
Total Depreciation Expense						
Total Depreciation Expense	14,010.00	14,010.00	0.00	28,020.00	168,120.00	-83.33
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	-16,557.83	-18,989.40	2,431.57	-27,670.28	-227,873.00	-87.86

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

COCC, MT, FAMILY, BB COMBINED OS	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	213,265.40	217,850.68	-4,585.28	417,183.04	2,614,208.00	-84.04
TOTAL OPERATING INCOME	213,265.40	217,850.68	-4,585.28	417,183.04	2,614,208.00	-84.04
OPERATING EXPENSE						
Total Administration Expenses	98,574.48	112,160.28	-13,585.80	193,497.01	1,345,923.00	-85.62
Total Tenant Services	2,384.10	802.50	1,581.60	3,279.84	9,630.00	-65.94
Total Utilities Expenses	6,117.34	12,317.50	-6,200.16	6,086.17	147,810.00	-95.88
Total Maintenance Expenses	78,515.22	70,060.81	8,454.41	133,227.27	840,730.00	-84.15
General Expense	10,186.99	17,895.09	-7,708.10	11,536.86	214,741.00	-94.63
TOTAL ROUTINE OPERATING EXPENSES	195,778.13	213,236.18	-17,458.05	347,627.15	2,558,834.00	-86.41
Total Non-Routine Expense	0.00	0.00	0.00	0.00	0.00	
Total Other Credit & Charges	0.00	0.00	0.00	0.00	0.00	
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	
Total Prov. for Operating Reserve	0.00	-59,502.76	59,502.76	0.00	-714,033.00	-100.00
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
TOTAL OPERATING EXPENSES	195,778.13	153,733.42	42,044.71	347,627.15	1,844,801.00	-81.16
NET REVENUE/EXPENSE PROFIT/-LOSS	17,487.27	64,117.26	-46,629.99	69,555.89	769,407.00	-90.96
Total Depreciation Expense						
Total Depreciation Expense	76,863.00	78,863.00	-2,000.00	153,726.00	946,356.00	-83.76
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	-59,375.73	-14,745.74	-44,629.99	-84,170.11	-176,949.00	-52.43

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

	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
HCV - OPERATING STATEMENT						
ADMIN OPERATING INCOME						
Total Admin Operating Income	9,027.32	10,526.58	-1,499.26	18,784.05	126,319.00	-85.13
TOTAL ADMIN OPERATING INCOME	9,027.32	10,526.58	-1,499.26	18,784.05	126,319.00	-85.13
OPERATING EXPENSES						
Total Admin Expenses	6,900.52	9,104.17	-2,203.65	14,492.86	109,250.00	-86.73
Total Fees Expenses	3,705.00	3,758.00	-53.00	7,390.50	45,096.00	-83.61
Total General Expenses	576.93	733.75	-156.82	1,095.36	8,805.00	-87.56
TOTAL OPERATING EXPENSES	11,182.45	13,595.92	-2,413.47	22,978.72	163,151.00	-85.92
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	
Total Provision for Reserve	0.00	0.00	0.00	0.00	0.00	
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
TOTAL EXPENSES	11,182.45	13,595.92	-2,413.47	22,978.72	163,151.00	-85.92
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NET REVENUE PROFIT/-LOSS	-2,155.13	-3,069.34	914.21	-4,194.67	-36,832.00	-88.61
Total Depreciation Expense	0.00	0.00	0.00	0.00	0.00	
NET REVENUE w/Deprecitation PROFIT/-LOSS	-2,155.13	-3,069.34	914.21	-4,194.67	-36,832.00	-88.61
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HAP - OPERATING STATEMENT						
HAP INCOME						
Total Income	78,953.00	69,549.67	9,403.33	153,889.00	834,596.00	-81.56
TOTAL HAP INCOME	78,953.00	69,549.67	9,403.33	153,889.00	834,596.00	-81.56
HAP EXPENSES						
Total HAP Expenses	74,758.00	72,083.34	2,674.66	149,835.00	865,000.00	-82.68
Total General HAP Expenses	-149.00	-41.67	-107.33	-356.50	-500.00	-28.70
TOTAL HAP EXPENSES	74,609.00	72,041.67	2,567.33	149,478.50	864,500.00	-82.71
Total Prior Year Adj HAP	0.00	0.00	0.00	0.00	0.00	
REMAINING HAP from RESERVE +/-LOSS	4,344.00	-2,492.00	6,836.00	4,410.50	-29,904.00	-114.75

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

BRENTWOOD - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	32,317.76	32,642.76	-325.00	65,216.06	391,713.00	-83.35
TOTAL OPERATING INCOME	<u>32,317.76</u>	<u>32,642.76</u>	<u>-325.00</u>	<u>65,216.06</u>	<u>391,713.00</u>	<u>-83.35</u>
OPERATING EXPENSE						
Total Administration Expenses	2,261.40	1,343.51	917.89	4,680.57	16,122.00	-70.97
Total Fee Expenses	5,828.39	6,048.00	-219.61	11,574.69	72,576.00	-84.05
Total Utilities Expenses	1,996.94	2,128.33	-131.39	2,119.39	25,540.00	-91.70
Total Maintenance Expenses	7,172.75	15,090.16	-7,917.41	12,711.87	181,082.00	-92.98
Total Taxes & Insurance Expense	2,937.65	3,193.75	-256.10	7,252.96	38,325.00	-81.08
Total Financial Expenses	2,023.06	2,166.67	-143.61	2,216.32	26,000.00	-91.48
TOTAL ROUTINE OPERATING EXPENSE	<u>22,220.19</u>	<u>29,970.42</u>	<u>-7,750.23</u>	<u>40,555.80</u>	<u>359,645.00</u>	<u>-88.72</u>
Total Amortization Expense	0.00	0.00	0.00	0.00	0.00	
Total Provision for Reserve	0.00	0.00	0.00	0.00	0.00	
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Transfers In/Out	0.00	0.00	0.00	0.00	0.00	
TOTAL ALL EXPENSES BEFORE DEPRECIATION	<u>22,220.19</u>	<u>29,970.42</u>	<u>-7,750.23</u>	<u>40,555.80</u>	<u>359,645.00</u>	<u>-88.72</u>
NET REVENUE PROFIT/-LOSS						
	<u>10,097.57</u>	<u>2,672.34</u>	<u>7,425.23</u>	<u>24,660.26</u>	<u>32,068.00</u>	<u>-23.10</u>
Total Depreciation Expense						
	7,330.00	7,330.00	0.00	14,660.00	87,960.00	-83.33
NET REVENUE w/Depreciation PROFIT/-LOSS	<u>2,767.57</u>	<u>-4,657.66</u>	<u>7,425.23</u>	<u>10,000.26</u>	<u>-55,892.00</u>	<u>-117.89</u>

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

PRAIRIELAND - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	27,561.50	28,318.58	-757.08	55,629.00	339,823.00	-83.63
TOTAL OPERATING INCOME	27,561.50	28,318.58	-757.08	55,629.00	339,823.00	-83.63
OPERATING EXPENSE						
Total Administration Expenses	3,803.17	4,517.49	-714.32	5,786.96	54,210.00	-89.32
Total Fee Expenses	5,253.76	5,460.00	-206.24	10,507.52	65,520.00	-83.96
Total Utilities Expenses	1,808.73	2,223.33	-414.60	1,892.20	26,680.00	-92.91
Total Maintenance Expenses	7,223.18	14,813.50	-7,590.32	12,433.49	177,762.00	-93.01
Total Taxes & Insurance Expense	2,717.39	2,150.00	567.39	6,786.12	25,800.00	-73.70
Total Financial Expenses	2,023.06	2,150.00	-126.94	4,123.55	25,800.00	-84.02
TOTAL ROUTINE OPERATING EXPENSE	22,829.29	31,314.32	-8,485.03	41,529.84	375,772.00	-88.95
Total Amortization Expense	0.00	0.00	0.00	0.00	0.00	
Total Provision for Reserve	0.00	0.00	0.00	0.00	0.00	
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Transfers In/Out	0.00	0.00	0.00	0.00	0.00	
TOTAL ALL EXPENSES BEFORE DEPRECIATION	22,829.29	31,314.32	-8,485.03	41,529.84	375,772.00	-88.95
NET REVENUE PROFIT/-LOSS						
	4,732.21	-2,995.74	7,727.95	14,099.16	-35,949.00	-139.22
Total Depreciation Expense						
	6,257.00	6,257.50	-0.50	12,514.00	75,090.00	-83.33
NET REVENUE w/Depreciation PROFIT/-LOSS	-1,524.79	-9,253.24	7,728.45	1,585.16	-111,039.00	-101.43

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

BRENTWOOD & PRAIRIELAND COMBINED	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	59,879.26	60,961.34	-1,082.08	120,845.06	731,536.00	-83.48
TOTAL OPERATING INCOME	59,879.26	60,961.34	-1,082.08	120,845.06	731,536.00	-83.48
OPERATING EXPENSE						
Total Administration Expenses	6,064.57	5,861.00	203.57	10,467.53	70,332.00	-85.12
Total Fee Expenses	11,082.15	11,508.00	-425.85	22,082.21	138,096.00	-84.01
Total Utilities Expenses	3,805.67	4,351.66	-545.99	4,011.59	52,220.00	-92.32
Total Maintenance Expenses	14,395.93	29,903.66	-15,507.73	25,145.36	358,844.00	-92.99
Total Taxes & Insurance Expense	5,655.04	5,343.75	311.29	14,039.08	64,125.00	-78.11
Total Financial Expenses	4,046.12	4,316.67	-270.55	6,339.87	51,800.00	-87.76
TOTAL ROUTINE OPERATING EXPENSE	45,049.48	61,284.74	-16,235.26	82,085.64	735,417.00	-88.84
Total Amortization Expense	0.00	0.00	0.00	0.00	0.00	
Total Provision for Reserve	0.00	0.00	0.00	0.00	0.00	
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Transfers In/Out	0.00	0.00	0.00	0.00	0.00	
TOTAL ALL EXPENSES BEFORE DEPRECIATION	45,049.48	61,284.74	-16,235.26	82,085.64	735,417.00	-88.84
NET REVENUE PROFIT/-LOSS						
	14,829.78	-323.40	15,153.18	38,759.42	-3,881.00	-1,098.70
Total Depreciation Expense						
	13,587.00	13,587.50	-0.50	27,174.00	163,050.00	-83.33
NET REVENUE w/Depreciation PROFIT/-LOSS	1,242.78	-13,910.90	15,153.68	11,585.42	-166,931.00	-106.94

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

	Current Period	Last Year Same	Variance	Current Year
AMP001 - MOON TOWERS				
Salaries	22,351.13	21,251.77	1,099.36	41,546.57
Employee W/H Payments	0.00	0.00	0.00	0.00
Management Fees	15,953.84	16,034.43	-80.59	31,907.68
Administrative Expenses	790.98	4,800.48	-4,009.50	3,157.25
Tenant Services	149.98	8.45	141.53	132.49
Utilities	3,586.80	13,714.63	-10,127.83	3,284.62
Maintenance Supplies/Contracts	9,298.10	6,334.30	2,963.80	13,458.60
Mileage	0.00	0.00	0.00	0.00
General Expenses	7,574.01	5,104.09	2,469.92	14,180.38
Non-Routine Expense	0.00	0.00	0.00	0.00
TOTAL MOON TOWERS CLAIMS	59,704.84	67,248.15	-7,543.31	107,667.59
AMP002 - FAMILY				
Salaries	41,657.08	41,638.75	18.33	77,177.60
Employee W/H Payments	0.00	0.00	0.00	0.00
Management Fees	16,970.33	16,970.33	0.00	33,779.48
Administrative Expenses	4,406.93	6,362.89	-1,955.96	8,519.52
Tenant Services	0.00	0.00	0.00	0.00
Utilities	884.61	2,314.19	-1,429.58	454.44
Maintenance Supplies/Contracts	14,610.65	7,222.01	7,388.64	22,155.75
Mileage	0.00	0.00	0.00	0.00
General Expenses	-1,623.43	-4,163.68	2,540.25	-6,654.80
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL FAMILY CLAIMS	76,906.17	70,344.49	6,561.68	135,431.99
AMP003 - BLUEBELL				
Salaries	6,295.08	7,826.52	-1,531.44	13,405.47
Employee W/H Payments	0.00	0.00	0.00	0.00
Management Fees	4,620.09	4,539.50	80.59	9,240.18
Administrative Expenses	744.65	2,252.10	-1,507.45	1,987.95
Tenant Services	0.00	0.00	0.00	0.00
Utilities	1,447.32	1,730.23	-282.91	2,181.98
Maintenance Supplies/Contracts	6,001.83	1,962.75	4,039.08	6,935.49
Mileage	0.00	0.00	0.00	0.00
General Expenses	2,897.37	2,443.14	454.23	4,499.52
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL BLUEBELL CLAIMS	22,006.34	20,754.24	1,252.10	38,250.59
COCC				
Salaries	33,000.50	29,595.28	3,405.22	58,894.60
Employee W/H Payments	21.09	85.74	-64.65	14.12
Management Fees	0.00	0.00	0.00	0.00
Administrative Expenses	2,451.44	12,178.30	-9,726.86	7,438.27
Tenant Services	0.00	0.00	0.00	0.00
Utilities	198.61	439.36	-240.75	165.13
Maintenance Supplies/Contracts	171.19	0.00	171.19	267.22
Mileage	0.00	0.00	0.00	0.00
General Expenses	1,339.04	1,298.00	41.04	-488.24
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL COCC CLAIMS	37,181.87	43,596.68	-6,414.81	66,291.10
COMBINED - AMP1, AMP2, AMP3, & COCC				
Salaries	103,303.79	100,312.32	2,991.47	191,024.24
Employee W/H Payments	21.09	85.74	-64.65	14.12
Management Fees	37,544.26	37,544.26	0.00	74,927.34
Administrative Expenses	8,394.00	25,593.77	-17,199.77	21,102.99
Tenant Services	149.98	8.45	141.53	132.49
Utilities	6,117.34	18,198.41	-12,081.07	6,086.17
Maintenance Supplies	30,081.77	15,519.06	14,562.71	42,817.06
Mileage	0.00	0.00	0.00	0.00
General Expenses	10,186.99	4,681.55	5,505.44	11,536.86
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL LOW RENT CLAIMS	195,799.22	201,943.56	-6,144.34	347,641.27

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

	Current Period	Last Year Same Period	Variance
BRENTWOOD			
Salaries	8,343.59	8,062.21	281.38
Employee W/H Payments	0.00	0.00	0.00
Management Fees	5,828.39	5,828.39	0.00
Administrative Expenses	-730.86	180.06	-910.92
Utilities	1,996.94	2,054.48	-57.54
Maintenance Supplies/Contracts	1,821.42	3,378.07	-1,556.65
Tax & Insurance Expenses	2,937.65	2,641.52	296.13
Finacial Expenses	2,023.06	2,138.25	-115.19
TOTAL BRENTWOOD CLAIMS	<u>22,220.19</u>	<u>24,282.98</u>	<u>-2,062.79</u>
PRAIRIELAND			
Salaries	8,343.45	8,061.91	281.54
Employee W/H Payments	0.00	0.00	0.00
Management Fees	5,253.76	5,089.58	164.18
Administrative Expenses	810.94	-213.51	1,024.45
Utilities	1,808.73	5,242.83	-3,434.10
Maintenance Supplies/Contracts	1,871.96	1,974.01	-102.05
Taxes & Insurance Expenses	2,717.39	2,264.17	453.22
Financial Expenses	2,023.06	2,138.24	-115.18
TOTAL PRAIRIELAND CLAIMS	<u>22,829.29</u>	<u>24,557.23</u>	<u>-1,727.94</u>
AHP - BRENTWOOD & PRAIRIELAND			
Salaries	16,687.04	16,124.12	562.92
Employee W/H Payments	0.00	0.00	0.00
Management Fees	11,082.15	10,917.97	164.18
Administrative Expenses	80.08	-33.45	113.53
Utilities	3,805.67	7,297.31	-3,491.64
Maintenance Supplies	3,693.38	5,352.08	-1,658.70
Taxes & Insurance Expenses	5,655.04	4,905.69	749.35
Financial Expenses	4,046.12	4,276.49	-230.37
TOTAL AHP CLAIMS	<u>45,049.48</u>	<u>48,840.21</u>	<u>-3,790.73</u>
HOUSING CHOICE VOUCHER - HCV			
Salaries	6,532.31	4,935.65	1,596.66
Employee W/H Payments	0.00	0.00	0.00
Management Fees	3,705.00	3,568.50	136.50
Administrative Expenses	368.21	1,276.81	-908.60
General Expense-Admin	576.93	546.18	30.75
Total HCV Expenses	11,182.45	10,327.14	855.31
HAP Expenses	74,758.00	69,334.00	5,424.00
General Expenses	-149.00	-265.00	116.00
Total HAP Expenses	74,609.00	69,069.00	5,540.00
TOTAL HCV CLAIMS	<u>85,791.45</u>	<u>79,396.14</u>	<u>6,395.31</u>

Knox County Housing Authority
CLAIMS REPORT - GRANT PROGRAMS
May, 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	240,152.14	0.00	240,152.14	433,320.21
TOTAL CFG 2018 CLAIMS	240,152.14	0.00	240,152.14	433,320.21
CFG 2017 - \$673,386				
Admin. / Operations	0.00	0.00	0.00	0.00
General CFP Activity	0.00	0.00	0.00	673,386.00
TOTAL CFG 2017 CLAIMS	0.00	0.00	0.00	673,386.00
CFG 2016 - \$608,598				
Admin. / Operations	0.00	0.00	0.00	0.00
Fees & Costs	0.00	0.00	0.00	14,000.00
Site Improvement	0.00	0.00	0.00	0.00
Dwelling Structure	0.00	0.00	0.00	594,598.00
Dwelling Equipment	0.00	0.00	0.00	0.00
Non-Dwelling Equipment	0.00	0.00	0.00	0.00
TOTAL CFG 2016 CLAIMS	0.00	0.00	0.00	608,598.00
TOTAL CFG GRANT(S) CLAIMS	240,152.14	0.00	240,152.14	1,715,304.21

Knox County Housing Authority
CLAIMS REPORT TOTALS
May, 2019

	Current Period	Last Year Same	Variance	Current Year
TOTALS				
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<u>LOW RENT</u>				
AMP001 - MOON TOWERS	59,704.84	67,576.58	-7,871.74	107,667.59
AMP002 - FAMILY	76,906.17	70,344.49	6,561.68	135,431.99
AMP003 - BLUEBELL	22,006.34	20,754.24	1,252.10	38,250.59
COCC	37,211.88	43,596.69	-6,384.81	66,291.12
TOTAL LOW RENT	195,829.23	202,272.00	-6,442.77	347,641.29
<u>A.H.P.</u>				
BRENTWOOD	22,220.19	24,282.98	-2,062.79	40,555.80
PRAIRIELAND	22,829.29	24,557.23	-1,727.94	41,529.84
TOTAL A.H.P.	45,049.48	48,840.21	-3,790.73	82,085.64
<u>HOUSING CHOICE VOUCHER - HCV</u>				
HCV (Administrative Only)	11,182.45	10,327.14	855.31	22,978.72
TOTAL HCV	11,182.45	10,327.14	855.31	22,978.72
<u>GRANTS</u>				
CAPITAL FUND GRANT '18	240,152.14	0.00	240,152.14	240,152.14
CAPITAL FUND GRANT '17	0.00	0.00	0.00	0.00
CAPITAL FUND GRANT '16	0.00	0.00	0.00	0.00
TOTAL GRANTS	240,152.14	0.00	240,152.14	240,152.14
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TOTAL CLAIMS FOR MONTH	492,213.30	261,439.35	230,773.95	692,857.79

Date:
Time:
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Knox County Housing Authority
INCOME STATEMENT - COCC
May, 2019

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
REVENUE							
pum	15.00	15.00	0.00	30.00	30.00	180.00	0.00
FEE REVENUE							
Management Fees							
10-1-000-000-3810.000 Management Fee Inc	-42,406.41	-42,907.00	500.59	-85,814.00	-84,581.55	-514,884.00	-83.57
10-1-000-000-3810.010 Mgmt Fees CFP	0.00	0.00	0.00	0.00	0.00	0.00	
Total Management Fees	-42,406.41	-42,907.00	500.59	-85,814.00	-84,581.55	-514,884.00	-83.57
Asset Management Fees							
10-1-000-000-3820.000 Asset Mgmt Fee Inc	-4,180.00	-4,180.00	0.00	-8,360.00	-8,360.00	-50,160.00	-83.33
Total Asset Management Fees	-4,180.00	-4,180.00	0.00	-8,360.00	-8,360.00	-50,160.00	-83.33
Book Keeping Fees							
10-1-000-000-3830.000 Bookkeeping Fee Inc	-5,745.00	-5,627.00	-118.00	-11,254.00	-11,458.50	-67,524.00	-83.03
Total Book Keeping Fees	-5,745.00	-5,627.00	-118.00	-11,254.00	-11,458.50	-67,524.00	-83.03
Other Fees							
10-1-000-000-3840.000 Other Fees Inc	0.00	0.00	0.00	0.00	0.00	0.00	
Total Other Fees	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL FEE REVENUE	-52,331.41	-52,714.00	382.59	-105,428.00	-104,400.05	-632,568.00	-83.50
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	
10-1-000-000-3610.000 Interest Income	-7.89	0.00	-7.89	0.00	-16.05	0.00	
10-1-000-000-3610.010 Interest - Restricted	0.00	-8.33	8.33	-16.66	0.00	-100.00	-100.00
Total Other Grants & Investment Income	-7.89	-8.33	0.44	-16.66	-16.05	-100.00	-83.95
Other Revenue							
10-1-000-000-3690.000 Other Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3690.010 Other Income-Training	0.00	-27.67	27.67	-55.34	0.00	-332.00	-100.00
10-1-000-000-3850.005 Income from Other Amps	-1,020.00	0.00	-1,020.00	0.00	-1,020.00	0.00	
10-1-000-000-3850.120 Other Misc Inc	0.00	0.00	0.00	0.00	0.00	0.00	
Total Other Revenue	-1,020.00	-27.67	-992.33	-55.34	-1,020.00	-332.00	207.23
TOTAL OTHER REVENUE	-1,027.89	-36.00	-991.89	-72.00	-1,036.05	-432.00	139.83
TOTAL REVENUE	-53,359.30	-52,750.00	-609.30	-105,500.00	-105,436.10	-633,000.00	-83.34
EXPENSES							
ADMINISTRATIVE							
Administrative Salaries & Benefits							
10-1-000-000-4110.000 Admin Salaries	24,699.91	25,666.67	-966.76	51,333.34	44,096.93	308,000.00	-85.68
10-1-000-000-4110.001 Salaries Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4110.100 Medical Reimbursement	0.00	0.00	0.00	0.00	0.00	0.00	
Total Administrative Salaries & Benefits	24,699.91	25,666.67	-966.76	51,333.34	44,096.93	308,000.00	-85.68
Benefit Contributions - Administrative							
10-1-000-000-4110.500 Emp Benefit - Admin	7,693.81	8,750.00	-1,056.19	17,500.00	13,603.29	105,000.00	-87.04
10-1-000-000-4110.501 Wellness Benefit-Admin	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4110.502 Benefit - Comp Absence	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4110.550 Benefit - Life Ins.	501.29	0.00	501.29	0.00	1,002.58	0.00	
Total Benefit Contributions - Admin	8,195.10	8,750.00	-554.90	17,500.00	14,605.87	105,000.00	-86.09
Fee Expenses							

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Knox County Housing Authority
INCOME STATEMENT - COCC
May, 2019

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
10-1-000-000-4171.000 Audit Fee	0.00	229.17	-229.17	458.34	0.00	2,750.00	-100.00
Total Fee Expenses	0.00	229.17	-229.17	458.34	0.00	2,750.00	-100.00
Advertising & Marketing							
10-1-000-000-4190.650 Advertising	0.00	62.50	-62.50	125.00	150.00	750.00	-80.00
Total Advertising & Marketing	0.00	62.50	-62.50	125.00	150.00	750.00	-80.00
Office Expense							
10-1-000-000-4140.000 Training - Staff	724.00	1,666.67	-942.67	3,333.34	2,318.28	20,000.00	-88.41
10-1-000-000-4180.000 Telephone	273.47	416.67	-143.20	833.34	527.01	5,000.00	-89.46
10-1-000-000-4190.100 Postage	-442.00	125.00	-567.00	250.00	-451.76	1,500.00	-130.12
10-1-000-000-4190.200 Office Supplies	100.25	125.00	-24.75	250.00	110.73	1,500.00	-92.62
10-1-000-000-4190.300 Paper Supplies	0.00	83.33	-83.33	166.66	0.00	1,000.00	-100.00
10-1-000-000-4190.400 Printing/printers	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4190.401 Printing Supplies	0.00	166.67	-166.67	333.34	1,216.92	2,000.00	-39.15
10-1-000-000-4190.500 Printer/Copier Supp-Cont	184.75	0.00	184.75	0.00	369.50	0.00	
10-1-000-000-4190.550 Computers	0.00	416.67	-416.67	833.34	0.00	5,000.00	-100.00
10-1-000-000-4190.600 Publications	0.00	41.67	-41.67	83.34	0.00	500.00	-100.00
10-1-000-000-4190.700 Member Dues/Fees	0.00	833.33	-833.33	1,666.66	0.00	10,000.00	-100.00
10-1-000-000-4190.800 Internet Services	156.83	250.00	-93.17	500.00	412.66	3,000.00	-86.24
10-1-000-000-4190.850 IT Support	396.24	416.67	-20.43	833.34	396.24	5,000.00	-92.08
Total Office Expense	1,393.54	4,541.68	-3,148.14	9,083.36	4,899.58	54,500.00	-91.01
Legal Expense							
10-1-000-000-4130.000 Legal Expense	700.00	833.33	-133.33	1,666.66	700.00	10,000.00	-93.00
10-1-000-000-4190.900 Court Costs	0.00	0.00	0.00	0.00	0.00	0.00	
Total Legal Expense	700.00	833.33	-133.33	1,666.66	700.00	10,000.00	-93.00
Travel Expense							
10-1-000-000-4150.000 Travel - Staff	-870.00	333.33	-1,203.33	666.66	-913.00	4,000.00	-122.83
10-1-000-000-4150.010 Travel - Commissioners	0.00	250.00	-250.00	500.00	0.00	3,000.00	-100.00
10-1-000-000-4150.100 Mileage - Admin	0.00	41.67	-41.67	83.34	276.08	500.00	-44.78
Total Travel Expense	-870.00	625.00	-1,495.00	1,250.00	-636.92	7,500.00	-108.49
Other Expense							
10-1-000-000-4140.010 Training-Commissioners	297.00	583.33	-286.33	1,166.66	297.00	7,000.00	-95.76
10-1-000-000-4160.000 Consulting Services	895.23	1,250.00	-354.77	2,500.00	1,790.46	15,000.00	-88.06
10-1-000-000-4160.500 Translating/Interp Serv.	0.00	25.00	-25.00	50.00	0.00	300.00	-100.00
10-1-000-000-4170.000 Accounting Fee	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4190.000 Other Sundry	25.23	83.33	-58.10	166.66	227.71	1,000.00	-77.23
10-1-000-000-4190.950 Background Verification	10.44	41.67	-31.23	83.34	10.44	500.00	-97.91
Total Other Expense	1,227.90	1,983.33	-755.43	3,966.66	2,325.61	23,800.00	-90.23
TOTAL OPERATING EXPENSE - Admin	35,346.45	42,691.68	-7,345.23	85,383.36	66,141.07	512,300.00	-87.09
UTILITIES EXPENSE							
Utilities Expense							
10-1-000-000-4310.000 Water	22.50	25.00	-2.50	50.00	22.50	300.00	-92.50
10-1-000-000-4315.000 Sewer	8.73	12.50	-3.77	25.00	8.73	150.00	-94.18
10-1-000-000-4320.000 Electric	167.38	229.17	-61.79	458.34	133.90	2,750.00	-95.13
10-1-000-000-4330.000 Gas	0.00	200.00	-200.00	400.00	0.00	2,400.00	-100.00
10-1-000-000-4340.000 Fuel	0.00	0.00	0.00	0.00	0.00	0.00	
Total Utilites Expense	198.61	466.67	-268.06	933.34	165.13	5,600.00	-97.05
TOTAL UTILITIES EXPENSE	198.61	466.67	-268.06	933.34	165.13	5,600.00	-97.05
MAINTENANCE & OPERATIONS EXPENSE							
Maintenance - Labor & OT							

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Knox County Housing Authority
INCOME STATEMENT - COCC
May, 2019

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Total Maintenance - Labor & OT	105.49	0.00	105.49	0.00	191.80	0.00	
Benefit Contributions - Maintenance							
Total Benefit Contributions - Maint.	0.00	0.00	0.00	0.00	0.00	0.00	
Maintenance - Materials/Supplies							
10-1-000-000-4420.010 Garbage&Trash Supp	0.00	20.83	-20.83	41.66	0.00	250.00	-100.00
10-1-000-000-4420.020 Htg & Cooling	0.00	20.83	-20.83	41.66	0.00	250.00	-100.00
10-1-000-000-4420.050 Landscape/Grounds Sup	0.00	20.83	-20.83	41.66	0.00	250.00	-100.00
10-1-000-000-4420.060 Maint - Supplies-BB	0.00	20.83	-20.83	41.66	0.00	250.00	-100.00
10-1-000-000-4420.070 Electrical Supplies	0.00	20.83	-20.83	41.66	0.00	250.00	-100.00
10-1-000-000-4420.080 COCC-Elect supp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4420.100 Janitorial Supplies	126.19	25.00	101.19	50.00	126.19	300.00	-57.94
10-1-000-000-4420.110 Routine Maint. Supply	0.00	25.00	-25.00	50.00	0.00	300.00	-100.00
10-1-000-000-4420.120 Other Misc Supply	0.00	8.33	-8.33	16.66	0.00	100.00	-100.00
10-1-000-000-4420.125 Mileage	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4420.126 Vehicle Supplies	0.00	41.67	-41.67	83.34	8.29	500.00	-98.34
Total Maintenance - Materials/Supplies	126.19	204.15	-77.96	408.30	134.48	2,450.00	-94.51
Maintenance - Contracts							
10-1-000-000-4430.000 Maint-Contracts-Gen	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.010 Garbage & Trash Cont	45.00	29.17	15.83	58.34	45.00	350.00	-87.14
10-1-000-000-4430.020 Heating&Cooling Cont	0.00	41.67	-41.67	83.34	0.00	500.00	-100.00
10-1-000-000-4430.030 Snow Removal Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.050 Landscape & Grds Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.060 Unit Turnaround Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.070 Electrical Contract	0.00	41.67	-41.67	83.34	0.00	500.00	-100.00
10-1-000-000-4430.080 Plumbing Contracts	0.00	20.83	-20.83	41.66	0.00	250.00	-100.00
10-1-000-000-4430.090 Extermination Cont	0.00	33.33	-33.33	66.66	87.74	400.00	-78.07
10-1-000-000-4430.100 Janitorial Contracts	0.00	8.33	-8.33	16.66	0.00	100.00	-100.00
10-1-000-000-4430.110 Routine Maint Cont	0.00	20.83	-20.83	41.66	0.00	250.00	-100.00
10-1-000-000-4430.120 Other Misc Maint Cont	0.00	20.83	-20.83	41.66	0.00	250.00	-100.00
10-1-000-000-4430.126 Vehicle Maint Cont	0.00	20.83	-20.83	41.66	0.00	250.00	-100.00
10-1-000-000-4430.200 Copiers	0.00	41.67	-41.67	83.34	0.00	500.00	-100.00
10-1-000-000-4431.000 Trash Removal	0.00	0.00	0.00	0.00	0.00	0.00	
Total Maintenance - Contracts	45.00	279.16	-234.16	558.32	132.74	3,350.00	-96.04
TOTAL MAINTENANCE EXPENSES	276.68	483.31	-206.63	966.62	459.02	5,800.00	-92.09
<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	
10-1-000-000-4510.010 Property Insurance	76.78	78.00	-1.22	156.00	153.56	936.00	-83.59
10-1-000-000-4510.015 Equipment Insurance	10.12	10.25	-0.13	20.50	20.24	123.00	-83.54
10-1-000-000-4510.020 Liability Insurance	35.43	35.42	0.01	70.84	70.86	425.00	-83.33
10-1-000-000-4510.025 PE & PO Insurance	236.25	237.92	-1.67	475.84	472.50	2,855.00	-83.45
10-1-000-000-4510.030 Work Comp Insurance	928.21	930.83	-2.62	1,861.66	1,856.42	11,170.00	-83.38
10-1-000-000-4510.035 Auto Insurance	52.25	52.25	0.00	104.50	104.50	627.00	-83.33
10-1-000-000-4510.040 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Insurance Expense	1,339.04	1,344.67	-5.63	2,689.34	2,678.08	16,136.00	-83.40
TOTAL INSURANCE PREMIUMS EXPENSE	1,339.04	1,344.67	-5.63	2,689.34	2,678.08	16,136.00	-83.40
<u>TOTAL PROTECTIVE SERVICES EXPENSE</u>							
Protective Services - Contract							

Date:
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Knox County Housing Authority
INCOME STATEMENT - COCC
May, 2019

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
10-1-000-000-4480.000 Protect Service	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	
TOTAL PROTECTIVE SERVICES EXPENSE	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	
10-1-000-000-4530.000 Term Leave Pay	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4540.000 Emp Ben-Admin	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	
10-1-000-000-4540.300 Emp Ben-Maint.	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4590.000 Other General	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4595.000 Compensated Absences	0.00	0.00	0.00	0.00	-3,166.32	0.00	
Total General Expenses	0.00	0.00	0.00	0.00	-3,166.32	0.00	
TOTAL OTHER GENERAL EXPENSES	0.00	0.00	0.00	0.00	-3,166.32	0.00	
<u>INTEREST EXP & AMORTIZATION COST</u>							
Interest Expense							
Total Interest Expense	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL INTEREST EXP & AMORT COST	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL OPERATING EXPENSE	37,160.78	44,986.33	-7,825.55	89,972.66	66,276.98	539,836.00	-87.72
NET REVENUE/EXPENSE (GAIN/-LOSS)	-16,198.52	-7,763.67	-8,434.85	-15,527.34	-39,159.12	-93,164.00	-57.97
<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	
10-1-000-000-4610.020 Extraordinary Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4610.030 Extraordinary Contract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4620.010 Casualty Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4620.020 Casualty Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4620.030 Casualty Contract Costs	0.00	0.00	0.00	0.00	0.00	0.00	
Total Casualty & Extraordinary Expense	0.00	0.00	0.00	0.00	0.00	0.00	
Depreciation Expense							
10-1-000-000-4800.000 Depreciation Exp COCC	53.00	53.00	0.00	106.00	106.00	636.00	-83.33
Total Depreciation Expense	53.00	53.00	0.00	106.00	106.00	636.00	-83.33
TOTAL MISCELLANEOUS EXPENSES	53.00	53.00	0.00	106.00	106.00	636.00	-83.33
TOTAL EXPENSES	-16,145.52	-7,710.67	-8,434.85	-15,421.34	-39,053.12	-92,528.00	-57.79
<u>OTHER FINANCING SOURCES (USES)</u>							
Operating Transfers In/Out							
10-1-000-000-7010.000 Prov Oper Reserve	0.00	7,730.33	-7,730.33	15,460.66	0.00	92,764.00	-100.00
10-1-000-000-9111.000 Operating Xfers - In	0.00	0.00	0.00	0.00	0.00	0.00	
Total Operating Transfers In/Out	0.00	7,730.33	-7,730.33	15,460.66	0.00	92,764.00	-100.00
TOTAL OTHER FINANCING SOURCES	0.00	7,730.33	-7,730.33	15,460.66	0.00	92,764.00	-100.00
EXCESS REVENUE/EXPENSE GAIN/-LOSS	-16,145.52	19.66	-16,165.18	39.32	-39,053.12	236.00	-16,647.93

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Knox County Housing Authority
INCOME STATEMENT - AMP 1, Moon Towers
May, 2019

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
REVENUE							
pum	177.00	177.00	0.00	354.00	354.00	2,124.00	0.00
TENANT REVENUE							
Tenant Rent Revenue							
10-1-000-001-3110.000 Dwelling Rent	-36,061.00	-32,916.67	-3,144.33	-65,833.34	-69,760.00	-395,000.00	-82.34
10-1-000-001-3111.000 Utility Allowance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Tenant Rent Revenue	-36,061.00	-32,916.67	-3,144.33	-65,833.34	-69,760.00	-395,000.00	-82.34
Tenant Revenue - Other							
10-1-000-001-3120.000 Excess Utilities	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3130.000 Cable TV Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3190.000 Nondwell Rent	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3190.100 Beauty Shop Rent	-600.00	-150.00	-450.00	-300.00	-600.00	-1,800.00	-66.67
10-1-000-001-3690.000 Other Income	-180.00	0.00	-180.00	0.00	-180.00	0.00	
10-1-000-001-3690.100 Late Fees	-400.00	-250.00	-150.00	-500.00	-700.00	-3,000.00	-76.67
10-1-000-001-3690.120 Violation Fees	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3690.130 Court Cost Fees	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3690.140 Returned Check Charge	0.00	-4.17	4.17	-8.34	-25.00	-50.00	-50.00
10-1-000-001-3690.150 Laundry Income	-3,630.00	-916.67	-2,713.33	-1,833.34	-3,630.00	-11,000.00	-67.00
10-1-000-001-3690.160 Vending Machines Inc.	-313.26	-133.33	-179.93	-266.66	-469.12	-1,600.00	-70.68
10-1-000-001-3690.180 Labor	-411.25	-416.67	5.42	-833.34	-965.75	-5,000.00	-80.69
10-1-000-001-3690.200 Materials	-38.25	-83.33	45.08	-166.66	-70.28	-1,000.00	-92.97
10-1-000-001-3690.300 T.S. Income - Grants	0.00	0.00	0.00	0.00	0.00	0.00	
Total Tenant Revenue Other	-5,572.76	-1,954.17	-3,618.59	-3,908.34	-6,640.15	-23,450.00	-71.68
TOTAL TENANT REVENUE	-41,633.76	-34,870.84	-6,762.92	-69,741.68	-76,400.15	-418,450.00	-81.74
OTHER REVENUE							
HUD PH Operating Subsidy							
10-1-000-001-8020.000 Oper Sub - Curr Yr	-25,654.00	-29,961.42	4,307.42	-59,922.84	-50,914.00	-359,537.00	-85.84
Total HUD PH Operating Subsidy	-25,654.00	-29,961.42	4,307.42	-59,922.84	-50,914.00	-359,537.00	-85.84
Other Grants & Investment Income							
10-1-000-001-3404.000 Revenue-other gov grants	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3610.000 Interest Income	-1,619.34	-416.67	-1,202.67	-833.34	-3,385.18	-5,000.00	-32.30
Total Other Grants & Investment Income	-1,619.34	-416.67	-1,202.67	-833.34	-3,385.18	-5,000.00	-32.30
Other Revenue							
10-1-000-001-3850.005 Income from Other Amps	-310.53	-541.67	231.14	-1,083.34	-662.22	-6,500.00	-89.81
10-1-000-001-3850.010 Garbage & Trash Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3850.020 Heat & Cooling Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3850.030 Snow Removal Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3850.050 Landscape & Grds Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3850.070 Electrical Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3850.080 Plumbing Maint Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3850.100 Janitorial Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3850.110 Routine Maint Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3850.120 Other Mis Cont Inc.	0.00	0.00	0.00	0.00	0.00	0.00	
Total Other Revenue	-310.53	-541.67	231.14	-1,083.34	-662.22	-6,500.00	-89.81
TOTAL OTHER REVENUE	-27,583.87	-30,919.76	3,335.89	-61,839.52	-54,961.40	-371,037.00	-85.19
TOTAL REVENUE	-69,217.63	-65,790.60	-3,427.03	-131,581.20	-131,361.55	-789,487.00	-83.36
EXPENSES							

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Knox County Housing Authority
INCOME STATEMENT - AMP 1, Moon Towers
May, 2019

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
ADMINISTRATIVE							
Administrative Salaries & Benefits							
10-1-000-001-4110.000 Admin Salaries	5,577.00	5,775.00	-198.00	11,550.00	10,317.45	69,300.00	-85.11
10-1-000-001-4110.001 Salaries Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
Total Administrative Salaries & Benefits	5,577.00	5,775.00	-198.00	11,550.00	10,317.45	69,300.00	-85.11
Benefit Contributions - Administrative							
10-1-000-001-4110.500 Emp Benefit-Admin	2,229.39	2,354.17	-124.78	4,708.34	4,136.49	28,250.00	-85.36
10-1-000-001-4110.501 Wellness Benefit-Admin	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	
Total Benefit Contributions - Admin	2,229.39	2,354.17	-124.78	4,708.34	4,136.49	28,250.00	-85.36
Fee Expenses							
10-1-000-001-4120.100 Management Fee Exp	12,863.84	12,937.00	-73.16	25,874.00	25,727.68	155,244.00	-83.43
10-1-000-001-4120.200 Asset Mngt Fee Exp	1,770.00	1,770.00	0.00	3,540.00	3,540.00	21,240.00	-83.33
10-1-000-001-4120.300 Bookkeeping Fee Exp	1,320.00	1,328.00	-8.00	2,656.00	2,640.00	15,936.00	-83.43
10-1-000-001-4171.000 Audit Fee	0.00	208.33	-208.33	416.66	0.00	2,500.00	-100.00
Total Fee Expenses	15,953.84	16,243.33	-289.49	32,486.66	31,907.68	194,920.00	-83.63
Advertising & Marketing							
10-1-000-001-4190.650 Advertising	0.00	0.00	0.00	0.00	0.00	0.00	
Total Advertising & Marketing	0.00	0.00	0.00	0.00	0.00	0.00	
Office Expense							
10-1-000-001-4140.000 Training - Staff	0.00	500.00	-500.00	1,000.00	2,039.89	6,000.00	-66.00
10-1-000-001-4180.000 Telephone	147.53	166.67	-19.14	333.34	267.37	2,000.00	-86.63
10-1-000-001-4190.100 Postage	55.00	50.00	5.00	100.00	76.45	600.00	-87.26
10-1-000-001-4190.200 Office Supplies	96.65	50.00	46.65	100.00	96.65	600.00	-83.89
10-1-000-001-4190.300 Paper Supplies	41.53	33.33	8.20	66.66	41.53	400.00	-89.62
10-1-000-001-4190.400 Printing/printers	89.16	8.33	80.83	16.66	89.16	100.00	-10.84
10-1-000-001-4190.401 Printing Supplies	0.00	50.00	-50.00	100.00	0.00	600.00	-100.00
10-1-000-001-4190.500 Printer/Copier Supp-Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4190.550 Computers	0.00	208.33	-208.33	416.66	0.00	2,500.00	-100.00
10-1-000-001-4190.600 Publications	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4190.700 Member Dues/Fees	91.52	125.00	-33.48	250.00	91.52	1,500.00	-93.90
10-1-000-001-4190.800 Internet Services	87.11	100.00	-12.89	200.00	174.22	1,200.00	-85.48
10-1-000-001-4190.850 IT Support	0.00	41.67	-41.67	83.34	0.00	500.00	-100.00
Total Office Expense	608.50	1,333.33	-724.83	2,666.66	2,876.79	16,000.00	-82.02
Legal Expense							
10-1-000-001-4130.000 Legal Expense	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4190.900 Court Costs	0.00	0.00	0.00	0.00	0.00	0.00	
Total Legal Expense	0.00	0.00	0.00	0.00	0.00	0.00	
Travel Expense							
10-1-000-001-4120.125 Mileage - Don't Use	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4150.000 Travel - Staff	0.00	83.33	-83.33	166.66	0.00	1,000.00	-100.00
10-1-000-001-4150.010 Travel - Commissioners	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4150.100 Mileage - Admin	0.00	0.00	0.00	0.00	0.00	0.00	
Total Travel Expense	0.00	83.33	-83.33	166.66	0.00	1,000.00	-100.00
Other Expense							
10-1-000-001-4120.400 Fee for Service Exp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4120.500 Other Fees Exp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4140.010 Training-Commissioners	0.00	0.00	0.00	0.00	43.00	0.00	
10-1-000-001-4160.000 Consulting Services	0.00	58.33	-58.33	116.66	0.00	700.00	-100.00

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Knox County Housing Authority
INCOME STATEMENT - AMP 1, Moon Towers
May, 2019

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
10-1-000-001-4160.500 Translating/Interp Serv.	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4170.000 Accounting Fee	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4190.000 Other Sundry	0.00	0.00	0.00	0.00	54.98	0.00	
10-1-000-001-4190.950 Background Verification	182.48	62.50	119.98	125.00	182.48	750.00	-75.67
Total Other Expense	182.48	120.83	61.65	241.66	280.46	1,450.00	-80.66
TOTAL ADMINISTRATIVE EXPENSE	24,551.21	25,909.99	-1,358.78	51,819.98	49,518.87	310,920.00	-84.07
TENANT SERVICES							
Tenant Services - Salaries & Benefits							
10-1-000-001-4210.000 Ten Services-Salary	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4210.500 Emp Benfit-TenSer	0.00	0.00	0.00	0.00	0.00	0.00	
Total Ten. Ser. - Salaries & Benefits	0.00	0.00	0.00	0.00	0.00	0.00	
Tenant Services - Other							
10-1-000-001-4220.000 Ten Ser-Incentives	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4220.050 Ten Ser-Cable/TV Exp	123.96	0.00	123.96	0.00	123.96	0.00	
10-1-000-001-4220.100 Ten Ser-Supplies	0.00	0.00	0.00	0.00	-26.02	0.00	
10-1-000-001-4220.110 Ten Ser-Recreation	26.02	16.67	9.35	33.34	34.55	200.00	-82.73
10-1-000-001-4220.120 Ten Ser-Education	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4220.130 Ten Ser-Phone	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4220.140 Ten Ser-Transportation	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4220.155 National Night Out	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4220.160 TenSer-Printing&Postage	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4220.161 Ten Serv-advertizing	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4220.171 Summer Prog Functions	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4220.172 Summer Prog Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4220.175 Garden Program Expense	0.00	25.00	-25.00	50.00	0.00	300.00	-100.00
10-1-000-001-4220.181 Winter Prog Functions	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4220.182 Winter Prog Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4220.192 GED Prog Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4220.200 Emergency Shelter	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4230.000 ChildCareContract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4230.174 Summer Prog Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4230.184 Winter Prog Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4230.194 GED Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4590.100 Cable TV Expense	0.00	0.00	0.00	0.00	0.00	0.00	
Total Tenant Services - Other	149.98	41.67	108.31	83.34	132.49	500.00	-73.50
TOTAL TENANT SERVICES EXPENSE	149.98	41.67	108.31	83.34	132.49	500.00	-73.50
MAINTENANCE & OPERATIONS EXPENSE							
Maintenance - Labor & OT							
10-1-000-001-4410.000 Maintenance - Labor	10,378.50	11,393.75	-1,015.25	22,787.50	19,234.50	136,725.00	-85.93
10-1-000-001-4410.001 Salaries Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4410.100 Maint Labor - OT	265.65	266.67	-1.02	533.34	560.10	3,200.00	-82.50
10-1-000-001-4410.200 Maint - Other Amps	66.30	0.00	66.30	0.00	132.61	0.00	
Total Maintenance - Labor & OT	10,710.45	11,660.42	-949.97	23,320.84	19,927.21	139,925.00	-85.76
Benefit Contributions - Maintenance							
10-1-000-001-4410.500 Emp Benefit-Maint	3,834.29	4,254.17	-419.88	8,508.34	7,165.42	51,050.00	-85.96
10-1-000-001-4410.501 Wellness Benefit - Maint	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4410.502 Benefits Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
Total Benefit Contributions - Maint.	3,834.29	4,254.17	-419.88	8,508.34	7,165.42	51,050.00	-85.96
Maintenance - Materials/Supplies							
10-1-000-001-4420.010 Garbage&Trash Supp	0.00	41.67	-41.67	83.34	0.00	500.00	-100.00

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Knox County Housing Authority
INCOME STATEMENT - AMP 1, Moon Towers
May, 2019

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
10-1-000-001-4420.020 Heating&Cooling Supp	3.57	333.33	-329.76	666.66	3.57	4,000.00	-99.91
10-1-000-001-4420.030 Snow Removal Supplies	0.00	25.00	-25.00	50.00	0.00	300.00	-100.00
10-1-000-001-4420.031 Gas for Snow Removal	0.00	4.17	-4.17	8.34	0.00	50.00	-100.00
10-1-000-001-4420.050 Landscape/Grounds Sup	314.88	62.50	252.38	125.00	314.88	750.00	-58.02
10-1-000-001-4420.051 Gasoline for Mowing	13.56	33.33	-19.77	66.66	13.56	400.00	-96.61
10-1-000-001-4420.070 Electrical Supplies	5.37	166.67	-161.30	333.34	26.06	2,000.00	-98.70
10-1-000-001-4420.080 Plumbing Supplies	66.99	166.67	-99.68	333.34	75.16	2,000.00	-96.24
10-1-000-001-4420.090 Extermination Supplies	170.00	125.00	45.00	250.00	170.00	1,500.00	-88.67
10-1-000-001-4420.100 Janitorial Supplies	709.44	375.00	334.44	750.00	1,303.27	4,500.00	-71.04
10-1-000-001-4420.110 Routine Maint. Supplies	1,425.91	1,000.00	425.91	2,000.00	2,065.85	12,000.00	-82.78
10-1-000-001-4420.120 Other Misc Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4420.121 Laundry Equip Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4420.125 Mileage	0.00	41.67	-41.67	83.34	0.00	500.00	-100.00
10-1-000-001-4420.126 Vehicle Supplies	0.00	29.17	-29.17	58.34	8.28	350.00	-97.63
10-1-000-001-4420.130 Securitiy Supplies	0.00	291.67	-291.67	583.34	0.00	3,500.00	-100.00
Total Maintenance - Materials/Supplies	2,709.72	2,695.85	13.87	5,391.70	3,980.63	32,350.00	-87.70
Maintenance - Contracts							
10-1-000-001-4430.010 Garbage & Trash Con	210.38	416.67	-206.29	833.34	538.63	5,000.00	-89.23
10-1-000-001-4430.020 Heating & Cooling Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4430.030 Snow Removal Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4430.040 Elevator Maintenance	3,656.04	1,166.67	2,489.37	2,333.34	3,656.04	14,000.00	-73.89
10-1-000-001-4430.050 Landscape & Grds Cont	0.00	66.67	-66.67	133.34	195.00	800.00	-75.63
10-1-000-001-4430.060 Unit Turnaround Con	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4430.070 Electrical Contracts	13.30	16.67	-3.37	33.34	13.30	200.00	-93.35
10-1-000-001-4430.080 Plumbing Contracts	0.00	375.00	-375.00	750.00	0.00	4,500.00	-100.00
10-1-000-001-4430.090 Extermination Contracts	1,750.00	1,000.00	750.00	2,000.00	3,586.34	12,000.00	-70.11
10-1-000-001-4430.100 Janitorial Contracts	0.00	0.00	0.00	0.00	375.00	0.00	
10-1-000-001-4430.110 Routine Mainten Cont	481.50	541.67	-60.17	1,083.34	481.50	6,500.00	-92.59
10-1-000-001-4430.120 Other Misc Cont Cost	0.00	125.00	-125.00	250.00	0.00	1,500.00	-100.00
10-1-000-001-4430.121 Laundry Equip Contract	0.00	83.33	-83.33	166.66	155.00	1,000.00	-84.50
10-1-000-001-4430.126 Vehicle Maint Cont	0.00	41.67	-41.67	83.34	0.00	500.00	-100.00
Total Maintenance - Contracts	6,111.22	3,833.35	2,277.87	7,666.70	9,000.81	46,000.00	-80.43
TOTAL MAINTENANCE EXPENSES	23,365.68	22,443.79	921.89	44,887.58	40,074.07	269,325.00	-85.12
UTILITIES EXPENSE							
Utilities Expense							
10-1-000-001-4310.000 Water	1,171.19	1,000.00	171.19	2,000.00	1,171.19	12,000.00	-90.24
10-1-000-001-4315.000 Sewer	1,372.53	1,166.67	205.86	2,333.34	1,372.53	14,000.00	-90.20
10-1-000-001-4320.000 Electric	1,504.60	2,000.00	-495.40	4,000.00	1,202.42	24,000.00	-94.99
10-1-000-001-4330.000 Gas	0.00	3,750.00	-3,750.00	7,500.00	0.00	45,000.00	-100.00
10-1-000-001-4330.010 Refuse	-461.52	0.00	-461.52	0.00	-461.52	0.00	
Total Utilities Expense	3,586.80	7,916.67	-4,329.87	15,833.34	3,284.62	95,000.00	-96.54
TOTAL UTILITIES EXPENSE	3,586.80	7,916.67	-4,329.87	15,833.34	3,284.62	95,000.00	-96.54
TOTAL PROTECTIVE SERVICES EXPENSE							
Protective Services - Contract							
10-1-000-001-4480.000 Police Contract	477.16	208.33	268.83	416.66	477.16	2,500.00	-80.91
10-1-000-001-4480.100 ADT Contract	0.00	41.67	-41.67	83.34	0.00	500.00	-100.00
10-1-000-001-4480.500 Security Contract	0.00	208.33	-208.33	416.66	0.00	2,500.00	-100.00
Total Protective Services - Contract	477.16	458.33	18.83	916.66	477.16	5,500.00	-91.32
TOTAL PROTECTIVE SERVICES EXPENSE	477.16	458.33	18.83	916.66	477.16	5,500.00	-91.32
INSURANCE PREMIUMS EXPENSE							

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Knox County Housing Authority
INCOME STATEMENT - AMP 1, Moon Towers
May, 2019

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Insurance Expenses							
10-1-000-001-4510.000 Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4510.010 Property	1,904.10	1,933.33	-29.23	3,866.66	3,808.20	23,200.00	-83.59
10-1-000-001-4510.015 Equipment Insurance	126.12	127.17	-1.05	254.34	252.24	1,526.00	-83.47
10-1-000-001-4510.020 Liability Insurance	441.56	441.67	-0.11	883.34	883.12	5,300.00	-83.34
10-1-000-001-4510.025 PE & PO Insurance	236.25	237.92	-1.67	475.84	472.50	2,855.00	-83.45
10-1-000-001-4510.030 Work Comp Insurance	644.06	645.92	-1.86	1,291.84	1,288.12	7,751.00	-83.38
10-1-000-001-4510.035 Auto Insurance	52.25	52.25	0.00	104.50	104.50	627.00	-83.33
10-1-000-001-4510.040 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Insurance Expenses	3,404.34	3,438.26	-33.92	6,876.52	6,808.68	41,259.00	-83.50
TOTAL INSURANCE PREMIUMS EXPENSE	3,404.34	3,438.26	-33.92	6,876.52	6,808.68	41,259.00	-83.50
GENERAL EXPENSES							
General Expenses							
10-1-000-001-4530.000 Term Leave Pay	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4590.000 Other General	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4595.000 Compensated Absences	0.00	0.00	0.00	0.00	-508.59	0.00	
Total General Expenses	0.00	0.00	0.00	0.00	-508.59	0.00	
Payment In Lieu Of Taxes - PILOT Tax							
10-1-000-001-4520.000 Pay in lieu of Tax	3,247.42	2,500.00	747.42	5,000.00	6,647.54	30,000.00	-77.84
Total Payment In Lieu Of Taxes - PILOT	3,247.42	2,500.00	747.42	5,000.00	6,647.54	30,000.00	-77.84
Bad Debt Write-Offs - Tenant Rents							
10-1-000-001-4570.000 Collection Losses	922.25	0.00	922.25	0.00	1,232.75	0.00	
Total Bad Debt Write-Offs - Tenant Rents	922.25	0.00	922.25	0.00	1,232.75	0.00	
TOTAL OTHER GENERAL EXPENSES	4,169.67	2,500.00	1,669.67	5,000.00	7,371.70	30,000.00	-75.43
INTEREST EXP & AMORTIZATION COST							
Interest Expense							
10-1-000-001-5230.100 Int on DSF Invest	0.00	0.00	0.00	0.00	0.00	0.00	
Total Interest Expense	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL INTEREST EXP & AMORT COST	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL OPERATING EXPENSE	59,704.84	62,708.71	-3,003.87	125,417.42	107,667.59	752,504.00	-85.69
NET (REVENUE)/EXPENSE	-9,512.79	-3,081.89	-6,430.90	-6,163.78	-23,693.96	-36,983.00	-35.93
MISCELLANEOUS EXPENSE							
Extraordinary Expense							
10-1-000-001-4610.010 Extraordinary Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4610.020 Extraordinary Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4610.030 Extraordinary Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Extraordinary Expense	0.00	0.00	0.00	0.00	0.00	0.00	
Casualty Losses - Non-capitalized							
10-1-000-001-4620.010 Casualty Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4620.020 Casualty Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4620.030 Casualty Contract Costs	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4620.040 Insur Proceeds	0.00	0.00	0.00	0.00	0.00	0.00	
Total Casualty Losses - Non-capitalized	0.00	0.00	0.00	0.00	0.00	0.00	
Depreciation Expense							
10-1-000-001-4800.000 Depreciation Exp MT	29,300.00	29,300.00	0.00	58,600.00	58,600.00	351,600.00	-83.33
Total Depreciation Expense	29,300.00	29,300.00	0.00	58,600.00	58,600.00	351,600.00	-83.33
TOTAL MISCELLANEOUS EXPENSES	29,300.00	29,300.00	0.00	58,600.00	58,600.00	351,600.00	-83.33

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Knox County Housing Authority
INCOME STATEMENT - AMP 1, Moon Towers
May, 2019

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
TOTAL EXPENSES	<u>19,787.21</u>	<u>26,218.11</u>	<u>-6,430.90</u>	<u>52,436.22</u>	<u>34,906.04</u>	<u>314,617.00</u>	<u>-88.91</u>
<u>OTHER FINANCING SOURCES (USES)</u>							
Operating Transfers In/Out							
10-1-000-001-7010.000 Prov Oper Reserve	0.00	-26,301.42	26,301.42	-52,602.84	0.00	-315,617.00	-100.00
10-1-000-001-9111.000 Operating Xfers - In	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-9111.100 Operating Xfers - Out	0.00	0.00	0.00	0.00	0.00	0.00	
Total Operating Transfers In/Out	0.00	-26,301.42	26,301.42	-52,602.84	0.00	-315,617.00	-100.00
Prior Period Adjustment							
10-1-000-001-6010.000 Prior Yr Adj-ARR	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-6020.000 Prior Yr Adj-NARR	0.00	0.00	0.00	0.00	0.00	0.00	
Total Prior Period Adj.	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL OTHER FINANCING SOURCES (USES)	<u>0.00</u>	<u>-26,301.42</u>	<u>26,301.42</u>	<u>-52,602.84</u>	<u>0.00</u>	<u>-315,617.00</u>	<u>-100.00</u>
EXCESS (REVENUE)/EXPENSE	19,787.21	-83.31	19,870.52	-166.62	34,906.04	-1,000.00	-3,590.60

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Knox County Housing Authority
INCOME STATEMENT - AMP 2, Family Sites
May, 2019

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
REVENUE							
pum	190.00	190.00	0.00	380.00	380.00	2,280.00	0.00
TENANT REVENUE							
Tenant Rent Revenue							
10-1-000-002-3110.000 Dwelling Rent	-13,567.00	-15,000.00	1,433.00	-30,000.00	-27,807.00	-180,000.00	-84.55
10-1-000-002-3111.000 Utility Allowance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Tenant Rent Revenue	-13,567.00	-15,000.00	1,433.00	-30,000.00	-27,807.00	-180,000.00	-84.55
Tenant Revenue - Other							
10-1-000-002-3190.000 Nondwell Rent	0.00	-25.00	25.00	-50.00	0.00	-300.00	-100.00
10-1-000-002-3690.000 Other Income	-321.28	0.00	-321.28	0.00	-414.48	0.00	
10-1-000-002-3690.100 Late Fees	-900.00	-583.33	-316.67	-1,166.66	-1,700.00	-7,000.00	-75.71
10-1-000-002-3690.120 Violation Fees	-450.00	-583.33	133.33	-1,166.66	-510.00	-7,000.00	-92.71
10-1-000-002-3690.130 Court Cost Fees	0.00	-18.75	18.75	-37.50	0.00	-225.00	-100.00
10-1-000-002-3690.140 Returned Check Charge	0.00	-6.25	6.25	-12.50	0.00	-75.00	-100.00
10-1-000-002-3690.180 Labor	-1,170.75	-1,166.67	-4.08	-2,333.34	-1,851.00	-14,000.00	-86.78
10-1-000-002-3690.200 Materials	-586.25	-833.33	247.08	-1,666.66	-1,056.75	-10,000.00	-89.43
10-1-000-002-3690.300 T.S. Income - Grants	0.00	0.00	0.00	0.00	0.00	0.00	
Total Tenant Revenue Other	-3,428.28	-3,216.66	-211.62	-6,433.32	-5,532.23	-38,600.00	-85.67
TOTAL TENANT REVENUE	-16,995.28	-18,216.66	1,221.38	-36,433.32	-33,339.23	-218,600.00	-84.75
OTHER REVENUE							
HUD PH Operating Subsidy							
10-1-000-002-8020.000 Oper Sub - Curr Yr	-52,780.00	-57,658.50	4,878.50	-115,317.00	-105,560.00	-691,902.00	-84.74
Total HUD PH Operating Subsidy	-52,780.00	-57,658.50	4,878.50	-115,317.00	-105,560.00	-691,902.00	-84.74
Other Grants & Investment Income							
10-1-000-002-3404.000 Revenue-other gov grants	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3404.010 Other Inc - Operations	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3610.000 Interest Income	-1,121.80	0.00	-1,121.80	0.00	-2,345.08	0.00	
Total Other Grants & Investment Income	-1,121.80	0.00	-1,121.80	0.00	-2,345.08	0.00	
Other Revenue							
10-1-000-002-3195.000 Day Care Income	-250.00	-125.00	-125.00	-250.00	-375.00	-1,500.00	-75.00
10-1-000-002-3850.005 Income from Other Amps	-82.88	0.00	-82.88	0.00	-165.77	0.00	
10-1-000-002-3850.010 Garbage & Trash Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3850.020 Heating & Cooling Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3850.030 Snow Removal Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3850.040 Elevator Main Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3850.050 Landscape&Grds Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3850.060 Unit Turnaround Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3850.070 Electrical Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3850.080 Plumbing Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3850.100 Janitorial Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3850.110 Routine Main Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3850.120 Other Misc Inc	0.00	0.00	0.00	0.00	0.00	0.00	
Total Other Revenue	-332.88	-125.00	-207.88	-250.00	-540.77	-1,500.00	-63.95
TOTAL OTHER REVENUE	-54,234.68	-57,783.50	3,548.82	-115,567.00	-108,445.85	-693,402.00	-84.36
TOTAL REVENUE	-71,229.96	-76,000.16	4,770.20	-152,000.32	-141,785.08	-912,002.00	-84.45

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Knox County Housing Authority
INCOME STATEMENT - AMP 2, Family Sites
May, 2019

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
EXPENSES							
ADMINISTRATIVE							
Administrative Salaries & Benefits							
10-1-000-002-4110.000 Admin Salaries	5,778.00	8,654.17	-2,876.17	17,308.34	11,785.80	103,850.00	-88.65
10-1-000-002-4110.001 Salaries Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4110.200 Admin - Other Amps	480.00	0.00	480.00	0.00	480.00	0.00	
Total Administrative Salaries & Benefits	6,258.00	8,654.17	-2,396.17	17,308.34	12,265.80	103,850.00	-88.19
Benefit Contributions - Administrative							
10-1-000-002-4110.500 Emp Benefit - Admin	2,804.97	4,764.58	-1,959.61	9,529.16	5,226.21	57,175.00	-90.86
10-1-000-002-4110.501 Wellness Benefit-Admin	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4110.502 Benefit - Comp Absence	0.00	0.00	0.00	0.00	0.00	0.00	
Total Benefit Contributions - Admin	2,804.97	4,764.58	-1,959.61	9,529.16	5,226.21	57,175.00	-90.86
Fee Expenses							
10-1-000-002-4120.100 Management Fee Exp	13,667.83	13,888.00	-220.17	27,776.00	27,189.48	166,656.00	-83.69
10-1-000-002-4120.200 Asset Mgt Fee Exp	1,900.00	1,900.00	0.00	3,800.00	3,800.00	22,800.00	-83.33
10-1-000-002-4120.300 Bookkeeping Fee Exp	1,402.50	1,425.00	-22.50	2,850.00	2,790.00	17,100.00	-83.68
10-1-000-002-4171.000 Audit Fee	0.00	0.00	0.00	0.00	0.00	0.00	
Total Fee Expenses	16,970.33	17,213.00	-242.67	34,426.00	33,779.48	206,556.00	-83.65
Advertising & Marketing							
10-1-000-002-4190.650 Advertising	0.00	0.00	0.00	0.00	0.00	0.00	
Total Advertising & Marketing	0.00	0.00	0.00	0.00	0.00	0.00	
Office Expense							
10-1-000-002-4140.000 Training - Staff	2,625.00	291.67	2,333.33	583.34	6,016.46	3,500.00	71.90
10-1-000-002-4180.000 Telephone	351.66	341.67	9.99	683.34	638.09	4,100.00	-84.44
10-1-000-002-4190.100 Postage	207.65	187.50	20.15	375.00	295.80	2,250.00	-86.85
10-1-000-002-4190.200 Office Supplies	46.66	54.17	-7.51	108.34	46.66	650.00	-92.82
10-1-000-002-4190.300 Paper Supplies	83.06	100.00	-16.94	200.00	83.06	1,200.00	-93.08
10-1-000-002-4190.400 Printing/printers	0.00	100.00	-100.00	200.00	0.00	1,200.00	-100.00
10-1-000-002-4190.401 Printing Supplies	408.67	79.17	329.50	158.34	408.67	950.00	-56.98
10-1-000-002-4190.500 Printer/Copier Supp-Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4190.550 Computers	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4190.600 Publications	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4190.700 Member Dues/Fees	98.25	83.33	14.92	166.66	98.25	1,000.00	-90.18
10-1-000-002-4190.800 Internet Services	429.82	375.00	54.82	750.00	741.70	4,500.00	-83.52
10-1-000-002-4190.850 IT Support	0.00	76.67	-76.67	153.34	0.00	920.00	-100.00
Total Office Expense	4,250.77	1,689.18	2,561.59	3,378.36	8,328.69	20,270.00	-58.91
Legal Expense							
10-1-000-002-4130.000 Legal Expense	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4190.900 Court Costs	0.00	0.00	0.00	0.00	0.00	0.00	
Total Legal Expense	0.00	0.00	0.00	0.00	0.00	0.00	
Travel Expense							
10-1-000-002-4150.000 Travel - Staff	0.00	83.33	-83.33	166.66	0.00	1,000.00	-100.00
10-1-000-002-4150.010 Travel - Commissioners	0.00	33.33	-33.33	66.66	0.00	400.00	-100.00
10-1-000-002-4150.100 Mileage - Admin	0.00	66.67	-66.67	133.34	0.00	800.00	-100.00
Total Travel Expense	0.00	183.33	-183.33	366.66	0.00	2,200.00	-100.00

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Knox County Housing Authority
INCOME STATEMENT - AMP 2, Family Sites
May, 2019

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Other Expense							
10-1-000-002-4120.400 Front Line Fee Exp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4120.500 Other Fee Exp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4140.010 Training-Commissioners	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4160.000 Consulting Services	0.00	66.67	-66.67	133.34	0.00	800.00	-100.00
10-1-000-002-4160.500 Translating/Interp Serv.	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4170.000 Accounting Fee	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4190.000 Other Sundry	0.00	0.00	0.00	0.00	34.67	0.00	
10-1-000-002-4190.950 Background Verification	156.16	66.67	89.49	133.34	156.16	800.00	-80.48
Total Other Expense	156.16	133.34	22.82	266.68	190.83	1,600.00	-88.07
TOTAL OPERATING EXPENSE - Admin	30,440.23	32,637.60	-2,197.37	65,275.20	59,791.01	391,651.00	-84.73
TENANT SERVICES							
Tenant Services - Salaries & Benefits							
10-1-000-002-4210.000 Ten Services-Salary	2,193.00	0.00	2,193.00	0.00	2,960.55	0.00	
10-1-000-002-4210.500 Emp Benefit-TenSer	41.12	0.00	41.12	0.00	186.80	0.00	
10-1-000-002-4215.000 T.S.- Part Time Pay	0.00	566.67	-566.67	1,133.34	0.00	6,800.00	-100.00
10-1-000-002-4215.500 T.S. - Part Time Benefits	0.00	65.00	-65.00	130.00	0.00	780.00	-100.00
Total Ten. Ser. - Salaries & Benefits	2,234.12	631.67	1,602.45	1,263.34	3,147.35	7,580.00	-58.48
Tenant Services - Other							
10-1-000-002-4220.000 Ten Ser-Incentives	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4220.100 Ten Ser-Supplies	0.00	83.33	-83.33	166.66	0.00	1,000.00	-100.00
10-1-000-002-4220.110 Ten Ser-Recreation	0.00	25.00	-25.00	50.00	0.00	300.00	-100.00
10-1-000-002-4220.120 Ten Ser-Education	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4220.125 Ten Ser-Other	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4220.130 Ten Ser-Phone	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4220.140 Ten Ser-Transportation	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4220.150 Ten Ser-Boat Regatta	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4220.155 National Night Out	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4220.156 Bike Repair	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4220.160 TenSer-Printing&Postage	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4220.161 Ten Serv-advertizing	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4220.170 After School Prog Exp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4220.171 Summer Prog-Functions	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4220.172 Summer Prog-Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4220.173 T.S - Fingerprinting	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4220.175 Garden Program Expense	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4220.181 Winter Prog Functions	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4220.182 Winter Prog Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4220.192 GED Prog Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4220.200 Emergency Shelter	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4230.000 Child Care Contract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4230.174 Summer Prog Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4230.184 Winter Prog Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4230.194 GED Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4230.195 GED Testing	0.00	0.00	0.00	0.00	0.00	0.00	
Total Tenant Services - Other	0.00	108.33	-108.33	216.66	0.00	1,300.00	-100.00
TOTAL TENANT SERVICES EXPENSE	2,234.12	740.00	1,494.12	1,480.00	3,147.35	8,880.00	-64.56
MAINTENANCE & OPERATIONS EXPENSE							
Maintenance - Labor & OT							

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Knox County Housing Authority
INCOME STATEMENT - AMP 2, Family Sites
May, 2019

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
10-1-000-002-4410.000 Maintenance - Labor	20,766.00	23,916.67	-3,150.67	47,833.34	39,157.28	287,000.00	-86.36
10-1-000-002-4410.001 Salaries Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4410.100 Maint Labor - OT	290.58	583.33	-292.75	1,166.66	412.02	7,000.00	-94.11
10-1-000-002-4410.200 Maint - Other Amps	205.04	0.00	205.04	0.00	205.04	0.00	
10-1-000-002-4410.300 Maintenance - Seasonal	0.00	400.00	-400.00	800.00	0.00	4,800.00	-100.00
Total Maintenance - Labor & OT	21,261.62	24,900.00	-3,638.38	49,800.00	39,774.34	298,800.00	-86.69
Benefit Contributions - Maintenance							
10-1-000-002-4410.500 Emp Benefit - Maint	9,098.37	10,045.83	-947.46	20,091.66	16,763.90	120,550.00	-86.09
10-1-000-002-4410.501 Wellness Benefit - Maint	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4410.502 Benefits Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4410.503 Emp Benefit - Seasonal	0.00	54.17	-54.17	108.34	0.00	650.00	-100.00
Total Benefit Contributions - Maint.	9,098.37	10,100.00	-1,001.63	20,200.00	16,763.90	121,200.00	-86.17
Maintenance - Materials/Supplies							
10-1-000-002-4420.010 Garbage&Trash Supp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4420.020 Heating&Cooling Supp	13.92	0.00	13.92	0.00	128.16	0.00	
10-1-000-002-4420.030 Snow Removal Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4420.031 Gas for Snow Removal	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4420.040 Roofing Contract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4420.050 Landscape/Grounds Sup	420.74	83.33	337.41	166.66	420.74	1,000.00	-57.93
10-1-000-002-4420.051 Gasoline for mowing	124.93	62.50	62.43	125.00	124.93	750.00	-83.34
10-1-000-002-4420.070 Electrical Supplies	158.05	166.67	-8.62	333.34	460.08	2,000.00	-77.00
10-1-000-002-4420.080 Plumbing Supplies	239.05	208.33	30.72	416.66	732.26	2,500.00	-70.71
10-1-000-002-4420.090 Extermination Supplies	0.00	33.33	-33.33	66.66	0.00	400.00	-100.00
10-1-000-002-4420.100 Janitorial Supplies	119.95	83.33	36.62	166.66	222.39	1,000.00	-77.76
10-1-000-002-4420.110 Routine Maint. Supplies	1,025.44	1,083.33	-57.89	2,166.66	4,039.92	13,000.00	-68.92
10-1-000-002-4420.120 Other Misc. Supplies	0.00	6.67	-6.67	13.34	0.00	80.00	-100.00
10-1-000-002-4420.125 Mileage	0.00	12.50	-12.50	25.00	0.00	150.00	-100.00
10-1-000-002-4420.126 Vehicle Supplies	179.75	283.33	-103.58	566.66	333.58	3,400.00	-90.19
10-1-000-002-4420.130 Security Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
Total Maintenance - Materials/Supplies	2,281.83	2,023.32	258.51	4,046.64	6,462.06	24,280.00	-73.39
Maintenance - Contracts							
10-1-000-002-4430.010 Garbage&Trash Cont	415.00	158.33	256.67	316.66	415.00	1,900.00	-78.16
10-1-000-002-4430.020 Heating&Cooling Cont	0.00	20.83	-20.83	41.66	0.00	250.00	-100.00
10-1-000-002-4430.030 Snow Removal Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4430.050 Landscape & Grds Cont	7,350.00	458.33	6,891.67	916.66	7,350.00	5,500.00	33.64
10-1-000-002-4430.060 Unit Turnaround Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4430.070 Electrical Contracts	38.15	50.00	-11.85	100.00	38.15	600.00	-93.64
10-1-000-002-4430.080 Plumbing Contracts	2,351.76	125.00	2,226.76	250.00	2,351.76	1,500.00	56.78
10-1-000-002-4430.090 Extermination Contracts	988.68	500.00	488.68	1,000.00	1,688.68	6,000.00	-71.86
10-1-000-002-4430.100 Reg Contracts	0.00	0.00	0.00	0.00	2,400.00	0.00	
10-1-000-002-4430.110 Routine Maint Contr	0.00	233.33	-233.33	466.66	0.00	2,800.00	-100.00
10-1-000-002-4430.120 Other Misc Cont Cost	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4430.126 Vehicle Maint Cont	120.00	0.00	120.00	0.00	384.87	0.00	
10-1-000-002-4431.000 Trash Removal	0.00	0.00	0.00	0.00	0.00	0.00	
Total Maintenance - Contracts	11,263.59	1,545.82	9,717.77	3,091.64	14,628.46	18,550.00	-21.14
TOTAL MAINTENANCE EXPENSES	43,905.41	38,569.14	5,336.27	77,138.28	77,628.76	462,830.00	-83.23

UTILITIES EXPENSE

Utilities Expense							
10-1-000-002-4310.000 Water	197.82	75.83	121.99	151.66	204.81	910.00	-77.49

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Knox County Housing Authority
INCOME STATEMENT - AMP 2, Family Sites
May, 2019

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
TOTAL OPERATING EXPENSE	<u>76,906.17</u>	<u>81,431.82</u>	<u>-4,525.65</u>	<u>162,863.64</u>	<u>135,431.99</u>	<u>977,182.00</u>	<u>-86.14</u>
NET (REVENUE)/EXPENSE	5,676.21	5,431.66	244.55	10,863.32	-6,353.09	65,180.00	-109.75
<u>MISCELLANEOUS EXPENSE</u>							
Extraordinary Expense							
10-1-000-002-4610.010 Extraordinary Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4610.020 Extraordinary Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4610.030 Extraordinary Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Extraordinary Expense	0.00	0.00	0.00	0.00	0.00	0.00	
Casualty Losses - Non-capitalized							
10-1-000-002-4620.010 Casualty Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4620.020 Casualty Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4620.030 Casualty Contract Costs	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4620.040 Insur Proceeds	0.00	0.00	0.00	0.00	0.00	0.00	
Total Casualty Losses - Non-capitalized	0.00	0.00	0.00	0.00	0.00	0.00	
Depreciation Expense							
10-1-000-002-4800.000 Depreciation Exp Fam	33,500.00	35,500.00	-2,000.00	71,000.00	67,000.00	426,000.00	-84.27
Total Depreciation Expense	<u>33,500.00</u>	<u>35,500.00</u>	<u>-2,000.00</u>	<u>71,000.00</u>	<u>67,000.00</u>	<u>426,000.00</u>	<u>-84.27</u>
TOTAL MISCELLANEOUS EXPENSES	<u>33,500.00</u>	<u>35,500.00</u>	<u>-2,000.00</u>	<u>71,000.00</u>	<u>67,000.00</u>	<u>426,000.00</u>	<u>-84.27</u>
TOTAL EXPENSES	<u>39,176.21</u>	<u>40,931.66</u>	<u>-1,755.45</u>	<u>81,863.32</u>	<u>60,646.91</u>	<u>491,180.00</u>	<u>-87.65</u>
<u>OTHER FINANCING SOURCES (USES)</u>							
Operating Transfers In/Out							
10-1-000-002-7010.000 Prov Oper Reserve	0.00	-40,931.67	40,931.67	-81,863.34	0.00	-491,180.00	-100.00
10-1-000-002-9111.000 Operating Xfers - In	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	
Total Operating Transfers In/Out	0.00	-40,931.67	40,931.67	-81,863.34	0.00	-491,180.00	-100.00
TOTAL OTHER FINANCING SOURCES (USES)	<u>0.00</u>	<u>-40,931.67</u>	<u>40,931.67</u>	<u>-81,863.34</u>	<u>0.00</u>	<u>-491,180.00</u>	<u>-100.00</u>
EXCESS (REVENUE)/EXPENSE	39,176.21	-0.01	39,176.22	-0.02	60,646.91	0.00	

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Knox County Housing Authority
INCOME STATEMENT - AMP 3, Bluebell
May, 2019

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
REVENUE							
pum	51.00	51.00	0.00	102.00	102.00	612.00	0.00
TENANT REVENUE							
Tenant Rent Revenue							
10-1-000-006-3110.000 Dwelling Rent	-14,618.00	-14,166.67	-451.33	-28,333.34	-29,306.00	-170,000.00	-82.76
10-1-000-006-3111.000 Utility Allowance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Tenant Rent Revenue	-14,618.00	-14,166.67	-451.33	-28,333.34	-29,306.00	-170,000.00	-82.76
Tenant Revenue - Other							
10-1-000-006-3120.000 Ecess Utilities	0.00	-6.25	6.25	-12.50	0.00	-75.00	-100.00
10-1-000-006-3190.000 Nondwell Rent	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3690.000 Other Income	0.00	-20.83	20.83	-41.66	0.00	-250.00	-100.00
10-1-000-006-3690.100 Late Fees	-25.00	-16.67	-8.33	-33.34	-75.00	-200.00	-62.50
10-1-000-006-3690.120 Violation Fees	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3690.140 Returned Check Charge	0.00	-6.25	6.25	-12.50	0.00	-75.00	-100.00
10-1-000-006-3690.150 Laundry Income	-962.00	-541.67	-420.33	-1,083.34	-1,493.00	-6,500.00	-77.03
10-1-000-006-3690.160 Vending Machine Inc	-23.30	-20.83	-2.47	-41.66	-23.30	-250.00	-90.68
10-1-000-006-3690.180 Labor	0.00	-50.00	50.00	-100.00	0.00	-600.00	-100.00
10-1-000-006-3690.200 Materials	0.00	-16.67	16.67	-33.34	-11.00	-200.00	-94.50
Total Tenant Revenue Other	-1,010.30	-679.17	-331.13	-1,358.34	-1,602.30	-8,150.00	-80.34
TOTAL TENANT REVENUE	-15,628.30	-14,845.84	-782.46	-29,691.68	-30,908.30	-178,150.00	-82.65
OTHER REVENUE							
HUD/Other Grants & Investment Income							
10-1-000-006-3404.000 Revenue-other gov grants	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3404.010 Other Inc - Operations	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3610.000 Interest Income	-349.21	-125.00	-224.21	-250.00	-730.01	-1,500.00	-51.33
10-1-000-006-8020.000 Oper Sub - Curr Yr	-3,481.00	-4,054.92	573.92	-8,109.84	-6,962.00	-48,659.00	-85.69
Total HUD/Other Grants & Invest Income	-3,830.21	-4,179.92	349.71	-8,359.84	-7,692.01	-50,159.00	-84.66
Other Revenue							
10-1-000-006-3850.000 Inspection(s) Income	0.00	-20.83	20.83	-41.66	0.00	-250.00	-100.00
10-1-000-006-3850.005 Income from Other Amps	0.00	-83.33	83.33	-166.66	0.00	-1,000.00	-100.00
10-1-000-006-3850.010 Garbage&Trash Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.020 Htg & Cooling Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.030 Snow Removal Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.040 Elevator Maint Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.050 Landscape&Grds Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.060 Unit Turnaround Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.070 Electric Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.080 Plumbing Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.090 Exterminator Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.100 Janitorial Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.110 Routine Main. Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.120 Other Misc Inc	0.00	0.00	0.00	0.00	0.00	0.00	
Total Other Revenue	0.00	-104.16	104.16	-208.32	0.00	-1,250.00	-100.00
TOTAL OTHER REVENUE	-3,830.21	-4,284.08	453.87	-8,568.16	-7,692.01	-51,409.00	-85.04
TOTAL REVENUE	-19,458.51	-19,129.92	-328.59	-38,259.84	-38,600.31	-229,559.00	-83.19

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Knox County Housing Authority
INCOME STATEMENT - AMP 3, Bluebell
May, 2019

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
10-1-000-006-4160.500 Translating/Interp Serv.	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4170.000 Accounting Fee	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4190.000 Other Sundry	48.94	0.00	48.94	0.00	48.94	0.00	
10-1-000-006-4190.950 Background Verification	0.00	12.50	-12.50	25.00	0.00	150.00	-100.00
Total Other Expense	48.94	12.50	36.44	25.00	48.94	150.00	-67.37
TOTAL OPERATING EXPENSE - Admin	8,236.59	10,921.01	-2,684.42	21,842.02	18,046.06	131,052.00	-86.23
TENANT SERVICES							
Tenant Services - Other							
10-1-000-006-4220.100 Ten Ser-Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4220.110 Ten Ser-Recreation	0.00	20.83	-20.83	41.66	0.00	250.00	-100.00
Total Tenant Services - Other	0.00	20.83	-20.83	41.66	0.00	250.00	-100.00
TOTAL TENANT SERVICES EXPENSE	0.00	20.83	-20.83	41.66	0.00	250.00	-100.00
MAINTENANCE & OPERATIONS EXPENSE							
Maintenance - Labor & OT							
10-1-000-006-4410.000 Maintenance - Labor	2,720.00	3,006.25	-286.25	6,012.50	5,032.00	36,075.00	-86.05
10-1-000-006-4410.001 Salary Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4410.100 Maint Labor - OT	51.00	77.08	-26.08	154.16	51.00	925.00	-94.49
10-1-000-006-4410.200 Maint - Other Amps	16.58	0.00	16.58	0.00	298.54	0.00	
Total Maintenance - Labor & OT	2,787.58	3,083.33	-295.75	6,166.66	5,381.54	37,000.00	-85.46
Benefit Contributions - Maintenance							
10-1-000-006-4410.500 Emp Benefit - Maint	635.65	1,222.92	-587.27	2,445.84	1,206.00	14,675.00	-91.78
10-1-000-006-4410.501 Wellness Benefit - Maint	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4410.502 Benefits Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
Total Benefit Contributions - Maint.	635.65	1,222.92	-587.27	2,445.84	1,206.00	14,675.00	-91.78
Maintenance - Materials/Supplies							
10-1-000-006-4420.010 Garbage&Trash Supp	0.00	20.83	-20.83	41.66	0.00	250.00	-100.00
10-1-000-006-4420.020 Heating&Cooling Supp	3.59	25.00	-21.41	50.00	3.59	300.00	-98.80
10-1-000-006-4420.030 Snow Removal Supplies	0.00	8.33	-8.33	16.66	0.00	100.00	-100.00
10-1-000-006-4420.031 Gas for Snow Removal	0.00	8.33	-8.33	16.66	0.00	100.00	-100.00
10-1-000-006-4420.050 Landscape/Grounds Sup	0.00	62.50	-62.50	125.00	0.00	750.00	-100.00
10-1-000-006-4420.051 Gasoline for mowing	0.00	12.50	-12.50	25.00	0.00	150.00	-100.00
10-1-000-006-4420.070 Electrical Supplies	105.49	25.00	80.49	50.00	105.87	300.00	-64.71
10-1-000-006-4420.080 Plumbing Supplies	91.51	62.50	29.01	125.00	226.48	750.00	-69.80
10-1-000-006-4420.090 Extermination Supplies	0.00	8.33	-8.33	16.66	0.00	100.00	-100.00
10-1-000-006-4420.100 Janitorial Supplies	54.30	95.83	-41.53	191.66	54.30	1,150.00	-95.28
10-1-000-006-4420.110 Routine Maint.Supplies	678.43	416.67	261.76	833.34	681.51	5,000.00	-86.37
10-1-000-006-4420.120 Other Misc Supplies	0.00	50.00	-50.00	100.00	0.00	600.00	-100.00
10-1-000-006-4420.121 Laundry Equip Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4420.125 Mileage	0.00	8.33	-8.33	16.66	0.00	100.00	-100.00
10-1-000-006-4420.130 Security Supplies	0.00	25.00	-25.00	50.00	0.00	300.00	-100.00
Total Maintenance - Materials/Supplies	933.32	829.15	104.17	1,658.30	1,071.75	9,950.00	-89.23
Maintenance - Contracts							
10-1-000-006-4430.010 Garbage & Trash Cont	-668.40	250.00	-918.40	500.00	-571.71	3,000.00	-119.06
10-1-000-006-4430.020 Heating & Cooling Cont	0.00	125.00	-125.00	250.00	0.00	1,500.00	-100.00
10-1-000-006-4430.030 Snow Removal Contract	0.00	25.00	-25.00	50.00	0.00	300.00	-100.00
10-1-000-006-4430.040 Elevator Maint Cont	949.26	541.67	407.59	1,083.34	949.26	6,500.00	-85.40
10-1-000-006-4430.050 Landscape & Grds Cont	95.00	41.67	53.33	83.34	95.00	500.00	-81.00
10-1-000-006-4430.070 Electrical Contracts	3,003.80	62.50	2,941.30	125.00	3,003.80	750.00	300.51

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Knox County Housing Authority
INCOME STATEMENT - AMP 3, Bluebell
May, 2019

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
10-1-000-006-4430.080 Plumbing Contracts	1,523.56	833.33	690.23	1,666.66	1,523.56	10,000.00	-84.76
10-1-000-006-4430.090 Extermination Contracts	95.00	166.67	-71.67	333.34	95.00	2,000.00	-95.25
10-1-000-006-4430.100 Janitorial Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4430.110 Routing Maint Cont	70.29	125.00	-54.71	250.00	245.29	1,500.00	-83.65
10-1-000-006-4430.120 Other Misc. Cont Cost	0.00	25.00	-25.00	50.00	0.00	300.00	-100.00
10-1-000-006-4430.121 Laundry Equip Contract	0.00	41.67	-41.67	83.34	0.00	500.00	-100.00
10-1-000-006-4431.000 Trash Removal	0.00	0.00	0.00	0.00	0.00	0.00	
Total Maintenance - Contracts	5,068.51	2,237.51	2,831.00	4,475.02	5,340.20	26,850.00	-80.11
TOTAL MAINTENANCE EXPENSES	9,425.06	7,372.91	2,052.15	14,745.82	12,999.49	88,475.00	-85.31
<u>UTILITIES EXPENSE</u>							
Utilities Expense							
10-1-000-006-4310.000 Water	362.27	308.33	53.94	616.66	362.27	3,700.00	-90.21
10-1-000-006-4315.000 Sewer	295.49	250.00	45.49	500.00	295.49	3,000.00	-90.15
10-1-000-006-4320.000 Electric	789.56	833.33	-43.77	1,666.66	789.56	10,000.00	-92.10
10-1-000-006-4330.000 Gas	0.00	833.33	-833.33	1,666.66	734.66	10,000.00	-92.65
Total Utilities Expense	1,447.32	2,224.99	-777.67	4,449.98	2,181.98	26,700.00	-91.83
TOTAL UTILITIES EXPENSE	1,447.32	2,224.99	-777.67	4,449.98	2,181.98	26,700.00	-91.83
<u>TOTAL PROTECTIVE SERVICES EXPENSE</u>							
Protective Services - Contract							
10-1-000-006-4480.000 Police Contract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4480.100 ADT Contract	0.00	150.00	-150.00	300.00	523.54	1,800.00	-70.91
10-1-000-006-4480.500 Security Contract	0.00	125.00	-125.00	250.00	0.00	1,500.00	-100.00
Total Protective Services - Contract	0.00	275.00	-275.00	550.00	523.54	3,300.00	-84.14
TOTAL PROTECTIVE SERVICES EXPENSE	0.00	275.00	-275.00	550.00	523.54	3,300.00	-84.14
<u>INSURANCE PREMIUMS EXPENSE</u>							
Insurance Expenses							
10-1-000-006-4510.010 Property Insurance	1,082.57	1,100.00	-17.43	2,200.00	2,165.14	13,200.00	-83.60
10-1-000-006-4510.015 Equipment Insurance	34.25	35.42	-1.17	70.84	68.50	425.00	-83.88
10-1-000-006-4510.020 Liability Insurance	119.93	120.83	-0.90	241.66	239.86	1,450.00	-83.46
10-1-000-006-4510.025 PE & PO Insurance	78.79	81.25	-2.46	162.50	157.58	975.00	-83.84
10-1-000-006-4510.030 Work Comp	244.76	250.00	-5.24	500.00	489.52	3,000.00	-83.68
10-1-000-006-4510.035 Auto Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4510.040 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Insurance Expenses	1,560.30	1,587.50	-27.20	3,175.00	3,120.60	19,050.00	-83.62
TOTAL INSURANCE PREMIUMS EXPENSE	1,560.30	1,587.50	-27.20	3,175.00	3,120.60	19,050.00	-83.62
<u>GENERAL EXPENSES</u>							
General Expenses							
10-1-000-006-4530.000 Term Leave Pay	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4590.000 Other General	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4595.000 Compensated Absences	0.00	0.00	0.00	0.00	-1,400.48	0.00	
Total General Expenses	0.00	0.00	0.00	0.00	-1,400.48	0.00	
Payment In Lieu Of Taxes - PILOT Tax							
10-1-000-006-4520.000 Pay in lieu of Tax	1,317.07	1,707.08	-390.01	3,414.16	2,712.40	20,485.00	-86.76
Total Payment In Lieu Of Taxes - PILOT	1,317.07	1,707.08	-390.01	3,414.16	2,712.40	20,485.00	-86.76

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Knox County Housing Authority
INCOME STATEMENT - AMP 3, Bluebell
May, 2019

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Bad Debt Write-Offs - Tenant Rents							
10-1-000-006-4570.000 Collection Losses	20.00	0.00	20.00	0.00	67.00	0.00	
Total Bad Debt Write-Offs - Tenant Rents	20.00	0.00	20.00	0.00	67.00	0.00	
TOTAL OTHER GENERAL EXPENSES	1,337.07	1,707.08	-370.01	3,414.16	1,378.92	20,485.00	-93.27
<u>INTEREST EXP & AMORTIZATION COST</u>							
Interest Expense							
Total Interest Expense	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL INTEREST EXP & AMORT COST	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL OPERATING EXPENSE	22,006.34	24,109.32	-2,102.98	48,218.64	38,250.59	289,312.00	-86.78
NET (REVENUE)/EXPENSE	2,547.83	4,979.40	-2,431.57	9,958.80	-349.72	59,753.00	-100.59
<u>MISCELLANEOUS EXPENSE</u>							
Extraordinary & Casualty Expense							
10-1-000-006-4610.010 Extraordinary Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4610.020 Extraordinary Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4610.030 Extraordinary Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Extraordinary Expense	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4620.010 Casualty Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4620.020 Casualty Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4620.030 Casualty Contract Costs	0.00	0.00	0.00	0.00	0.00	0.00	
Total Casualty Losses - Non-capitalized	0.00	0.00	0.00	0.00	0.00	0.00	
Depreciation Expense							
10-1-000-006-4800.000 Depreciation Exp BB	14,010.00	14,010.00	0.00	28,020.00	28,020.00	168,120.00	-83.33
Total Depreciation Expense	14,010.00	14,010.00	0.00	28,020.00	28,020.00	168,120.00	-83.33
TOTAL MISCELLANEOUS EXPENSES	14,010.00	14,010.00	0.00	28,020.00	28,020.00	168,120.00	-83.33
TOTAL EXPENSES	16,557.83	18,989.40	-2,431.57	37,978.80	27,670.28	227,873.00	-87.86
<u>OTHER FINANCING SOURCES (USES)</u>							
Operating/Reserve Transfers In/Out							
10-1-000-006-7010.000 Prov Oper Reserve	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-9111.000 Operating Xfers - In	0.00	9,009.75	-9,009.75	18,019.50	0.00	108,117.00	-100.00
10-1-000-006-9111.100 Operating Xfers - Out	0.00	0.00	0.00	0.00	0.00	0.00	
Total Operating/Reserve Transfers In/Out	0.00	9,009.75	-9,009.75	18,019.50	0.00	108,117.00	-100.00
TOTAL OTHER FINANCING SOURCES	0.00	9,009.75	-9,009.75	18,019.50	0.00	108,117.00	-100.00
EXCESS (REVENUE)/EXPENSE	16,557.83	27,999.15	-11,441.32	55,998.30	27,670.28	335,990.00	-91.76

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Knox County Housing Authority
INCOME STATEMENT - COCC
May, 2019

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
REVENUE							
pum	15.00	15.00	0.00	30.00	30.00	180.00	0.00
FEE REVENUE							
Management Fees							
10-1-000-000-3810.000 Management Fee Inc	-42,406.41	-42,907.00	500.59	-85,814.00	-84,581.55	-514,884.00	-83.57
10-1-000-000-3810.010 Mgmt Fees CFP	0.00	0.00	0.00	0.00	0.00	0.00	
Total Management Fees	-42,406.41	-42,907.00	500.59	-85,814.00	-84,581.55	-514,884.00	-83.57
Asset Management Fees							
10-1-000-000-3820.000 Asset Mgmt Fee Inc	-4,180.00	-4,180.00	0.00	-8,360.00	-8,360.00	-50,160.00	-83.33
Total Asset Management Fees	-4,180.00	-4,180.00	0.00	-8,360.00	-8,360.00	-50,160.00	-83.33
Book Keeping Fees							
10-1-000-000-3830.000 Bookkeeping Fee Inc	-5,745.00	-5,627.00	-118.00	-11,254.00	-11,458.50	-67,524.00	-83.03
Total Book Keeping Fees	-5,745.00	-5,627.00	-118.00	-11,254.00	-11,458.50	-67,524.00	-83.03
Other Fees							
10-1-000-000-3840.000 Other Fees Inc	0.00	0.00	0.00	0.00	0.00	0.00	
Total Other Fees	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL FEE REVENUE	-52,331.41	-52,714.00	382.59	-105,428.00	-104,400.05	-632,568.00	-83.50
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	
10-1-000-000-3610.000 Interest Income	-7.89	0.00	-7.89	0.00	-16.05	0.00	
10-1-000-000-3610.010 Interest - Restricted	0.00	-8.33	8.33	-16.66	0.00	-100.00	-100.00
Total Other Grants & Investment Income	-7.89	-8.33	0.44	-16.66	-16.05	-100.00	-83.95
Other Revenue							
10-1-000-000-3690.000 Other Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3690.010 Other Income-Training	0.00	-27.67	27.67	-55.34	0.00	-332.00	-100.00
10-1-000-000-3850.005 Income from Other Amps	-1,020.00	0.00	-1,020.00	0.00	-1,020.00	0.00	
10-1-000-000-3850.120 Other Misc Inc	0.00	0.00	0.00	0.00	0.00	0.00	
Total Other Revenue	-1,020.00	-27.67	-992.33	-55.34	-1,020.00	-332.00	207.23
TOTAL OTHER REVENUE	-1,027.89	-36.00	-991.89	-72.00	-1,036.05	-432.00	139.83
TOTAL REVENUE	-53,359.30	-52,750.00	-609.30	-105,500.00	-105,436.10	-633,000.00	-83.34
EXPENSES							
ADMINISTRATIVE							
Administrative Salaries & Benefits							
10-1-000-000-4110.000 Admin Salaries	24,699.91	25,666.67	-966.76	51,333.34	44,096.93	308,000.00	-85.68
10-1-000-000-4110.001 Salaries Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4110.100 Medical Reimbursement	0.00	0.00	0.00	0.00	0.00	0.00	
Total Administrative Salaries & Benefits	24,699.91	25,666.67	-966.76	51,333.34	44,096.93	308,000.00	-85.68
Benefit Contributions - Administrative							
10-1-000-000-4110.500 Emp Benefit - Admin	7,693.81	8,750.00	-1,056.19	17,500.00	13,603.29	105,000.00	-87.04
10-1-000-000-4110.501 Wellness Benefit-Admin	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4110.502 Benefit - Comp Absence	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4110.550 Benefit - Life Ins.	501.29	0.00	501.29	0.00	1,002.58	0.00	
Total Benefit Contributions - Admin	8,195.10	8,750.00	-554.90	17,500.00	14,605.87	105,000.00	-86.09
Fee Expenses							

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Knox County Housing Authority
INCOME STATEMENT - COCC
May, 2019

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
10-1-000-000-4171.000 Audit Fee	0.00	229.17	-229.17	458.34	0.00	2,750.00	-100.00
Total Fee Expenses	0.00	229.17	-229.17	458.34	0.00	2,750.00	-100.00
Advertising & Marketing							
10-1-000-000-4190.650 Advertising	0.00	62.50	-62.50	125.00	150.00	750.00	-80.00
Total Advertising & Marketing	0.00	62.50	-62.50	125.00	150.00	750.00	-80.00
Office Expense							
10-1-000-000-4140.000 Training - Staff	724.00	1,666.67	-942.67	3,333.34	2,318.28	20,000.00	-88.41
10-1-000-000-4180.000 Telephone	273.47	416.67	-143.20	833.34	527.01	5,000.00	-89.46
10-1-000-000-4190.100 Postage	-442.00	125.00	-567.00	250.00	-451.76	1,500.00	-130.12
10-1-000-000-4190.200 Office Supplies	100.25	125.00	-24.75	250.00	110.73	1,500.00	-92.62
10-1-000-000-4190.300 Paper Supplies	0.00	83.33	-83.33	166.66	0.00	1,000.00	-100.00
10-1-000-000-4190.400 Printing/printers	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4190.401 Printing Supplies	0.00	166.67	-166.67	333.34	1,216.92	2,000.00	-39.15
10-1-000-000-4190.500 Printer/Copier Supp-Cont	184.75	0.00	184.75	0.00	369.50	0.00	
10-1-000-000-4190.550 Computers	0.00	416.67	-416.67	833.34	0.00	5,000.00	-100.00
10-1-000-000-4190.600 Publications	0.00	41.67	-41.67	83.34	0.00	500.00	-100.00
10-1-000-000-4190.700 Member Dues/Fees	0.00	833.33	-833.33	1,666.66	0.00	10,000.00	-100.00
10-1-000-000-4190.800 Internet Services	156.83	250.00	-93.17	500.00	412.66	3,000.00	-86.24
10-1-000-000-4190.850 IT Support	396.24	416.67	-20.43	833.34	396.24	5,000.00	-92.08
Total Office Expense	1,393.54	4,541.68	-3,148.14	9,083.36	4,899.58	54,500.00	-91.01
Legal Expense							
10-1-000-000-4130.000 Legal Expense	700.00	833.33	-133.33	1,666.66	700.00	10,000.00	-93.00
10-1-000-000-4190.900 Court Costs	0.00	0.00	0.00	0.00	0.00	0.00	
Total Legal Expense	700.00	833.33	-133.33	1,666.66	700.00	10,000.00	-93.00
Travel Expense							
10-1-000-000-4150.000 Travel - Staff	-870.00	333.33	-1,203.33	666.66	-913.00	4,000.00	-122.83
10-1-000-000-4150.010 Travel - Commissioners	0.00	250.00	-250.00	500.00	0.00	3,000.00	-100.00
10-1-000-000-4150.100 Mileage - Admin	0.00	41.67	-41.67	83.34	276.08	500.00	-44.78
Total Travel Expense	-870.00	625.00	-1,495.00	1,250.00	-636.92	7,500.00	-108.49
Other Expense							
10-1-000-000-4140.010 Training-Commissioners	297.00	583.33	-286.33	1,166.66	297.00	7,000.00	-95.76
10-1-000-000-4160.000 Consulting Services	895.23	1,250.00	-354.77	2,500.00	1,790.46	15,000.00	-88.06
10-1-000-000-4160.500 Translating/Interp Serv.	0.00	25.00	-25.00	50.00	0.00	300.00	-100.00
10-1-000-000-4170.000 Accounting Fee	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4190.000 Other Sundry	25.23	83.33	-58.10	166.66	227.71	1,000.00	-77.23
10-1-000-000-4190.950 Background Verification	10.44	41.67	-31.23	83.34	10.44	500.00	-97.91
Total Other Expense	1,227.90	1,983.33	-755.43	3,966.66	2,325.61	23,800.00	-90.23
TOTAL OPERATING EXPENSE - Admin	35,346.45	42,691.68	-7,345.23	85,383.36	66,141.07	512,300.00	-87.09
UTILITIES EXPENSE							
Utilities Expense							
10-1-000-000-4310.000 Water	22.50	25.00	-2.50	50.00	22.50	300.00	-92.50
10-1-000-000-4315.000 Sewer	8.73	12.50	-3.77	25.00	8.73	150.00	-94.18
10-1-000-000-4320.000 Electric	167.38	229.17	-61.79	458.34	133.90	2,750.00	-95.13
10-1-000-000-4330.000 Gas	0.00	200.00	-200.00	400.00	0.00	2,400.00	-100.00
10-1-000-000-4340.000 Fuel	0.00	0.00	0.00	0.00	0.00	0.00	
Total Utilites Expense	198.61	466.67	-268.06	933.34	165.13	5,600.00	-97.05
TOTAL UTILITIES EXPENSE	198.61	466.67	-268.06	933.34	165.13	5,600.00	-97.05
MAINTENANCE & OPERATIONS EXPENSE							
Maintenance - Labor & OT							

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Knox County Housing Authority
INCOME STATEMENT - COCC
May, 2019

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Total Maintenance - Labor & OT	105.49	0.00	105.49	0.00	191.80	0.00	
Benefit Contributions - Maintenance							
Total Benefit Contributions - Maint.	0.00	0.00	0.00	0.00	0.00	0.00	
Maintenance - Materials/Supplies							
10-1-000-000-4420.010 Garbage&Trash Supp	0.00	20.83	-20.83	41.66	0.00	250.00	-100.00
10-1-000-000-4420.020 Htg & Cooling	0.00	20.83	-20.83	41.66	0.00	250.00	-100.00
10-1-000-000-4420.050 Landscape/Grounds Sup	0.00	20.83	-20.83	41.66	0.00	250.00	-100.00
10-1-000-000-4420.060 Maint - Supplies-BB	0.00	20.83	-20.83	41.66	0.00	250.00	-100.00
10-1-000-000-4420.070 Electrical Supplies	0.00	20.83	-20.83	41.66	0.00	250.00	-100.00
10-1-000-000-4420.080 COCC-Elect supp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4420.100 Janitorial Supplies	126.19	25.00	101.19	50.00	126.19	300.00	-57.94
10-1-000-000-4420.110 Routine Maint. Supply	0.00	25.00	-25.00	50.00	0.00	300.00	-100.00
10-1-000-000-4420.120 Other Misc Supply	0.00	8.33	-8.33	16.66	0.00	100.00	-100.00
10-1-000-000-4420.125 Mileage	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4420.126 Vehicle Supplies	0.00	41.67	-41.67	83.34	8.29	500.00	-98.34
Total Maintenance - Materials/Supplies	126.19	204.15	-77.96	408.30	134.48	2,450.00	-94.51
Maintenance - Contracts							
10-1-000-000-4430.000 Maint-Contracts-Gen	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.010 Garbage & Trash Cont	45.00	29.17	15.83	58.34	45.00	350.00	-87.14
10-1-000-000-4430.020 Heating&Cooling Cont	0.00	41.67	-41.67	83.34	0.00	500.00	-100.00
10-1-000-000-4430.030 Snow Removal Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.050 Landscape & Grds Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.060 Unit Turnaround Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.070 Electrical Contract	0.00	41.67	-41.67	83.34	0.00	500.00	-100.00
10-1-000-000-4430.080 Plumbing Contracts	0.00	20.83	-20.83	41.66	0.00	250.00	-100.00
10-1-000-000-4430.090 Extermination Cont	0.00	33.33	-33.33	66.66	87.74	400.00	-78.07
10-1-000-000-4430.100 Janitorial Contracts	0.00	8.33	-8.33	16.66	0.00	100.00	-100.00
10-1-000-000-4430.110 Routine Maint Cont	0.00	20.83	-20.83	41.66	0.00	250.00	-100.00
10-1-000-000-4430.120 Other Misc Maint Cont	0.00	20.83	-20.83	41.66	0.00	250.00	-100.00
10-1-000-000-4430.126 Vehicle Maint Cont	0.00	20.83	-20.83	41.66	0.00	250.00	-100.00
10-1-000-000-4430.200 Copiers	0.00	41.67	-41.67	83.34	0.00	500.00	-100.00
10-1-000-000-4431.000 Trash Removal	0.00	0.00	0.00	0.00	0.00	0.00	
Total Maintenance - Contracts	45.00	279.16	-234.16	558.32	132.74	3,350.00	-96.04
TOTAL MAINTENANCE EXPENSES	276.68	483.31	-206.63	966.62	459.02	5,800.00	-92.09
<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	
10-1-000-000-4510.010 Property Insurance	76.78	78.00	-1.22	156.00	153.56	936.00	-83.59
10-1-000-000-4510.015 Equipment Insurance	10.12	10.25	-0.13	20.50	20.24	123.00	-83.54
10-1-000-000-4510.020 Liability Insurance	35.43	35.42	0.01	70.84	70.86	425.00	-83.33
10-1-000-000-4510.025 PE & PO Insurance	236.25	237.92	-1.67	475.84	472.50	2,855.00	-83.45
10-1-000-000-4510.030 Work Comp Insurance	928.21	930.83	-2.62	1,861.66	1,856.42	11,170.00	-83.38
10-1-000-000-4510.035 Auto Insurance	52.25	52.25	0.00	104.50	104.50	627.00	-83.33
10-1-000-000-4510.040 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Insurance Expense	1,339.04	1,344.67	-5.63	2,689.34	2,678.08	16,136.00	-83.40
TOTAL INSURANCE PREMIUMS EXPENSE	1,339.04	1,344.67	-5.63	2,689.34	2,678.08	16,136.00	-83.40
<u>TOTAL PROTECTIVE SERVICES EXPENSE</u>							
Protective Services - Contract							

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Knox County Housing Authority
INCOME STATEMENT - COCC
May, 2019

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
10-1-000-000-4480.000 Protect Service	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	
TOTAL PROTECTIVE SERVICES EXPENSE	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	
10-1-000-000-4530.000 Term Leave Pay	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4540.000 Emp Ben-Admin	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	
10-1-000-000-4540.300 Emp Ben-Maint.	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4590.000 Other General	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4595.000 Compensated Absences	0.00	0.00	0.00	0.00	-3,166.32	0.00	
Total General Expenses	0.00	0.00	0.00	0.00	-3,166.32	0.00	
TOTAL OTHER GENERAL EXPENSES	0.00	0.00	0.00	0.00	-3,166.32	0.00	
<u>INTEREST EXP & AMORTIZATION COST</u>							
Interest Expense							
Total Interest Expense	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL INTEREST EXP & AMORT COST	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL OPERATING EXPENSE	37,160.78	44,986.33	-7,825.55	89,972.66	66,276.98	539,836.00	-87.72
NET REVENUE/EXPENSE (GAIN/-LOSS)	-16,198.52	-7,763.67	-8,434.85	-15,527.34	-39,159.12	-93,164.00	-57.97
<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	
10-1-000-000-4610.020 Extraordinary Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4610.030 Extraordinary Contract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4620.010 Casualty Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4620.020 Casualty Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4620.030 Casualty Contract Costs	0.00	0.00	0.00	0.00	0.00	0.00	
Total Casualty & Extraordinary Expense	0.00	0.00	0.00	0.00	0.00	0.00	
Depreciation Expense							
10-1-000-000-4800.000 Depreciation Exp COCC	53.00	53.00	0.00	106.00	106.00	636.00	-83.33
Total Depreciation Expense	53.00	53.00	0.00	106.00	106.00	636.00	-83.33
TOTAL MISCELLANEOUS EXPENSES	53.00	53.00	0.00	106.00	106.00	636.00	-83.33
TOTAL EXPENSES	-16,145.52	-7,710.67	-8,434.85	-15,421.34	-39,053.12	-92,528.00	-57.79
<u>OTHER FINANCING SOURCES (USES)</u>							
Operating Transfers In/Out							
10-1-000-000-7010.000 Prov Oper Reserve	0.00	7,730.33	-7,730.33	15,460.66	0.00	92,764.00	-100.00
10-1-000-000-9111.000 Operating Xfers - In	0.00	0.00	0.00	0.00	0.00	0.00	
Total Operating Transfers In/Out	0.00	7,730.33	-7,730.33	15,460.66	0.00	92,764.00	-100.00
TOTAL OTHER FINANCING SOURCES	0.00	7,730.33	-7,730.33	15,460.66	0.00	92,764.00	-100.00
EXCESS REVENUE/EXPENSE GAIN/-LOSS	-16,145.52	19.66	-16,165.18	39.32	-39,053.12	236.00	-16,647.93

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Knox County Housing Authority
INCOME STATEMENT - AHP Brentwood
May, 2019

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
PUM - Brentwood	72.00	72.00	0.00	144.00	144.00	864.00	0.00
REVENUE							
<u>TENANT REVENUE</u>							
Tenant Rent Revenue							
60-1-000-000-5120.000 Rent - Brentwood	-26,573.00	-27,966.67	1,393.67	-55,933.34	-53,264.00	-335,600.00	-84.13
60-1-000-000-5125.000 PHA Rent	-4,077.00	-4,000.00	-77.00	-8,000.00	-8,036.00	-48,000.00	-83.26
60-1-000-000-5320.000 Rent Adjustments	-135.00	0.00	-135.00	0.00	-263.00	0.00	
Total Tenant Rent Revenue	-30,785.00	-31,966.67	1,181.67	-63,933.34	-61,563.00	-383,600.00	-83.95
Excess Rent							
60-1-000-000-5970.000 Excess Rent	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5971.000 Excess Rent to HUD	0.00	0.00	0.00	0.00	0.00	0.00	
Total Excess Rent	0.00	0.00	0.00	0.00	0.00	0.00	
Vacancies Revenue							
60-1-000-000-5220.000 Vacancies - Brentwood	0.00	639.33	-639.33	1,278.66	0.00	7,672.00	-100.00
Total Vacancies Revenue	0.00	639.33	-639.33	1,278.66	0.00	7,672.00	-100.00
TOTAL TENANT REVENUE	-30,785.00	-31,327.34	542.34	-62,654.68	-61,563.00	-375,928.00	-83.62
<u>INVESTMENT REVENUE</u>							
Investment Revenue							
60-1-000-000-5410.000 Interest Income	-425.76	-333.33	-92.43	-666.66	-786.30	-4,000.00	-80.34
60-1-000-000-5420.000 Interst Sec Deposits	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5440.000 Rep Res Interest	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5500.000 Other Inc - HUD Int Crd	0.00	0.00	0.00	0.00	0.00	0.00	
Total Investment Revenue	-425.76	-333.33	-92.43	-666.66	-786.30	-4,000.00	-80.34
TOTAL INVESTMENT INCOME	-425.76	-333.33	-92.43	-666.66	-786.30	-4,000.00	-80.34
<u>OTHER REVENUE</u>							
Other Revenue							
60-1-000-000-5900.000 Other Income	0.00	-4.17	4.17	-8.34	0.00	-50.00	-100.00
60-1-000-000-5901.000 Income - LR Amps	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5910.000 Laundry Income	-717.00	-300.00	-417.00	-600.00	-1,844.76	-3,600.00	-48.76
60-1-000-000-5920.000 Bad Check Charges	-40.00	-1.67	-38.33	-3.34	-40.00	-20.00	100.00
60-1-000-000-5920.100 Deposits Forfeited	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5922.000 Labor & Materials	-164.00	-440.00	276.00	-880.00	-600.00	-5,280.00	-88.64
60-1-000-000-5923.000 Misc Charges	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5925.000 Late Charges	-186.00	-200.00	14.00	-400.00	-382.00	-2,400.00	-84.08
60-1-000-000-5926.000 Violation Charges	0.00	-36.25	36.25	-72.50	0.00	-435.00	-100.00
60-1-000-000-5930.000 Retained HAP	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5991.000 ECRM Grant Inc-BW	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5991.100 ECRM Grant #2 Inc-BW	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5992.000 Carver Center Grant-BW	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5992.500 Late Charges	0.00	0.00	0.00	0.00	0.00	0.00	
Total Other Revenue	-1,107.00	-982.09	-124.91	-1,964.18	-2,866.76	-11,785.00	-75.67
TOTAL OTHER REVENUE	-1,107.00	-982.09	-124.91	-1,964.18	-2,866.76	-11,785.00	-75.67
TOTAL REVENUE	-32,317.76	-32,642.76	325.00	-65,285.52	-65,216.06	-391,713.00	-83.35
EXPENSES							

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Knox County Housing Authority
INCOME STATEMENT - AHP Brentwood
May, 2019

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
<u>OPERATING EXPENSES</u>							
Administrative Salaries & Benefits							
60-1-000-000-6330.000 Manager Salaries	2,299.50	0.00	2,299.50	0.00	4,254.07	0.00	
60-1-000-000-6330.001 Salaries Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6330.500 Manager's Benefits	692.76	0.00	692.76	0.00	1,279.22	0.00	
60-1-000-000-6330.501 Wellness Benefit-Admin	0.00	0.00	0.00	0.00	0.00	0.00	
Total Administrative Salaries & Benefits	2,992.26	0.00	2,992.26	0.00	5,533.29	0.00	
Admin Sundry							
60-1-000-000-6210.000 Admin. Advertisement	166.07	41.67	124.40	83.34	156.87	500.00	-68.63
60-1-000-000-6250.000 Misc Renting Expense	68.00	141.67	-73.67	283.34	-17.00	1,700.00	-101.00
60-1-000-000-6311.000 Office Expense-Brent	161.74	150.00	11.74	300.00	181.60	1,800.00	-89.91
60-1-000-000-6311.050 Office Rental Expense	212.50	221.83	-9.33	443.66	425.00	2,662.00	-84.03
60-1-000-000-6311.100 Phone/Internet Service	176.85	180.00	-3.15	360.00	335.56	2,160.00	-84.46
60-1-000-000-6311.150 IT Support	22.50	33.33	-10.83	66.66	22.50	400.00	-94.38
60-1-000-000-6340.000 Legal	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6350.000 Audit	0.00	75.00	-75.00	150.00	0.00	900.00	-100.00
60-1-000-000-6360.000 Training - Staff	8.37	83.33	-74.96	166.66	8.37	1,000.00	-99.16
60-1-000-000-6360.010 Training - Commiss	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6365.000 Travel - Staff	94.54	125.00	-30.46	250.00	25.81	1,500.00	-98.28
60-1-000-000-6365.010 Travel - Commissioners	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6370.000 Bad Debt	-1,641.43	166.67	-1,808.10	333.34	-1,991.43	2,000.00	-199.57
60-1-000-000-6380.000 Consulting Services	0.00	41.67	-41.67	83.34	0.00	500.00	-100.00
60-1-000-000-6380.500 Translating/Interp Serv.	0.00	16.67	-16.67	33.34	0.00	200.00	-100.00
60-1-000-000-6399.000 Other Administrative	0.00	66.67	-66.67	133.34	0.00	800.00	-100.00
Total Admin Sundry	-730.86	1,343.51	-2,074.37	2,687.02	-852.72	16,122.00	-105.29
Fee Expense							
60-1-000-000-6320.000 Management Fees	5,189.39	5,400.00	-210.61	10,800.00	10,305.69	64,800.00	-84.10
60-1-000-000-6351.000 Bookkeeping Fees	639.00	648.00	-9.00	1,296.00	1,269.00	7,776.00	-83.68
Total Fee Expense	5,828.39	6,048.00	-219.61	12,096.00	11,574.69	72,576.00	-84.05
TOTAL OPERATING EXPENSES	8,089.79	7,391.51	698.28	14,783.02	16,255.26	88,698.00	-81.67
<u>UTILITIES</u>							
Utilities Expense							
60-1-000-000-6450.000 Utilites - Electric	461.95	458.33	3.62	916.66	476.23	5,500.00	-91.34
60-1-000-000-6451.000 Utilities - Water	739.20	800.00	-60.80	1,600.00	739.20	9,600.00	-92.30
60-1-000-000-6452.000 Utilities - Gas	79.57	150.00	-70.43	300.00	187.74	1,800.00	-89.57
60-1-000-000-6453.000 Utilities - Sewer	716.22	720.00	-3.78	1,440.00	716.22	8,640.00	-91.71
Total Utilities	1,996.94	2,128.33	-131.39	4,256.66	2,119.39	25,540.00	-91.70
TOTAL UTILITIES	1,996.94	2,128.33	-131.39	4,256.66	2,119.39	25,540.00	-91.70
<u>MAINTENANCE EXPENSES</u>							
Maintenance Salaries							
60-1-000-000-6510.000 Maintenance Salaries	3,714.40	4,108.33	-393.93	8,216.66	6,871.64	49,300.00	-86.06
60-1-000-000-6510.001 Salaries Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6510.100 OT Maintenance	0.00	20.83	-20.83	41.66	0.00	250.00	-100.00
60-1-000-000-6510.200 Maint from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6510.500 Maint. Employee Ben.	1,636.93	1,795.83	-158.90	3,591.66	3,034.38	21,550.00	-85.92
60-1-000-000-6510.501 Wellness Benefit - Maint	0.00	0.00	0.00	0.00	0.00	0.00	
Total Maintenance Salaries	5,351.33	5,924.99	-573.66	11,849.98	9,906.02	71,100.00	-86.07
Maintenance Supplies							

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Knox County Housing Authority
INCOME STATEMENT - AHP Brentwood
May, 2019

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
60-1-000-000-6515.010 Garbage/Trash Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6515.020 Heating/Cooling Supplies	33.29	58.33	-25.04	116.66	36.36	700.00	-94.81
60-1-000-000-6515.030 Snow Removal Supplies	0.00	41.67	-41.67	83.34	0.00	500.00	-100.00
60-1-000-000-6515.050 Lndscape/Grnd Supplies	91.74	166.67	-74.93	333.34	91.74	2,000.00	-95.41
60-1-000-000-6515.070 Electrical Supplies	23.79	133.33	-109.54	266.66	111.09	1,600.00	-93.06
60-1-000-000-6515.080 Plumbing Supplies	177.80	400.00	-222.20	800.00	610.07	4,800.00	-87.29
60-1-000-000-6515.100 Janitorial Supplies	120.46	125.00	-4.54	250.00	120.46	1,500.00	-91.97
60-1-000-000-6515.110 Routine Maint. Supplies	114.66	849.33	-734.67	1,698.66	177.66	10,192.00	-98.26
60-1-000-000-6515.114 Painting Supplies - BW	0.00	158.33	-158.33	316.66	531.79	1,900.00	-72.01
60-1-000-000-6515.115 Refrigerators	0.00	125.00	-125.00	250.00	0.00	1,500.00	-100.00
60-1-000-000-6515.116 Stoves	0.00	80.00	-80.00	160.00	0.00	960.00	-100.00
60-1-000-000-6515.120 Misc. Other Supplies	0.00	41.67	-41.67	83.34	0.00	500.00	-100.00
Total Maintenance Supplies	561.74	2,179.33	-1,617.59	4,358.66	1,679.17	26,152.00	-93.58
Maintenance Contracts							
60-1-000-000-6516.000 Interior Repr/Repl-BW	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6516.200 Carpet Repr/Repl-BW	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6520.010 Garbage/Trash Contract	-382.01	912.50	-1,294.51	1,825.00	-382.01	10,950.00	-103.49
60-1-000-000-6520.020 Heat/Cool Contract	0.00	41.67	-41.67	83.34	0.00	500.00	-100.00
60-1-000-000-6520.030 Snow Removal Contract	0.00	165.00	-165.00	330.00	0.00	1,980.00	-100.00
60-1-000-000-6520.050 Landscape&Grds Cont	0.00	166.67	-166.67	333.34	-166.00	2,000.00	-108.30
60-1-000-000-6520.070 Electrical Contract	0.00	66.67	-66.67	133.34	0.00	800.00	-100.00
60-1-000-000-6520.080 Plumbing Contract	0.00	137.50	-137.50	275.00	0.00	1,650.00	-100.00
60-1-000-000-6520.090 Extermination Contract	700.00	212.50	487.50	425.00	700.00	2,550.00	-72.55
60-1-000-000-6520.100 Janitorial Contract	259.99	108.33	151.66	216.66	259.99	1,300.00	-80.00
60-1-000-000-6520.110 Routine Maint. Contract	681.70	100.00	581.70	200.00	714.70	1,200.00	-40.44
60-1-000-000-6520.111 Carpet Repr/Repl Cont.	0.00	558.33	-558.33	1,116.66	0.00	6,700.00	-100.00
60-1-000-000-6520.120 Misc. Other Contracts	0.00	4,516.67	-4,516.67	9,033.34	0.00	54,200.00	-100.00
Total Maintenance Contracts	1,259.68	6,985.84	-5,726.16	13,971.68	1,126.68	83,830.00	-98.66
TOTAL MAINTENANCE	7,172.75	15,090.16	-7,917.41	30,180.32	12,711.87	181,082.00	-92.98
<u>TAXES & INSURANCE EXPENSE</u>							
Taxes & Insurance Expense							
60-1-000-000-6710.000 PILOT - Real Estate Tax	1,439.40	1,672.83	-233.43	3,345.66	2,972.18	20,074.00	-85.19
60-1-000-000-6720.000 Property Insurance	952.05	966.67	-14.62	1,933.34	1,904.10	11,600.00	-83.59
60-1-000-000-6720.500 Equipment Insurance	47.88	50.00	-2.12	100.00	95.76	600.00	-84.04
60-1-000-000-6721.000 Liability Insurance	167.63	168.75	-1.12	337.50	335.26	2,025.00	-83.44
60-1-000-000-6721.500 PE & PO Insuranace	78.79	81.33	-2.54	162.66	157.58	976.00	-83.85
60-1-000-000-6722.000 Work Comp Insurance	251.90	254.17	-2.27	508.34	503.80	3,050.00	-83.48
60-1-000-000-6722.500 Auto Insurnace	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6724.000 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6790.000 Other General Exp	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6795.000 Compensated Absences	0.00	0.00	0.00	0.00	1,284.28	0.00	
Total Taxes & Insurance Expense	2,937.65	3,193.75	-256.10	6,387.50	7,252.96	38,325.00	-81.08
TOTAL TAXES & INSURANCE EXPENSE	2,937.65	3,193.75	-256.10	6,387.50	7,252.96	38,325.00	-81.08
<u>MISCELLANEOUS EXPENSE</u>							
Financial Expenses							

Date:
Time:
11

Knox County Housing Authority
INCOME STATEMENT - AHP Brentwood
May, 2019

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
60-1-000-000-6810.000 Interest Expense Payable	2,023.06	2,166.67	-143.61	4,333.34	2,216.32	26,000.00	-91.48
60-1-000-000-6860.000 Security Deposit Interest	0.00	0.00	0.00	0.00	0.00	0.00	
Total Financial Expenses	2,023.06	2,166.67	-143.61	4,333.34	2,216.32	26,000.00	-91.48
Amortization Expense							
Total Amortization Expense	0.00	0.00	0.00	0.00	0.00	0.00	
Surplus Adjustments							
60-1-000-000-6010.000 Prior Yr Adj - BW	0.00	0.00	0.00	0.00	0.00	0.00	
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	0.00	
Provision for Reserve							
60-1-000-000-7010.000 Provision For Reserve	0.00	0.00	0.00	0.00	0.00	0.00	
Total Provision for Reserve	0.00	0.00	0.00	0.00	0.00	0.00	
Capital Expenditures							
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	0.00	
Vandalism Expenditures							
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	0.00	
Transfers In/Out							
60-1-000-000-9111.000 Operating Xfers - In	0.00	0.00	0.00	0.00	0.00	0.00	
Total Transfers In/Out	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL MISCELLANEOUS EXPENSE	2,023.06	2,166.67	-143.61	4,333.34	2,216.32	26,000.00	-91.48
TOTAL EXPENSES BEFORE DEPRECIATION	22,220.19	29,970.42	-7,750.23	59,940.84	40,555.80	359,645.00	-88.72
NET REVENUE/EXPENSES (PROFIT)/LOSS	-10,097.57	-2,672.34	-7,425.23	-5,344.68	-24,660.26	-32,068.00	-23.10
Depreciation Expense							
60-1-000-000-6600.000 Depreciation Expense	7,330.00	7,330.00	0.00	14,660.00	14,660.00	87,960.00	-83.33
Total Depreciation Expense	7,330.00	7,330.00	0.00	14,660.00	14,660.00	87,960.00	-83.33
TOTAL DEPRECIATION EXPENSE	7,330.00	7,330.00	0.00	14,660.00	14,660.00	87,960.00	-83.33
NET REVENUE/EXPENSE (PROFIT)/LOSS AFTER DEPRECIATION EXPENSE	-2,767.57	4,657.66	-7,425.23	9,315.32	-10,000.26	55,892.00	-117.89
TOTAL BOND PAYMENT	1,864.44	0.00	1,864.44	0.00	1,671.18	0.00	

Date:
Time:
11

Knox County Housing Authority
INCOME STATEMENT - AHP, Prairieland
May, 2019

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
PUM - Prairieland	65.00	65.00	0.00	130.00	130.00	780.00	0.00
REVENUE							
<u>TENANT REVENUE</u>							
Tenant Rent Revenue							
60-1-000-001-5120.000 Rent - Prairieland	-20,870.00	-22,025.50	1,155.50	-44,051.00	-42,029.00	-264,306.00	-84.10
60-1-000-001-5125.000 PHA Rent	-1,774.00	-2,100.00	326.00	-4,200.00	-3,749.00	-25,200.00	-85.12
60-1-000-001-5126.000 Georgia HAP - Prairie S8	-3,455.00	-3,300.00	-155.00	-6,600.00	-6,420.00	-39,600.00	-83.79
60-1-000-001-5320.000 Rent Adjustments	-384.00	0.00	-384.00	0.00	-384.00	0.00	
Total Tenant Rent Revenue	-26,483.00	-27,425.50	942.50	-54,851.00	-52,582.00	-329,106.00	-84.02
Excess Rent							
60-1-000-001-5970.000 Excess Rent	-583.00	-600.00	17.00	-1,200.00	-1,146.00	-7,200.00	-84.08
60-1-000-001-5971.000 Excess Rent to HUD	0.00	0.00	0.00	0.00	0.00	0.00	
Total Excess Rent	-583.00	-600.00	17.00	-1,200.00	-1,146.00	-7,200.00	-84.08
Vacancies Revenue							
60-1-000-001-5220.000 Vacancies	0.00	490.42	-490.42	980.84	0.00	5,885.00	-100.00
Total Vacancies Revenue	0.00	490.42	-490.42	980.84	0.00	5,885.00	-100.00
TOTAL TENANT REVENUE	-27,066.00	-27,535.08	469.08	-55,070.16	-53,728.00	-330,421.00	-83.74
<u>INVESTMENT REVENUE</u>							
Investment Revenue							
60-1-000-001-5410.000 Interest Income	0.00	-6.25	6.25	-12.50	0.00	-75.00	-100.00
60-1-000-001-5420.000 Interest Sec Dep	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5440.000 Rep Res Interest	0.00	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	
60-1-000-001-5500.000 HUD Interest Payment	0.00	0.00	0.00	0.00	0.00	0.00	
Total Investment Revenue	0.00	-6.25	6.25	-12.50	0.00	-75.00	-100.00
TOTAL INVESTMENT INCOME	0.00	-6.25	6.25	-12.50	0.00	-75.00	-100.00
<u>OTHER REVENUE</u>							
Other Revenue							
60-1-000-001-5127.000 Office Rent Receipt	-212.50	-221.83	9.33	-443.66	-425.00	-2,662.00	-84.03
60-1-000-001-5900.000 Other Income	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5901.000 Income - LR Amps	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5910.000 Laundry Income	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5920.000 Bad Check Charges	0.00	-1.67	1.67	-3.34	-20.00	-20.00	0.00
60-1-000-001-5920.100 Deposits Forfeited	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5922.000 Labor & Materials	-70.00	-350.00	280.00	-700.00	-1,029.00	-4,200.00	-75.50
60-1-000-001-5923.000 Misc Charges	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5925.000 Late Charges	-213.00	-170.00	-43.00	-340.00	-427.00	-2,040.00	-79.07
60-1-000-001-5926.000 Violation Charges	0.00	-33.75	33.75	-67.50	0.00	-405.00	-100.00
60-1-000-001-5930.000 Retained HAP	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5979.000 Gifts	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5990.300 T.S. Income - Grants	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5991.000 ECRM Grant Inc-PL	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5992.500 Late Charges	0.00	0.00	0.00	0.00	0.00	0.00	
Total Other Revenue	-495.50	-777.25	281.75	-1,554.50	-1,901.00	-9,327.00	-79.62
TOTAL OTHER REVENUE	-495.50	-777.25	281.75	-1,554.50	-1,901.00	-9,327.00	-79.62
TOTAL REVENUE	-27,561.50	-28,318.58	757.08	-56,637.16	-55,629.00	-339,823.00	-83.63

EXPENSES

Date:
Time:
11

Knox County Housing Authority
INCOME STATEMENT - AHP, Prairieland
May, 2019

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
60-1-000-001-6515.020 Heating/Cooling Supplies	0.00	100.00	-100.00	200.00	167.00	1,200.00	-86.08
60-1-000-001-6515.030 Snow Removal Supplies	0.00	45.83	-45.83	91.66	0.00	550.00	-100.00
60-1-000-001-6515.050 Lndscape/Grnd Supplies	0.00	150.00	-150.00	300.00	0.00	1,800.00	-100.00
60-1-000-001-6515.070 Electrical Supplies	0.00	116.67	-116.67	233.34	169.15	1,400.00	-87.92
60-1-000-001-6515.080 Plumbing Supplies	87.09	208.33	-121.24	416.66	231.29	2,500.00	-90.75
60-1-000-001-6515.100 Janitorial Supplies	95.97	66.67	29.30	133.34	123.13	800.00	-84.61
60-1-000-001-6515.110 Routine Maint. Supplies	43.52	541.67	-498.15	1,083.34	191.72	6,500.00	-97.05
60-1-000-001-6515.114 Painting Supplies - PL	127.41	150.00	-22.59	300.00	127.41	1,800.00	-92.92
60-1-000-001-6515.115 Refrigerators	0.00	79.17	-79.17	158.34	0.00	950.00	-100.00
60-1-000-001-6515.116 Stoves	0.00	66.67	-66.67	133.34	0.00	800.00	-100.00
60-1-000-001-6515.120 Other Misc. Supplies	0.00	83.33	-83.33	166.66	0.00	1,000.00	-100.00
Total Maintenance Supplies	353.99	1,608.34	-1,254.35	3,216.68	1,009.70	19,300.00	-94.77
Maintenance Contracts							
60-1-000-001-6516.000 Interior Repr/Repl-PL	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6516.200 Carpet Repr/Repl-PL	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6520.010 Garbage/Trash Contract	1,425.27	833.33	591.94	1,666.66	1,425.27	10,000.00	-85.75
60-1-000-001-6520.020 Heat/Cool Contract	0.00	50.00	-50.00	100.00	0.00	600.00	-100.00
60-1-000-001-6520.030 Snow Removal Contract	0.00	125.00	-125.00	250.00	0.00	1,500.00	-100.00
60-1-000-001-6520.050 Landscape&Grnds Cont	0.00	100.00	-100.00	200.00	0.00	1,200.00	-100.00
60-1-000-001-6520.070 Electrical Contract	0.00	16.67	-16.67	33.34	0.00	200.00	-100.00
60-1-000-001-6520.080 Plumbing Contract	0.00	41.67	-41.67	83.34	0.00	500.00	-100.00
60-1-000-001-6520.090 Extermin Contract	0.00	170.83	-170.83	341.66	0.00	2,050.00	-100.00
60-1-000-001-6520.100 Janitorial	0.00	33.33	-33.33	66.66	0.00	400.00	-100.00
60-1-000-001-6520.110 Routine Main. Contract	92.70	41.67	51.03	83.34	92.70	500.00	-81.46
60-1-000-001-6520.111 Carpet Repr/Repl Cont.	0.00	500.00	-500.00	1,000.00	0.00	6,000.00	-100.00
60-1-000-001-6520.120 Other Misc. Contracts	0.00	5,367.67	-5,367.67	10,735.34	0.00	64,412.00	-100.00
Total Maintenance Contracts	1,517.97	7,280.17	-5,762.20	14,560.34	1,517.97	87,362.00	-98.26
TOTAL MAINTENANCE	7,223.18	14,813.50	-7,590.32	29,627.00	12,433.49	177,762.00	-93.01
TAXES & INSURANCE EXPENSE							
Taxes & Insurance Expense							
60-1-000-001-6710.000 PILOT - Real Estate Tax	1,244.34	1,488.00	-243.66	2,976.00	2,555.74	17,856.00	-85.69
60-1-000-001-6720.000 Prpoerty Insurance	944.37	127.08	817.29	254.16	1,888.74	1,525.00	23.85
60-1-000-001-6720.500 Equipment Insurance	43.99	45.75	-1.76	91.50	87.98	549.00	-83.97
60-1-000-001-6721.000 Liability Insurance	154.00	154.17	-0.17	308.34	308.00	1,850.00	-83.35
60-1-000-001-6721.500 PE & PO Insuranace	78.79	80.83	-2.04	161.66	157.58	970.00	-83.75
60-1-000-001-6722.000 Work Comp Insurance	251.90	254.17	-2.27	508.34	503.80	3,050.00	-83.48
60-1-000-001-6722.500 Auto Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6724.000 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6790.000 Other General Expense	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6795.000 Comp Absences	0.00	0.00	0.00	0.00	1,284.28	0.00	
Total Taxes & Insurance Expense	2,717.39	2,150.00	567.39	4,300.00	6,786.12	25,800.00	-73.70
TOTAL TAXES & INSURANCE EXPENSE	2,717.39	2,150.00	567.39	4,300.00	6,786.12	25,800.00	-73.70
MISCELLANEOUS EXPENSE							
Financial Expenses							
60-1-000-001-6810.000 Interest Payable	2,023.06	2,150.00	-126.94	4,300.00	4,123.55	25,800.00	-84.02
60-1-000-001-6860.000 Sec Dep Int	0.00	0.00	0.00	0.00	0.00	0.00	
Total Financial Expenses	2,023.06	2,150.00	-126.94	4,300.00	4,123.55	25,800.00	-84.02
Amortization Expense							
Total Amortization Expense	0.00	0.00	0.00	0.00	0.00	0.00	
Surplus Adjustments							

Date:
Time:
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Knox County Housing Authority
INCOME STATEMENT - AHP, Prairieland
May, 2019

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
60-1-000-001-6010.000 Prior Yr Adj - PL	0.00	0.00	0.00	0.00	0.00	0.00	
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	0.00	
Provision for Reserve							
60-1-000-001-7010.000 Provision For Reserve	0.00	0.00	0.00	0.00	0.00	0.00	
Total Provision for Reserve	0.00	0.00	0.00	0.00	0.00	0.00	
Capital Expenditures							
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	0.00	
Vandalism Expenditures							
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	0.00	
Transfers In/Out							
60-1-000-001-9111.000 Operating Xfers - In	0.00	0.00	0.00	0.00	0.00	0.00	
Total Transfers In/Out	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL MISCELLANEOUS EXPENSE	2,023.06	2,150.00	-126.94	4,300.00	4,123.55	25,800.00	-84.02
TOTAL EXPENSES BEFORE DEPRECIATION	22,829.29	31,314.32	-8,485.03	62,628.64	41,529.84	375,772.00	-88.95
NET REVENUE/EXPENSES (PROFIT)/LOSS	-4,732.21	2,995.74	-7,727.95	5,991.48	-14,099.16	35,949.00	-139.22
Depreciation Expense							
60-1-000-001-6600.000 Depreciation Expense	6,257.00	6,257.50	-0.50	12,515.00	12,514.00	75,090.00	-83.33
Total Depreciation Expense	6,257.00	6,257.50	-0.50	12,515.00	12,514.00	75,090.00	-83.33
TOTAL DEPRECIATION EXPENSE	6,257.00	6,257.50	-0.50	12,515.00	12,514.00	75,090.00	-83.33
NET REVENUE/EXPENSE (PROFIT)/LOSS AFTER DEPRECIATION EXPENSE	1,524.79	9,253.24	-7,728.45	18,506.48	-1,585.16	111,039.00	-101.43
TOTAL BOND PAYMENT	1,864.44	0.00	1,864.44	0.00	1,671.18	0.00	

BOARD MEMO

216 W. Simmons St.
Galesburg, IL 61401

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

www.knoxcountyhousing.org

TO: Board of Commissioners
Knox County Housing Authority

DATE: 06/21/2019

FROM: Derek Antoine 
Executive Director

BOARD MEETING: 06/25/2019

SUBJECT: Application for Payment #10 – 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 06/14/2019 progress meeting.

Alliance Architecture was on site for a progress meeting on 06/14/2019. Alliance Architecture has reviewed and signed approval for Pay Request #10.

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 #10 from Hein Construction in the amount of \$107,985.99 for the period to 05/31/2019.

APPLICATION AND CERTIFICATE FOR PAYMENT

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

(Instructions on reverse side)

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

APPLICATION NO: 10

Distribution to:

- OWNER
 ARCHITECT
 CONTRACTOR

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.

CONTRACTOR'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY		ADDITIONS	DEDUCTIONS
Change Orders approved in previous months by Owner		145.03	
TOTAL		145.03	
Approved this month			
Number	Date Approved		
4	05/29/19	25,431.93	
TOTALS		25,431.93	0.00
Net change by Change Orders		\$25,576.96	

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

CONTRACTOR: HEIN CONSTRUCTION CO., INC.

BY: *[Signature]* Date: 5/31/19

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.

Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM.....\$ 2,003,000.00 ✓
2. Net change by Change Orders.....\$ 25,576.96 ✓
3. CONTRACT SUM TO DATE (Line 1±2).....\$ 2,028,576.96 ✓
4. TOTAL COMPLETED & STORED TO DATE.....\$ 1,720,026.32 ✓

(Column G on G703)

5. RETAINAGE:

a. 10 % of Completed Work.....\$ 172,002.63 ✓

(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).....\$ 172,002.63 ✓

(Line 4 less Line 5 Total)

6. TOTAL EARNED LESS RETAINAGE.....\$ 1,548,023.69 ✓

7. LESS PREVIOUS CERTIFICATES FOR

PAYMENT (Line 6 from prior Certificate).....\$ 1,440,037.70 ✓

8. CURRENT PAYMENT DUE.....\$ 107,985.99 ✓

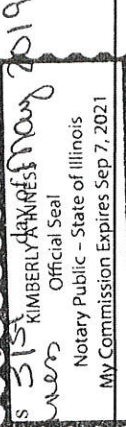
9. BALANCE TO FINISH, PLUS RETAINAGE.....\$ 480,553.27 ✓

(Line 3 less Line 6)

State of: Illinois

County of: Knox

Subscribed and sworn to before me this 31st day of May 2019
 Notary Public: Kimberly Adams
 My Commission expires: 9/1/21



AMOUNT CERTIFIED.....\$ 107,985.99

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

ARCHITECT:

BY: *[Signature]* Alliance Architect Date: 06-07-2019

This certificate is not negated by the fact that the Architect is payable only to the Contractor named herein. In ~~South Bend, Indiana 46601~~ South Bend, Indiana 46601 place of payment are without 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. 10

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

Date: 6/14/19

Time: 8:15 a.m.

Weather: Sunny

Temp. Range: 70°

Present At Site: No One.

WORK IN PROGRESS

None.

OBSERVATIONS

Concrete work specified in Change Order No. 4 has been completed and appears to be acceptable. Additional grading and landscaping remain to be completed.

Window sills have been installed at all windows and cabinets at all kitchens at "B" and "C" buildings. Kickplates have been installed at all doors (where required) at "B" and "C" buildings. Oak stair treads and risers have been installed at both units in Building C. Grab bars and some plumbing fixtures have been installed in accessible bathrooms. Closet shelving installation is underway and is complete at several closets.

Interior demolition is complete at Building D. New sloping slab section for H/C shower has been poured, and some additional wall framing has been erected. Exterior concrete work (driveway and ramps/walks) has been completed. Railing remains to be installed.

PROGRESS MEETING

A progress meeting was held on site with Cheryl Lefler (KCHA), Dave Marshall (Hein Construction), and Mark Burrell (Alliance) present. The following items were discussed.

1. The decision was made to revise the gutters and downspouts package. All gutters (single-story and two-story locations) will be aluminum, and all downspouts will be vinyl. Colors shall be as previously determined.
2. Steve Belfield of Rain Guard, Inc. was on hand to discuss gutter guard products. A perforated aluminum product was presented for review and accepted by the Owner. Contractor will provide samples to the Owner and Architect for record purposes.
3. Contractor indicated kitchen countertops had been installed and then removed due to incorrectly sized sink cutouts. Countertops will be remade and reinstalled.
4. Contractor pointed out a potential problem with the installation of pivot doors at H/C bathroom closets. The thickness of the tile cove base may not allow for the installation of the door pivot in the required location. Architect suggested possibly removing a portion of the tile base at the door jambs to allow for placement of the pivots if necessary. See Action Requested/Items Verified this report.

PROGRESS MEETING (Cont.)

5. Discussions were held regarding weatherstripping and door sweeps to be installed at the rear entry doors at "B" and "C" buildings. The National Guard Products door sweep and weatherstripping proposed by the Contractor will be acceptable.
6. The project schedule was discussed. Contractor anticipates completing the project by the end of July. This would place project completion four months ahead of the required November completion date.

ACTION REQUESTED/ITEMS VERIFIED

1. Architect verified all bathroom linen closet openings were revised to provide square openings, as requested in COR No. 9.
2. Architect verified pivot doors at "C" building second floor bathrooms have been deleted, as requested in COR No. 9.
3. Architect verified repair was made to upper floor "C" building bathroom was completed and is acceptable, as requested in COR No. 9.
4. Contractor will install a pivot door at an accessible bathroom as a test to see exactly how the tile cove base affects the positioning of the pivot. The results of that test fit will determine if the cove base on the jamb face will remain or need to be modified.
5. Install weatherstripping and door sweep at rear doors at "B" and "C" buildings as discussed at previous progress meeting.

REPORTED BY:


Mark A. Burrell

Occupancy	Property	Occupancy (Days)			Occupancy (Unit Months)			Annual Recertifications				Annual Inspections		
		Available	Leased	Occ %	Available	Leased	%	Due	Complete	%	Delinquent	Due	Completed	%
	Moon Towers	5310	5279	99.42%	177	177	100.00%	11	11	100.0%	0	11	11	100.0%
	Family Sites	5700	5581	97.9%	190	188	98.95%	14	14	100.0%	0	14	14	100.0%
	Blue Bell Tower	1530	1530	100.00%	51	51	100.00%	0	0	100.0%	0	0	0	100.0%
	Total PH	12540	12390	98.80%	418	416	99.52%	25	25	100.0%	0	25	25	100.0%

Maintenance	Property	Non-Emergency Work Orders					Emergency Work Orders					Unit Turnaround Time (Days)		
		Submitted	Completed	Total Days to Complete	Avg. Time Per/WO	Outstanding	Submitted	Completed	< 24 Hours	> 24 Hours	Outstanding	Units Vacated	Turnaround Time	Avg. Unit Turn Time
	Moon Towers	39	39	73	1.87	0	1	1	0	0	0	3	15	5.00
	Family Sites	49	49	54	1.10	0	7	7	0	0	0	3	40	13.33
	Blue Bell Tower	52	52	74	1.42	0	0	0	0	0	0	0	0	1.00
	Total PH	140	140	201	1.44	0	8	8	0	0	0	6	55	9.17

Tenant Accounts	Property	Tenant Accounts Receivable (TAR)					Aged Delinquency (AD)							
		Total Delinq. Accounts	Ten. Revenue (FDS 70500)	Projected Tenant Revenue	TAR (FDS 126)	Arrears TAR	%	0-30 Days	31-60 Days	61-90 Days	90 + Days	Total Delinquent	Total Repayment	Variance
	Moon Towers	58	\$ 34,766.39	\$ 417,196.68	\$ 6,605.69	\$ 1,403.25	1.58%	\$ 3,237.78	\$ 2,404.36	\$ 1,253.75	\$ 2,339.97	\$ 9,235.86	\$ 2,865.17	\$ 6,370.69
	Family Sites	100	\$ 16,343.95	\$ 196,127.40	\$ 21,675.19	\$ 5,597.65	11.05%	\$ 3,975.93	\$ 15,809.36	\$ 2,678.65	\$ 15,972.72	\$ 38,436.66	\$ 19,087.16	\$ 19,349.50
	Blue Bell Tower	6	\$ 15,280.00	\$ 183,360.00	\$ -	\$ -	0.00%	\$ 55.24			\$ 100.00	\$ 155.24	\$ -	\$ 155.24
	Total PH	164	\$ 66,390.34	\$ 796,684.08	\$ 28,280.88	\$ 7,000.90	3.55%	\$ 7,268.95	\$ 18,213.72	\$ 3,932.40	\$ 18,412.69	\$ 47,827.76	\$ 21,952.33	\$ 25,875.43

AMP Budget	Property	Expense Control - Income % to Expense				Income to Budget			Expense to Budget			Cash Position	
		Income	Expense	Income/Loss	%	Actual	Budget	% to Budget	Actual	Budget	% to Budget	Min. Cash Position	Current Cash Position
	Moon Towers	\$ 62,143.92	\$ 47,962.75	\$ 14,181.17	129.6%	\$ 62,143.92	\$ 65,790.60	94.5%	\$ 47,962.75	\$ 62,708.71	76.5%	\$ 191,851.00	\$ 479,226.34
	Family Sites	\$ 70,555.12	\$ 58,525.82	\$ 12,029.30	120.6%	\$ 70,555.12	\$ 76,000.16	92.8%	\$ 58,525.82	\$ 81,431.82	71.9%	\$ 234,103.28	\$ 360,746.18
	Blue Bell Tower	\$ 19,141.80	\$ 16,244.25	\$ 2,897.55	117.8%	\$ 19,141.80	\$ 19,129.92	100.1%	\$ 16,244.25	\$ 24,109.32	67.4%	\$ 64,977.00	\$ 97,178.60
	Total PH	\$ 151,840.84	\$ 122,732.82	\$ 29,108.02	123.7%	\$ 151,840.84	\$ 160,920.68	94.4%	\$ 122,732.82	\$ 168,249.85	72.9%	\$ 490,931.28	\$ 937,151.12

PHAS	Property	PASS	Management Assessment (MASS)				Financial Assessment (FASS)			Capital Fund (CFP)			PHAS	
		Inspection Score	Occupancy	TAR	AP	Overall	QR	MENAR	DSCR	Overall	Obligation End-Date	Occupancy	Overall	AMP
	Moon Towers	38.95	16.00	2.00	4.00	23.00	12.00	11.00	2.00	25.00	5.00	5.00	10.00	96.95
	Family Sites	35.89	16.00	0.00	4.00	21.00	12.00	11.00	2.00	25.00	5.00	5.00	10.00	91.89
	Blue Bell Tower	39.90	16.00	5.00	4.00	25.00	12.00	11.00	2.00	25.00	5.00	5.00	10.00	99.90
	Total PH	37.68				22.33				25.00			10.00	95.01



Scorecard	Property	Occupancy (Unit Days)	Annuals	Inspections	Work Orders (Non-Emer)	Work Orders (Emergency)	Unit Turns	TAR	AD	Income %	Cash Position	PHAS	Overall	
	Moon Towers	4.00	4.00	4.00	3.00	4.00	4.00	3.00	1.20	4.00	4.00	4.00	3.76	HP
	Family Sites	3.00	4.00	4.00	3.00	4.00	3.00	1.00	1.00	4.00	4.00	4.00	3.35	SP
	Blue Bell Tower	4.00	4.00	4.00	3.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	3.95	HP
Total PH													3.60	HP

Moon Towers Notes

1. Occupancy is strong for both the current period and for FYE 03/31/2020.
2. Unit turnaround time is strong for both the current period and for FYE 03/31/2020.
3. Tenant Accounts Receivable (TAR) is at an acceptable level, though collection of outstanding amounts will remain a focus.
4. Income is sufficient to cover expenses for the month. However, income performance % to budget falls short of expectations.
5. Cash position is adequate, currently 2.50 times the recommended amount.
6. Moon Towers demonstrated strong performance for the PHAS indicators, trending towards a designation of **High Performer** for FYE 03/31/2020.
7. Overall performance for April 2019 is "High Performer."

Family Sites Notes

1. Occupancy days were at 97.9%, falling just short of expectations (98.0%). Occupancy months is adequate for calculation of PHAS.
2. Average unit turnaround time is at 13.33 days, which is within the expectation (14.0 days). Family staff will strive to achieve 10 days or less for FYE 03/31/2020.
3. Tenant Accounts Receivable (TAR) is at an unacceptable level. Collection of outstanding balances, and charging-off uncollectable debt must remain a focus.
4. Income is sufficient to cover expenses for the month. However, income performance % to budget falls short of expectations.
5. Cash position is adequate, currently 1.54 times the recommended amount.
6. Family Sites demonstrated strong performance for the PHAS indicators, trending towards a designation of **High Performer** for FYE 03/31/2020.
7. Overall performance for April 2019 is "Standard Performer."

Blue Bell Tower Notes

1. Occupancy is strong for both the current period and for FYE 03/31/2020.
2. No units were turned for the month of April 2019.
3. Blue Bell has the lowest tenant accounts receivable (TAR) in the PH program.
4. Income is sufficient to cover expenses for the month. Additionally, income performance % to budget exceeded expectations.
5. Cash position is inadequate, and is in danger of reaching a critical level.
6. Strong PHAS indicators, bolstered by an exemplary physical inspection (PASS) score.
7. Overall performance for April 2019 is "High Performer."

Occupancy	Property	Occupancy (Days)			Occupancy (Unit Months)			Annual Recertifications				Annual Inspections		
		Available	Leased	Occ %	Available	Leased	%	Due	Complete	%	Delinquent	Due	Completed	%
	Moon Towers	5487	5480	99.87%	177	177	100.00%	8	8	100.0%	0	8	8	100.0%
	Family Sites	5890	5745	97.5%	190	188	98.95%	14	14	100.0%	0	14	14	100.0%
	Blue Bell Tower	1581	1581	100.00%	51	51	100.00%	3	3	100.0%	0	3	3	100.0%
	Total PH	12958	12806	98.83%	418	416	99.52%	25	25	100.0%	0	25	25	100.0%

Maintenance	Property	Non-Emergency Work Orders					Emergency Work Orders					Unit Turnaround Time (Days)		
		Submitted	Completed	Total Days to Complete	Avg. Time Per/WO	Outstanding	Submitted	Completed	< 24 Hours	> 24 Hours	Outstanding	Units Vacated	Turnaround Time	Avg. Unit Turn Time
	Moon Towers	48	48	59	1.23	0	0	0	0	0	0	3	34	11.33
	Family Sites	55	41	41	1.00	14	5	5	0	0	0	9	151	16.78
	Blue Bell Tower	20	20	71	3.55	0	0	0	0	0	0	0	0	1.00
	Total PH	123	109	171	1.57	14	5	5	0	0	0	12	185	15.42

Tenant Accounts	Property	Tenant Accounts Receivable (TAR)					Aged Delinquency (AD)							
		Total Delinq. Accounts	Ten. Revenue (FDS 70500)	Projected Tenant Revenue	TAR (FDS 126)	Arrears TAR	%	0-30 Days	31-60 Days	61-90 Days	90 + Days	Total Delinquent	Total Repayment	Variance
	Moon Towers	59	\$ 76,400.15	\$ 458,400.90	\$ 10,224.22	\$ 1,797.50	2.23%	\$ 7,131.54	\$ 1,406.84	\$ 2,125.55	\$ 3,177.09	\$ 13,841.02	\$ 3,697.30	\$ 10,143.72
	Family Sites	103	\$ 33,339.23	\$ 200,035.38	\$ 22,321.22	\$ 6,734.30	11.16%	\$ 4,354.32	\$ 2,941.30	\$ 14,677.02	\$ 17,078.04	\$ 39,050.68	\$ 19,038.90	\$ 20,011.78
	Blue Bell Tower	3	\$ 30,908.30	\$ 185,449.80	\$ -	\$ -	0.00%	\$ 66.00	\$ -	\$ -	\$ -	\$ 66.00	\$ -	\$ 66.00
	Total PH	165	\$ 140,647.68	\$ 843,886.08	\$ 32,545.44	\$ 8,531.80	3.86%	\$ 11,551.86	\$ 4,348.14	\$ 16,802.57	\$ 20,255.13	\$ 52,957.70	\$ 22,736.20	\$ 30,221.50

AMP Budget	Property	Expense Control - Income % to Expense				Income to Budget			Expense to Budget			Cash Position	
		Income	Expense	Income/Loss	%	Actual	Budget	% to Budget	Actual	Budget	% to Budget	Min. Cash Position	Current Cash Position
	Moon Towers	\$ 69,217.63	\$ 59,704.84	\$ 9,512.79	115.9%	\$ 69,217.63	\$ 65,790.60	105.2%	\$ 59,704.84	\$ 62,708.71	95.2%	\$ 215,335.18	\$ 488,800.83
	Family Sites	\$ 71,229.96	\$ 76,906.17	\$ (5,676.21)	92.6%	\$ 71,229.96	\$ 76,000.16	93.7%	\$ 76,906.17	\$ 81,431.82	94.4%	\$ 269,903.98	\$ 354,496.34
	Blue Bell Tower	\$ 19,458.51	\$ 22,006.34	\$ (2,547.83)	88.4%	\$ 19,458.51	\$ 19,129.92	101.7%	\$ 22,006.34	\$ 24,109.32	91.3%	\$ 75,421.18	\$ 94,527.92
	Total PH	\$ 159,906.10	\$ 158,617.35	\$ 1,288.75	100.8%	\$ 159,906.10	\$ 160,920.68	99.4%	\$ 158,617.35	\$ 168,249.85	94.3%	\$ 560,660.34	\$ 937,825.09

PHAS	Property	PASS	Management Assessment (MASS)				Financial Assessment (FASS)			Capital Fund (CFP)			PHAS	
		Inspection Score	Occupancy	TAR	AP	Overall	QR	MENAR	DSCR	Overall	Obligation End-Date	Occupancy	Overall	AMP
	Moon Towers	38.95	16.00	2.00	4.00	23.00	12.00	11.00	2.00	25.00	5.00	5.00	10.00	96.95
	Family Sites	35.89	16.00	0.00	4.00	21.00	12.00	11.00	2.00	25.00	5.00	5.00	10.00	91.89
	Blue Bell Tower	39.90	16.00	5.00	4.00	25.00	12.00	11.00	2.00	25.00	5.00	5.00	10.00	99.90
	Total PH	37.68				22.33				25.00			10.00	95.01



Scorecard	Property	Occupancy (Unit Days)	Annuals	Inspections	Work Orders (Non-Emer)	Work Orders (Emergency)	Unit Turns	TAR	AD	Income %	Cash Position	PHAS	Overall	
	Moon Towers	4.00	4.00	4.00	3.00	4.00	3.00	2.00	1.30	4.00	4.00	4.00	3.57	HP
	Family Sites	3.00	4.00	4.00	1.00	4.00	2.00	1.00	1.00	2.00	4.00	4.00	3.05	SP
	Blue Bell Tower	4.00	4.00	4.00	2.00	4.00	4.00	4.00	4.00	1.00	4.00	4.00	3.60	HP
Total PH													3.34	SP

Moon Towers Notes

1. Occupancy is strong for both the current period and for FYE 03/31/2020.
2. Unit turnaround time is **11.33** days per turn, which is within the expectation (14.0 days) for the current period.
3. Tenant Accounts Receivable (TAR) is at an unacceptable level, and collection of outstanding amounts will remain a focus.
4. Income is sufficient to cover expenses for the month. Additionally, income and expense performance % to budget exceeded expectations.
5. Cash position is adequate, currently **2.27** times the recommended amount.
6. Moon Towers demonstrated strong performance for the PHAS indicators, trending towards a designation of **High Performer** for FYE 03/31/2020.
7. Overall performance for May 2019 is "High Performer."

Family Sites Notes

1. Occupancy days were at 97.9%, falling just short of expectations (98.0%). Occupancy months is adequate for calculation of PHAS.
2. Average unit turnaround time is at **16.78** days, which fails to meet the expectation (14.0 days). Family staff will strive to achieve 10 days or less for FYE 03/31/2020.
3. Tenant Accounts Receivable (TAR) is at an unacceptable level. Collection of outstanding balances, and charging-off uncollectable debt must remain a focus.
4. Income was not sufficient to cover expenses for the month. Income performance % to budget failed to meet expectations, while expense control met expectations.
5. Cash position is adequate, currently **1.31** times the recommended amount.
6. Family Sites demonstrated strong performance for the PHAS indicators, trending towards a designation of **High Performer** for FYE 03/31/2020.
7. Overall performance for May 2019 is "Standard Performer."

Blue Bell Tower Notes

1. Occupancy is strong for both the current period and for FYE 03/31/2020.
2. No units were turned for the month of May 2019.
3. Blue Bell has the lowest tenant accounts receivable (TAR) in the PH program.
4. Income was not sufficient to cover expenses for the month. However, income and expense performance % to budget exceeded expectations.
5. Cash position is inadequate, and is in danger of reaching a critical level.
6. Strong PHAS indicators, bolstered by an exemplary physical inspection (PASS) score.
7. Overall performance for May 2019 is "High Performer."

Occupancy	Property	Occupancy (Days)			Occupancy (Unit Months)			Annual Recertifications				Annual Inspections		
		Available	Leased	Occ %	Available	Leased	%	Due	Complete	%	Delinquent	Due	Completed	%
	Moon Towers	10797	10759	99.65%	354	354	100.00%	19	19	100.0%	0	19	19	100.0%
	Family Sites	11590	11326	97.7%	380	376	98.95%	28	28	100.0%	0	28	28	100.0%
	Blue Bell Tower	3111	3111	100.00%	102	102	100.00%	3	3	100.0%	0	3	3	100.0%
	Total PH	25498	25196	98.82%	836	832	99.52%	50	50	100.0%	0	50	50	100.0%

Maintenance	Property	Non-Emergency Work Orders					Emergency Work Orders					Unit Turnaround Time (Days)		
		Submitted	Completed	Total Days to Complete	Avg. Time Per/WO	Outstanding	Submitted	Completed	< 24 Hours	> 24 Hours	Outstanding	Units Vacated	Turnaround Time	Avg. Unit Turn Time
	Moon Towers	87	87	132	1.52	0	1	1	0	0	0	6	49	8.17
	Family Sites	104	90	95	1.06	14	12	12	0	0	0	12	191	15.92
	Blue Bell Tower	72	72	145	2.01	0	0	0	0	0	0	0	0	1.00
	Total PH	263	249	372	1.49	14	13	13	0	0	0	18	240	13.33

Tenant Accounts	Property	Tenant Accounts Receivable (TAR)					Aged Delinquency (AD)					Total Delinquent	Total Repayment	Variance
		Total Delinq. Accounts	Ten. Revenue (FDS 70500)	Projected Tenant Revenue	TAR (FDS 126)	Arrears TAR	%	0-30 Days	31-60 Days	61-90 Days	90 + Days			
	Moon Towers	59	\$ 76,400.15	\$ 458,400.90	\$ 10,224.22	\$ 1,797.50	2.23%	\$ 7,131.54	\$ 1,406.84	\$ 2,125.55	\$ 3,177.09	\$ 13,841.02	\$ 3,697.30	\$ 10,143.72
	Family Sites	103	\$ 33,339.23	\$ 200,035.38	\$ 22,321.22	\$ 6,734.30	11.16%	\$ 4,354.32	\$ 2,941.30	\$ 14,677.02	\$ 17,078.04	\$ 39,050.68	\$ 19,038.90	\$ 20,011.78
	Blue Bell Tower	3	\$ 30,908.30	\$ 185,449.80	\$ -	\$ -	0.00%	\$ 66.00	\$ -	\$ -	\$ -	\$ 66.00	\$ -	\$ 66.00
	Total PH	165	\$ 140,647.68	\$ 843,886.08	\$ 32,545.44	\$ 8,531.80	3.86%	\$ 11,551.86	\$ 4,348.14	\$ 16,802.57	\$ 20,255.13	\$ 52,957.70	\$ 22,736.20	\$ 30,221.50

A/M/P Budget	Property	Expense Control - Income % to Expense				Income to Budget			Expense to Budget			Cash Position	
		Income	Expense	Income/Loss	%	Actual	Budget	% to Budget	Actual	Budget	% to Budget	Min. Cash Position	Current Cash Position
	Moon Towers	\$ 131,361.55	\$ 107,667.59	\$ 23,693.96	122.0%	\$ 131,361.55	\$ 131,581.20	99.8%	\$ 107,667.59	\$ 125,417.42	85.8%	\$ 215,335.18	\$ 488,800.83
	Family Sites	\$ 141,785.08	\$ 135,431.99	\$ 6,353.09	104.7%	\$ 141,785.08	\$ 152,000.32	93.3%	\$ 135,431.99	\$ 162,863.64	83.2%	\$ 269,903.98	\$ 354,496.34
	Blue Bell Tower	\$ 38,600.31	\$ 38,250.59	\$ 349.72	100.9%	\$ 38,600.31	\$ 38,259.84	100.9%	\$ 38,250.59	\$ 48,218.64	79.3%	\$ 75,421.18	\$ 94,527.92
	Total PH	\$ 311,746.94	\$ 281,350.17	\$ 30,396.77	110.8%	\$ 311,746.94	\$ 321,841.36	96.9%	\$ 281,350.17	\$ 336,499.70	83.6%	\$ 560,660.34	937,825.09

PHAS	Property	PASS	Management Assessment (MASS)				Financial Assessment (FASS)			Capital Fund (CFP)			PHAS	
		Inspection Score	Occupancy	TAR	AP	Overall	QR	MENAR	DSCR	Overall	Obligation End-Date	Occupancy	Overall	AMP
	Moon Towers	38.95	16.00	5.00	4.00	25.00	12.00	11.00	2.00	25.00	5.00	5.00	10.00	98.95
	Family Sites	35.89	16.00	0.00	4.00	21.00	12.00	10.48	2.00	24.48	5.00	5.00	10.00	91.37
	Blue Bell Tower	39.90	16.00	5.00	4.00	25.00	12.00	7.48	2.00	21.48	5.00	5.00	10.00	96.38
	Total PH	37.68				23.18				24.33			10.00	95.19



Scorecard	Property	Occupancy (Unit Days)	Annuals	Inspections	Work Orders (Non-Emer)	Work Orders (Emergency)	Unit Turns	TAR	AD	Income %	Cash Position	PHAS	Overall	
	Moon Towers	4.00	4.00	4.00	3.00	4.00	3.00	2.00	1.30	4.00	4.00	4.00	3.57	HP
	Family Sites	3.00	4.00	4.00	1.00	4.00	2.00	1.00	1.00	3.00	4.00	4.00	3.10	SP
	Blue Bell Tower	4.00	4.00	4.00	2.00	4.00	4.00	4.00	4.00	3.00	4.00	4.00	3.80	HP
Total PH													3.38	SP

Moon Towers Notes

1. Occupancy is strong for FYE 03/31/2020; currently sitting at **99.7% for unit days leased and 100.0%** for unit months leased.
2. Unit turnaround time is **8.17** days per turn, which is within the expectation (14.0 days), though the goal remains 7.0 days or less per unit.
3. Tenant Accounts Receivable (TAR) is at an unacceptable level, and collection of outstanding amounts will remain a focus.
4. Income is sufficient to cover expenses for FYE 03/31/2020. Additionally, income and expense performance % to budget meets expectations.
5. Cash position is adequate, currently **2.27** times the recommended amount.
6. Moon Towers demonstrated strong performance for the PHAS indicators, trending towards a designation of **High Performer** for FYE 03/31/2020.
7. Overall performance for FYE 03/31/2020 is "High Performer."

Family Sites Notes

1. Occupancy is strong for FYE 03/31/2020; currently sitting at **97.9% for unit days leased and 98.95%** for unit months leased.
2. Average unit turnaround time is at **15.92** days, which fails to meet the expectation (14.0 days). Family staff will strive to achieve 10 days or less for FYE 03/31/2020.
3. Tenant Accounts Receivable (TAR) is at an unacceptable level. Collection of outstanding balances, and charging-off uncollectable debt must remain a focus.
4. Income is sufficient to cover expenses for FYE 03/31/2020. Income performance % to budget is approaching expectations and expense performance % to budget meets expectations.
5. Cash position is adequate, currently **1.31** times the recommended amount.
6. Family Sites demonstrated strong performance for the PHAS indicators, trending towards a designation of **High Performer** for FYE 03/31/2020.
7. Overall performance for FYE 03/31/2020 is "Standard Performer."

Blue Bell Tower Notes

1. Occupancy is strong for FYE 03/31/2020; currently sitting at **100.0% for unit days leased and 100.0%** for unit months leased.
2. No units have been turned for FYE 03/31/2020.
3. Blue Bell has the lowest tenant accounts receivable (TAR) in the PH program.
4. Income is sufficient to cover expenses for FYE 03/31/2020. Additionally, income and expense performance % to budget meets expectations.
5. Cash position is adequate, currently **1.25** times the recommended amount.
6. Strong PHAS indicators, bolstered by an exemplary physical inspection (PASS) score.
7. Overall performance for FYE 03/31/2020 is "High Performer."



KNOX COUNTY
HOUSING AUTHORITY

BUILDING COMMUNITY, PEOPLE, AND PARTNERSHIPS

216 W. Simmons St., Galesburg, IL 61401

Telephone (309) 342-8129 ext. 223 Fax (309) 342-7206

Email: dantoine@knoxhousing.org

Lomac Payton, Chairperson
Thomas Dunker, Vice Chairperson
Wayne Allen, Commissioner
Paul J. Stewart, Commissioner
Ben Burgland, Commissioner
Paula Sanford, Commissioner
Jared Hawkinson, Commissioner
Derek Antoine, Exec. Director, Secretary
Jack P. Ball, Attorney

Friday, June 21, 2019
5:05 PM

Ben Burgland
587 Knox Rd. 1860N
Galesburg, IL 61401

Ben,

On behalf of the Board of Commissioners, agency staff, and the participant population we serve, I would like to extend our heartfelt gratitude and appreciation for your many years of dedicated service to the Knox County Housing Authority.

Board service requires dedication, commitment, and diplomacy. As a member of our Board, you worked diligently alongside the commissioners and staff of the authority to ensure consistency, compliance, and transparency in all agency business. Your expertise on financial matters was an asset to this Board, as other members looked to you for opinions and input on agency accounting. Your logical and level thought processes have helped steer agency decisions on important matters including construction and rehabilitation of units, budgeting and expenditure of agency funds, and policy development.

During your service as commissioner, you distinguished yourself as a responsible and judicious steward of federal funding. You represented the agency professionally, and we would be remiss if we did not acknowledge your contributions to the success of the Knox County Housing Authority. By all measures, this agency and Board have grown on your watch. As you reflect on your time with us, please know that our achievements over the past decade would not have been possible without your wise counsel.

You once told me that you preferred to serve on a board that was about action, not words. It is my hope that this Board has lived up to that expectation.

Thank you, Ben, for all you have done to make the Knox County Housing Authority a special place.

Respectfully,

Derek B. Antoine
Executive Director
Knox County Housing Authority