

board agenda



Knox County Housing Authority
Regular Meeting of the Board of Commissioners
Moon Towers Conference Room
6/30/2020
10:00 a.m.

Opening	Roll Call	Vice Chair Hawkinson
<input type="checkbox"/> Wayne Allen	Review/Approve Previous Meeting Minutes	Vice Chair Hawkinson
<input type="checkbox"/> Jared Hawkinson	Review/Ratify 03-2020 Financial Reports	Vice Chair Hawkinson
<input type="checkbox"/> Lomac Payton	Review/Ratify 03-2020 Claims and Bills	Vice Chair Hawkinson
<input type="checkbox"/> Joseph Riley	COCC:	\$ 68,698.94
<input type="checkbox"/> Sara Robison	Moon Towers:	\$ 69,550.35
<input type="checkbox"/> Paula Sanford	Family:	\$ 3,277.75
<input type="checkbox"/> Paul H. Stewart	Bluebell:	\$ 19,929.71
<u>Excused:</u>	HCV:	\$ 78,810.32
Lomac Payton	Brentwood:	\$ -45,679.18
	Prairieland:	\$ 31,955.75
<u>Others Present:</u>	Capital Fund 2018:	\$ -35,393.75
	Capital Fund 2019:	\$ 8,735.00
	Review/Ratify 04-2020 Financial Reports	Vice Chair Hawkinson
	Review/Ratify 04-2020 Claims and Bills	Vice Chair Hawkinson
	COCC:	\$ 39,815.33
	Moon Towers:	\$ 42,521.02
	Family:	\$ 61,118.38
	Bluebell:	\$ 12,848.07
	HCV:	\$ 90,789.82
	Brentwood:	\$ 17,034.72
	Prairieland:	\$ 17,609.30
	Capital Fund 2018:	\$ 0.00
	Capital Fund 2019:	\$ -2,000.00
	Review/Ratify 05-2020 Financial Reports	Vice Chair Hawkinson
	Review/Ratify 05-2020 Claims and Bills	Vice Chair Hawkinson
	COCC:	\$ 45,785.32
	Moon Towers:	\$ 56,669.04
	Family:	\$ 73,986.48
	Bluebell:	\$ 17,789.18

board agenda

	HCV:	\$ 88,570.44
	Brentwood:	\$ 26,860.90
	Prairieland:	\$ 26,340.35
	Capital Fund 2018:	\$ 0.00
	Capital Fund 2019:	\$ 2,000.00

Old Business	None	
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New Business	Review/Approve QSP S20024 – Desktop Computers	Derek Antoine
	Review/Approve IFB B20023 – Agency Vehicle Fleet	Derek Antoine
	Review/Approve CARES Act Hazard Pay Bonus Schedule	Derek Antoine

Reports	Executive Director’s Report – No Report	Derek Antoine
	KCHA Legal Counsel Report – No Report	Jack Ball

Other Business	COVID-19 Update – KCHA Operations	Derek Antoine
	STAND UP/SPEAK OUT Meetings Update	Derek Antoine

Executive Session	Executive Director Performance Appraisal	Vice Chair Hawkinson
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Adjournment

COCC

	<u>March-20</u>	<u>Current YTD</u>
Operating Income	\$53,905.90	\$801,529.82
Operating Expenses	\$69,763.99	\$608,110.68
Net Revenue Income/(Loss)	(\$15,858.09)	\$193,419.14

Discussion:

COCC's total revenue for Year-End 2020 is: **\$193,419.14**

Year end adjusting entries

Recorded Compensated Absences

Accrued payroll and expenses for March paid in April and May 2020.

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

COCC's Cash, Investments, A/R, & A/P **\$1,314,190.17**

MOON TOWERS

	<u>March-20</u>	<u>Current YTD</u>
Operating Income	\$55,126.01	\$845,355.36
Operating Expenses	\$69,550.35	\$792,830.68
Net Revenue Income/(Loss)	(\$14,424.34)	\$52,524.68

Discussion:

Moon Tower's total revenue for Year-End 2020 is: **\$52,524.68**

Year end adjusting entries

Recorded Compensated Absences

Accrued payroll and expenses for March paid in April and May 2020.

Move certain expenses to fixed asset schedule to be depreciated.

Excess cash transfer to Family to maximize FASS points for Family.

Prior period adjustment per auditor to tie out depreciation.

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

Moon Towers' Cash, Investments, A/R, & A/P **\$462,274.67**

Minimum Reserve Position **\$264,276.89**

Over/(Under) minimum reserve position **\$197,997.78**

FAMILY SITES

	<u>March-20</u>	<u>Current YTD</u>
Operating Income	\$67,170.35	\$1,145,118.68
Operating Expenses	(\$11,335.84)	\$1,045,843.14
Net Revenue Income/(Loss)	\$78,506.19	\$99,275.54

Discussion:

Family Site's total revenue for Year-End 2020 is: **\$99,275.54**

Year end adjusting entries

Recorded Compensated Absences

Accrued payroll and expenses for March paid in April and May 2020.

Move certain expenses to fixed asset schedule to be depreciated.

504 Project expenses, Flooring

Dodge Ram Truck, Cub Cadet Pro Mower

Prior period adjustment per auditor to tie out depreciation.

Excess cash transfer from Moon Towers to maximize FASS points.

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

Family's Cash, Investments, A/R, & A/P **\$352,608.22**

Minimum Reserve Position **\$348,614.38**

Over/(Under) minimum reserve position **\$3,993.84**

BLUEBELL

	<u>March-20</u>	<u>Current YTD</u>
Operating Income	\$18,852.27	\$313,720.85
Operating Expenses	\$19,929.71	\$239,519.29
Net Revenue Income/(Loss)	(\$1,077.44)	\$74,201.56

Discussion:

Bluebell's total revenue for Year-End 2020 is: **\$74,201.56**

Year end adjusting entries

Recorded Compensated Absences

Accrued payroll and expenses for March paid in April and May 2020.

Move certain expenses to fixed asset schedule to be depreciated.

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

Bluebell's Cash, Investments, A/R, & A/P **\$161,171.35**

Minimum Reserve Position **\$79,839.76**

Over/(Under) minimum reserve position **\$81,331.59**

BRENTWOOD

	<u>March-20</u>	<u>Current YTD</u>
Operating Income	\$33,661.38	\$399,887.70
Operating Expenses	(\$45,679.18)	\$322,241.92
Net Revenue Income/(Loss)	\$79,340.56	\$77,645.78

Discussion:

Brentwood's total revenue for Year-End 2020 is: **\$77,645.78**

Year end adjusting entries
Recorded Compensated Absences
Accrued payroll and expenses for March paid in April and May 2020.
Move certain expenses to fixed asset schedule to be depreciated.
Siding

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

Brentwood's Cash, Investments, A/R, & A/P **\$104,548.91**

PRAIRIELAND

	<u>March-20</u>	<u>Current YTD</u>
Operating Income	\$28,874.45	\$362,737.38
Operating Expenses	\$31,955.75	\$306,098.88
Net Revenue Income/(Loss)	(\$3,081.30)	\$56,638.50

Discussion:

PrairieLand's total revenue for Year-End 2020 is: **\$56,638.50**

Year end adjusting entries
Recorded Compensated Absences
Accrued payroll and expenses for March paid in April and May 2020.

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

PrairieLand's Cash, Investments, A/R, & A/P	\$31,390.47
Restricted - Security Deposits	(\$875.00)
Restricted - Replacement Reserve	(\$127,908.60)
Restricted - Residual Receipts	(\$54,521.06)
PL's Total Cash	<u>(\$151,914.19)</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>March-20</u>	<u>Current YTD</u>
Operating Income	\$9,362.37	\$120,874.27
Operating Expenses	\$16,603.85	\$151,035.90
Net Revenue Income/(Loss)	(\$7,241.48)	(\$30,161.63)

Discussion:

Year end adjusting entries
Recorded Compensated Absences
Accrued payroll and expenses for March paid in April and May 2020.

Deficit covered by the UNP.

Unrestricted Net Position (UNP)	\$86,338.53	<i>2/29/2020 Balance</i>
Investment in Fixed Assets	\$0.00	
Monthly VMS Net Revenue Income/(Loss)	(\$7,241.48)	
	\$0.00	<i>Transfer to NRP or Adjustment</i>
UNP Ending Balance	<u>\$79,097.05</u>	For Admin Expenses and HAP (if needed)

HAP

	<u>Mar-20</u>	<u>Current YTD</u>
Operating Income	\$87,085.50	\$916,966.50
Operating Expenses	\$62,206.47	\$879,072.38
Net Revenue Income/(Loss)	\$24,879.03	\$37,894.12

Discussion:

Year end adjusting entries

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

Net Restricted Position (NRP)	\$17,698.00	<i>2/29/2020 Balance</i>
	\$0.00	<i>Transfer from UNP or Adjustment</i>
Monthly VMS Net Revenue - Income/(Loss)	\$24,857.50	
NRP Ending Balance for HAP	<u>\$42,555.50</u>	For HAP Expenses (Only)

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
REVENUE							
pum	15.00	15.00	0.00	180.00	180.00	180.00	0.00
FEE REVENUE							
Management Fees							
10-1-000-000-3810.000 Management Fee Inc	-42,383.50	-42,907.00	523.50	-514,884.00	-507,062.75	-514,884.00	-1.52
10-1-000-000-3810.010 Mgmt Fees CFP	0.00	0.00	0.00	0.00	-100,000.00	0.00	
Total Management Fees	-42,383.50	-42,907.00	523.50	-514,884.00	-607,062.75	-514,884.00	17.90
Asset Management Fees							
10-1-000-000-3820.000 Asset Mgmt Fee Inc	-4,240.00	-4,180.00	-60.00	-50,160.00	-50,400.00	-50,160.00	0.48
Total Asset Management Fees	-4,240.00	-4,180.00	-60.00	-50,160.00	-50,400.00	-50,160.00	0.48
Book Keeping Fees							
10-1-000-000-3830.000 Bookkeeping Fee Inc	-4,760.04	-5,627.00	866.96	-67,524.00	-68,299.50	-67,524.00	1.15
Total Book Keeping Fees	-4,760.04	-5,627.00	866.96	-67,524.00	-68,299.50	-67,524.00	1.15
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	-51,383.54	-52,714.00	1,330.46	-632,568.00	-725,762.25	-632,568.00	14.73
OTHER REVENUE							
Other Grants & Investment Income							
10-1-000-000-3404.000 Revenue-other gov grants	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3610.000 Interest Income	-623.96	0.00	-623.96	0.00	-12,751.77	0.00	
10-1-000-000-3610.010 Interest - Restricted	0.00	-8.37	8.37	-100.00	0.00	-100.00	-100.00
Total Other Grants & Investment Income	-623.96	-8.37	-615.59	-100.00	-12,751.77	-100.00	12,651.77
Other Revenue							
10-1-000-000-3690.000 Other Income	0.00	0.00	0.00	0.00	-43,363.00	0.00	
10-1-000-000-3690.010 Other Income-Training	0.00	-27.63	27.63	-332.00	0.00	-332.00	-100.00
10-1-000-000-3850.000 Inspection(s) Income	0.00	0.00	0.00	0.00	-48.00	0.00	
10-1-000-000-3850.005 Income from Other Amps	-1,898.40	0.00	-1,898.40	0.00	-19,604.80	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	-1,898.40	-27.63	-1,870.77	-332.00	-63,015.80	-332.00	18,880.66
TOTAL OTHER REVENUE	-2,522.36	-36.00	-2,486.36	-432.00	-75,767.57	-432.00	17,438.79
TOTAL REVENUE	-53,905.90	-52,750.00	-1,155.90	-633,000.00	-801,529.82	-633,000.00	26.62
EXPENSES							
ADMINISTRATIVE							
Administrative Salaries							
10-1-000-000-4110.000 Admin Salaries	33,977.02	25,666.63	8,310.39	308,000.00	353,559.91	308,000.00	14.79
10-1-000-000-4110.001 Salaries Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4110.200 Admin - Other Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Administrative Salaries	33,977.02	25,666.63	8,310.39	308,000.00	353,559.91	308,000.00	14.79
Administrative Benefits							
10-1-000-000-4110.500 Emp Benefit - Admin	18,792.51	8,750.00	10,042.51	105,000.00	118,576.76	105,000.00	12.93
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.	494.18	0.00	494.18	0.00	5,972.82	0.00	
Total Administrative Benefits	19,286.69	8,750.00	10,536.69	105,000.00	124,549.58	105,000.00	18.62
Fee Expenses							

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
10-1-000-000-4171.000 Audit Fee	1,200.00	229.13	970.87	2,750.00	2,400.00	2,750.00	-12.73
Total Fee Expenses	1,200.00	229.13	970.87	2,750.00	2,400.00	2,750.00	-12.73
Advertising & Marketing							
10-1-000-000-4190.650 Advertising	0.00	62.50	-62.50	750.00	565.34	750.00	-24.62
Total Advertising & Marketing	0.00	62.50	-62.50	750.00	565.34	750.00	-24.62
Office Expense							
10-1-000-000-4140.000 Training - Staff	719.96	1,666.63	-946.67	20,000.00	10,726.47	20,000.00	-46.37
10-1-000-000-4180.000 Telephone	440.37	416.63	23.74	5,000.00	6,157.90	5,000.00	23.16
10-1-000-000-4190.100 Postage	545.82	125.00	420.82	1,500.00	1,188.83	1,500.00	-20.74
10-1-000-000-4190.200 Office Supplies	50.27	125.00	-74.73	1,500.00	816.80	1,500.00	-45.55
10-1-000-000-4190.300 Paper Supplies	83.06	83.37	-0.31	1,000.00	823.16	1,000.00	-17.68
10-1-000-000-4190.400 Printing/printers	0.00	0.00	0.00	0.00	371.85	0.00	
10-1-000-000-4190.401 Printing Supplies	0.00	166.63	-166.63	2,000.00	2,319.95	2,000.00	16.00
10-1-000-000-4190.500 Printer/Copier Supp-Cont	371.96	0.00	371.96	0.00	2,282.93	0.00	
10-1-000-000-4190.550 Computers	191.12	416.63	-225.51	5,000.00	4,139.03	5,000.00	-17.22
10-1-000-000-4190.600 Publications	0.00	41.63	-41.63	500.00	219.00	500.00	-56.20
10-1-000-000-4190.700 Member Dues/Fees	194.45	833.37	-638.92	10,000.00	7,201.45	10,000.00	-27.99
10-1-000-000-4190.800 Internet Services	156.87	250.00	-93.13	3,000.00	1,981.15	3,000.00	-33.96
10-1-000-000-4190.850 IT Support	0.00	416.63	-416.63	5,000.00	3,294.18	5,000.00	-34.12
Total Office Expense	2,753.88	4,541.52	-1,787.64	54,500.00	41,522.70	54,500.00	-23.81
Legal Expense							
10-1-000-000-4130.000 Legal Expense	1,600.00	833.37	766.63	10,000.00	9,100.00	10,000.00	-9.00
10-1-000-000-4190.900 Court Costs	0.00	0.00	0.00	0.00	0.00	0.00	
Total Legal Expense	1,600.00	833.37	766.63	10,000.00	9,100.00	10,000.00	-9.00
Travel Expense							
10-1-000-000-4150.000 Travel - Staff	1,331.46	333.37	998.09	4,000.00	431.79	4,000.00	-89.21
10-1-000-000-4150.010 Travel - Commissioners	887.64	250.00	637.64	3,000.00	4,173.74	3,000.00	39.12
10-1-000-000-4150.100 Mileage - Admin	0.00	41.63	-41.63	500.00	454.72	500.00	-9.06
Total Travel Expense	2,219.10	625.00	1,594.10	7,500.00	5,060.25	7,500.00	-32.53
Other Expense							
10-1-000-000-4140.010 Training-Commissioners	2,870.32	583.37	2,286.95	7,000.00	12,022.52	7,000.00	71.75
10-1-000-000-4160.000 Consulting Services	1,301.00	1,250.00	51.00	15,000.00	14,857.93	15,000.00	-0.95
10-1-000-000-4160.500 Translating/Interp Serv.	0.00	25.00	-25.00	300.00	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	232.49	83.37	149.12	1,000.00	1,497.19	1,000.00	49.72
10-1-000-000-4190.950 Background Verification	10.70	41.63	-30.93	500.00	205.00	500.00	-59.00
Total Other Expense	4,414.51	1,983.37	2,431.14	23,800.00	28,582.64	23,800.00	20.10
TOTAL OPERATING EXPENSE - Admin	65,451.20	42,691.52	22,759.68	512,300.00	565,340.42	512,300.00	10.35
<u>UTILITIES EXPENSE</u>							
Utilities Expense							
10-1-000-000-4310.000 Water	41.82	25.00	16.82	300.00	248.43	300.00	-17.19
10-1-000-000-4315.000 Sewer	16.47	12.50	3.97	150.00	85.84	150.00	-42.77
10-1-000-000-4320.000 Electric	559.74	229.13	330.61	2,750.00	2,490.96	2,750.00	-9.42
10-1-000-000-4330.000 Gas	536.32	200.00	336.32	2,400.00	1,669.89	2,400.00	-30.42
10-1-000-000-4340.000 Fuel	0.00	0.00	0.00	0.00	0.00	0.00	
Total Utilites Expense	1,154.35	466.63	687.72	5,600.00	4,495.12	5,600.00	-19.73
TOTAL UTILITIES EXPENSE	1,154.35	466.63	687.72	5,600.00	4,495.12	5,600.00	-19.73
<u>MAINTENANCE & OPERATIONS EXPENSE</u>							

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Maintenance - Labor & OT							
10-1-000-000-4410.200 Maint - Amps	55.68	0.00	55.68	0.00	872.65	0.00	
Total Maintenance - Labor & OT	55.68	0.00	55.68	0.00	872.65	0.00	
Benefit Contributions - Maintenance							
10-1-000-000-4410.500 Emp Benefit - Maint	0.00	0.00	0.00	0.00	0.00	0.00	
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	20.87	-20.87	250.00	0.00	250.00	-100.00
10-1-000-000-4420.020 Htg & Cooling	0.00	20.87	-20.87	250.00	0.00	250.00	-100.00
10-1-000-000-4420.050 Landscape/Grounds Sup	0.00	20.87	-20.87	250.00	0.00	250.00	-100.00
10-1-000-000-4420.060 Maint - Supplies-BB	0.00	20.87	-20.87	250.00	0.00	250.00	-100.00
10-1-000-000-4420.070 Electrical Supplies	0.00	20.87	-20.87	250.00	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	300.00	453.10	300.00	51.03
10-1-000-000-4420.110 Routine Maint. Supply	1.84	25.00	-23.16	300.00	15.69	300.00	-94.77
10-1-000-000-4420.120 Other Misc Supply	0.00	8.37	-8.37	100.00	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	15.30	41.63	-26.33	500.00	136.59	500.00	-72.68
Total Maintenance - Materials/Supplies	17.14	204.35	-187.21	2,450.00	605.38	2,450.00	-75.29
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	29.13	-29.13	350.00	225.00	350.00	-35.71
10-1-000-000-4430.020 Heating&Cooling Cont	0.00	41.63	-41.63	500.00	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	41.63	-41.63	500.00	0.00	500.00	-100.00
10-1-000-000-4430.080 Plumbing Contracts	0.00	20.87	-20.87	250.00	0.00	250.00	-100.00
10-1-000-000-4430.090 Extermination Cont	0.00	33.37	-33.37	400.00	350.96	400.00	-12.26
10-1-000-000-4430.100 Janitorial Contracts	0.00	8.37	-8.37	100.00	0.00	100.00	-100.00
10-1-000-000-4430.110 Routine Maint Cont	0.00	20.87	-20.87	250.00	0.00	250.00	-100.00
10-1-000-000-4430.120 Other Misc Maint Cont	0.00	20.87	-20.87	250.00	0.00	250.00	-100.00
10-1-000-000-4430.126 Vehicle Maint Cont	0.00	20.87	-20.87	250.00	4.00	250.00	-98.40
10-1-000-000-4430.200 Copiers	0.00	41.63	-41.63	500.00	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	0.00	279.24	-279.24	3,350.00	579.96	3,350.00	-82.69
TOTAL MAINTENANCE EXPENSES	72.82	483.59	-410.77	5,800.00	2,057.99	5,800.00	-64.52
<u>INSURANCE PREMIUMS EXPENSE</u>							
Insurance Expense							
10-1-000-000-4510.010 Property Insurance	82.92	78.00	4.92	936.00	939.79	936.00	0.40
10-1-000-000-4510.015 Equipment Insurance	10.40	10.25	0.15	123.00	122.23	123.00	-0.63
10-1-000-000-4510.020 Liability Insurance	39.04	35.38	3.66	425.00	429.54	425.00	1.07
10-1-000-000-4510.025 PE & PO Insurance	278.50	237.88	40.62	2,855.00	2,961.76	2,855.00	3.74
10-1-000-000-4510.030 Work Comp Insurance	1,967.83	930.87	1,036.96	11,170.00	11,007.82	11,170.00	-1.45
10-1-000-000-4510.035 Auto Insurance	41.93	52.25	-10.32	627.00	91.01	627.00	-85.48
10-1-000-000-4510.040 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Insurance Expense	2,420.62	1,344.63	1,075.99	16,136.00	15,552.15	16,136.00	-3.62
TOTAL INSURANCE PREMIUMS EXPENSE	2,420.62	1,344.63	1,075.99	16,136.00	15,552.15	16,136.00	-3.62

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Knox County Housing Authority
INCOME STATEMENT - COCC
March, 2020

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
<u>TOTAL PROTECTIVE SERVICES EXPENSE</u>							
Protective Services - Contract							
10-1-000-000-4480.000 Protect Service	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4480.500 Security Contract	0.00	0.00	0.00	0.00	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							
10-1-000-000-4530.000 Term Leave Pay	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4590.000 Other General	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4595.000 Compensated Absences	665.00	0.00	665.00	0.00	665.00	0.00	
Total General Expenses	665.00	0.00	665.00	0.00	665.00	0.00	
TOTAL OTHER GENERAL EXPENSES	665.00	0.00	665.00	0.00	665.00	0.00	
<u>INTEREST EXP & AMORTIZATION COST</u>							
Interest Expense							
10-1-000-000-5230.100 Int on DSF Invest	0.00	0.00	0.00	0.00	0.00	0.00	
Total Interest Expense	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL INTEREST EXP & AMORT COST	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL OPERATING EXPENSE	69,763.99	44,986.37	24,777.62	539,836.00	588,110.68	539,836.00	8.94
NET REVENUE/EXPENSE (GAIN/-LOSS)	15,858.09	-7,763.63	23,621.72	-93,164.00	-213,419.14	-93,164.00	129.08
<u>MISCELLANEOUS EXPENSE</u>							
Extraordinary & Casualty Expense							
10-1-000-000-4610.010 Extraordinary Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4610.020 Extraordinary Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4610.030 Extraordinary Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Extraordinary Expense	0.00	0.00	0.00	0.00	0.00	0.00	
Total Casualty Expense	0.00	0.00	0.00	0.00	0.00	0.00	
Depreciation Expense							
10-1-000-000-4800.000 Depreciation Exp COCC	-78.46	53.00	-131.46	636.00	504.54	636.00	-20.67
Total Depreciation Expense	-78.46	53.00	-131.46	636.00	504.54	636.00	-20.67
TOTAL MISCELLANEOUS EXPENSES	-78.46	53.00	-131.46	636.00	504.54	636.00	-20.67
<u>OTHER FINANCING SOURCES (USES)</u>							
Operating Transfers In/Out							
10-1-000-000-6010.000 Prior Yr Adj-ARR	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-6020.000 Prior Yr Adj-NARR	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-7010.000 Prov Oper Reserve	0.00	7,730.37	-7,730.37	92,764.00	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	
10-1-000-000-9111.100 Operating Xfers - Out	0.00	0.00	0.00	0.00	0.00	0.00	
Total Operating Transfers In/Out	0.00	7,730.37	-7,730.37	92,764.00	0.00	92,764.00	-100.00
TOTAL OTHER FINANCING SOURCES	0.00	7,730.37	-7,730.37	92,764.00	0.00	92,764.00	-100.00
EXCESS REVENUE/EXPENSE GAIN/-LOSS	15,779.63	19.74	15,759.89	236.00	-212,914.60	236.00	-90,318.05

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
REVENUE							
pum	177.00	177.00	0.00	2,124.00	2,124.00	2,124.00	0.00
TENANT REVENUE							
Tenant Rent Revenue							
10-1-000-001-3110.000 Dwelling Rent	-32,033.00	-32,916.63	883.63	-395,000.00	-406,761.00	-395,000.00	2.98
10-1-000-001-3111.000 Utility Allowance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Tenant Rent Revenue	-32,033.00	-32,916.63	883.63	-395,000.00	-406,761.00	-395,000.00	2.98
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	-1,800.00	-1,650.00	-1,800.00	-8.33
10-1-000-001-3690.000 Other Income	0.00	0.00	0.00	0.00	-1,258.96	0.00	
10-1-000-001-3690.100 Late Fees	-350.00	-250.00	-100.00	-3,000.00	-3,775.00	-3,000.00	25.83
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	-4.13	4.13	-50.00	-75.00	-50.00	50.00
10-1-000-001-3690.150 Laundry Income	0.00	-916.63	916.63	-11,000.00	-4,918.75	-11,000.00	-55.28
10-1-000-001-3690.160 Vending Machines Inc.	-147.14	-133.37	-13.77	-1,600.00	-1,868.10	-1,600.00	16.76
10-1-000-001-3690.180 Labor	-395.00	-416.63	21.63	-5,000.00	-2,858.83	-5,000.00	-42.82
10-1-000-001-3690.200 Materials	-17.50	-83.37	65.87	-1,000.00	-519.69	-1,000.00	-48.03
10-1-000-001-3690.300 T.S. Income - Grants	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3690.500 Resid.Council Activ	0.00	0.00	0.00	0.00	0.00	0.00	
Total Tenant Revenue Other	-909.64	-1,954.13	1,044.49	-23,450.00	-16,924.33	-23,450.00	-27.83
TOTAL TENANT REVENUE	-32,942.64	-34,870.76	1,928.12	-418,450.00	-423,685.33	-418,450.00	1.25
OTHER REVENUE							
HUD PH Operating Subsidy							
10-1-000-001-8020.000 Oper Sub - Curr Yr	-21,332.00	-29,961.38	8,629.38	-359,537.00	-400,806.00	-359,537.00	11.48
Total HUD PH Operating Subsidy	-21,332.00	-29,961.38	8,629.38	-359,537.00	-400,806.00	-359,537.00	11.48
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	-451.59	-416.63	-34.96	-5,000.00	-10,268.95	-5,000.00	105.38
Total Other Grants & Investment Income	-451.59	-416.63	-34.96	-5,000.00	-10,268.95	-5,000.00	105.38
Other Revenue							
10-1-000-001-3850.005 Income from Other Amps	-399.78	-541.63	141.85	-6,500.00	-10,595.08	-6,500.00	63.00
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	-399.78	-541.63	141.85	-6,500.00	-10,595.08	-6,500.00	63.00
TOTAL OTHER REVENUE	-22,183.37	-30,919.64	8,736.27	-371,037.00	-421,670.03	-371,037.00	13.65
TOTAL REVENUE	-55,126.01	-65,790.40	10,664.39	-789,487.00	-845,355.36	-789,487.00	7.08
EXPENSES							

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
10-1-000-001-4170.000 Accounting Fee	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4190.000 Other Sundry	0.00	0.00	0.00	0.00	54.98	0.00	
10-1-000-001-4190.950 Background Verification	127.40	62.50	64.90	750.00	862.95	750.00	15.06
Total Other Expense	1,702.40	120.87	1,581.53	1,450.00	2,535.93	1,450.00	74.89
TOTAL ADMINISTRATIVE EXPENSE	31,991.79	25,910.11	6,081.68	310,920.00	320,711.23	310,920.00	3.15
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	153.88	0.00	153.88	0.00	818.56	0.00	
10-1-000-001-4220.100 Ten Ser-Supplies	0.00	0.00	0.00	0.00	-6.52	0.00	
10-1-000-001-4220.110 Ten Ser-Recreation	52.99	16.63	36.36	200.00	614.08	200.00	207.04
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	300.00	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	206.87	41.63	165.24	500.00	1,426.12	500.00	185.22
TOTAL TENANT SERVICES EXPENSE	206.87	41.63	165.24	500.00	1,426.12	500.00	185.22
MAINTENANCE & OPERATIONS EXPENSE							
Maintenance - Labor & OT							
10-1-000-001-4410.000 Maintenance - Labor	8,765.84	11,393.75	-2,627.91	136,725.00	137,429.94	136,725.00	0.52
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	0.00	266.63	-266.63	3,200.00	2,528.54	3,200.00	-20.98
10-1-000-001-4410.200 Maint - Other Amps	70.36	0.00	70.36	0.00	759.78	0.00	
Total Maintenance - Labor & OT	8,836.20	11,660.38	-2,824.18	139,925.00	140,718.26	139,925.00	0.57
Benefit Contributions - Maintenance							
10-1-000-001-4410.500 Emp Benefit-Maint	3,137.25	4,254.13	-1,116.88	51,050.00	48,696.06	51,050.00	-4.61
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.	3,137.25	4,254.13	-1,116.88	51,050.00	48,696.06	51,050.00	-4.61
Maintenance - Materials/Supplies							
10-1-000-001-4420.010 Garbage&Trash Supp	0.00	41.63	-41.63	500.00	0.00	500.00	-100.00
10-1-000-001-4420.020 Heating&Cooling Supp	0.00	333.37	-333.37	4,000.00	2,362.24	4,000.00	-40.94

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
10-1-000-001-4420.030 Snow Removal Supplies	0.00	25.00	-25.00	300.00	954.39	300.00	218.13
10-1-000-001-4420.031 Gas for Snow Removal	0.00	4.13	-4.13	50.00	0.00	50.00	-100.00
10-1-000-001-4420.050 Landscape/Grounds Sup	0.00	62.50	-62.50	750.00	1,092.45	750.00	45.66
10-1-000-001-4420.051 Gasoline for Mowing	0.00	33.37	-33.37	400.00	201.49	400.00	-49.63
10-1-000-001-4420.070 Electrical Supplies	189.42	166.63	22.79	2,000.00	861.82	2,000.00	-56.91
10-1-000-001-4420.080 Plumbing Supplies	428.79	166.63	262.16	2,000.00	1,446.22	2,000.00	-27.69
10-1-000-001-4420.090 Extermination Supplies	0.00	125.00	-125.00	1,500.00	1,135.00	1,500.00	-24.33
10-1-000-001-4420.100 Janitorial Supplies	274.64	375.00	-100.36	4,500.00	4,084.42	4,500.00	-9.24
10-1-000-001-4420.110 Routine Maint. Supplies	5,948.38	1,000.00	4,948.38	12,000.00	16,806.83	12,000.00	40.06
10-1-000-001-4420.120 Other Misc Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4420.121 Laundry Equip Suppllies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4420.125 Mileage	0.00	41.63	-41.63	500.00	0.00	500.00	-100.00
10-1-000-001-4420.126 Vehicle Supplies	0.00	29.13	-29.13	350.00	859.94	350.00	145.70
10-1-000-001-4420.130 Securty Supplies	0.00	291.63	-291.63	3,500.00	300.00	3,500.00	-91.43
Total Maintenance - Materials/Supplies	6,841.23	2,695.65	4,145.58	32,350.00	30,104.80	32,350.00	-6.94
Maintenance - Contracts							
10-1-000-001-4430.010 Garbage & Trash Con	594.40	416.63	177.77	5,000.00	4,581.38	5,000.00	-8.37
10-1-000-001-4430.020 Heating & Cooling Cont	0.00	0.00	0.00	0.00	1,598.19	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	1,166.63	-1,166.63	14,000.00	17,659.65	14,000.00	26.14
10-1-000-001-4430.050 Landscape & Grds Cont	0.00	66.63	-66.63	800.00	980.00	800.00	22.50
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	16.63	-16.63	200.00	228.30	200.00	14.15
10-1-000-001-4430.080 Plumbing Contracts	-17,230.10	375.00	-17,605.10	4,500.00	2,781.57	4,500.00	-38.19
10-1-000-001-4430.090 Extermination Contracts	700.00	1,000.00	-300.00	12,000.00	16,095.36	12,000.00	34.13
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	10,050.00	541.63	9,508.37	6,500.00	12,079.82	6,500.00	85.84
10-1-000-001-4430.120 Other Misc Cont Cost	150.00	125.00	25.00	1,500.00	1,204.16	1,500.00	-19.72
10-1-000-001-4430.121 Laundry Equip Contract	0.00	83.37	-83.37	1,000.00	155.00	1,000.00	-84.50
10-1-000-001-4430.126 Vehicle Maint Cont	0.00	41.63	-41.63	500.00	2,227.30	500.00	345.46
Total Maintenance - Contracts	-5,735.70	3,833.15	-9,568.85	46,000.00	59,965.73	46,000.00	30.36
TOTAL MAINTENANCE EXPENSES	13,078.98	22,443.31	-9,364.33	269,325.00	279,484.85	269,325.00	3.77
UTILITIES EXPENSE							
Utilities Expense							
10-1-000-001-4310.000 Water	2,138.70	1,000.00	1,138.70	12,000.00	14,289.34	12,000.00	19.08
10-1-000-001-4315.000 Sewer	3,136.22	1,166.63	1,969.59	14,000.00	17,164.72	14,000.00	22.61
10-1-000-001-4320.000 Electric	4,711.54	2,000.00	2,711.54	24,000.00	23,164.89	24,000.00	-3.48
10-1-000-001-4330.000 Gas	15,561.67	3,750.00	11,811.67	45,000.00	42,767.11	45,000.00	-4.96
10-1-000-001-4330.010 Refuse	0.00	0.00	0.00	0.00	28.21	0.00	
Total Utilities Expense	25,548.13	7,916.63	17,631.50	95,000.00	97,414.27	95,000.00	2.54
TOTAL UTILITIES EXPENSE	25,548.13	7,916.63	17,631.50	95,000.00	97,414.27	95,000.00	2.54
TOTAL PROTECTIVE SERVICES EXPENSE							
Protective Services - Contract							
10-1-000-001-4480.000 Police Contract	434.63	208.37	226.26	2,500.00	2,491.69	2,500.00	-0.33
10-1-000-001-4480.100 ADT Contract	194.46	41.63	152.83	500.00	742.36	500.00	48.47
10-1-000-001-4480.500 Security Contract	-9,983.59	208.37	-10,191.96	2,500.00	8,896.37	2,500.00	255.85
Total Protective Services - Contract	-9,354.50	458.37	-9,812.87	5,500.00	12,130.42	5,500.00	120.55
TOTAL PROTECTIVE SERVICES EXPENSE	-9,354.50	458.37	-9,812.87	5,500.00	12,130.42	5,500.00	120.55
INSURANCE PREMIUMS EXPENSE							
Insurance Expenses							

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
10-1-000-001-4510.000 Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4510.010 Property	2,819.31	1,933.37	885.94	23,200.00	25,594.81	23,200.00	10.32
10-1-000-001-4510.015 Equipment Insurance	123.95	127.13	-3.18	1,526.00	1,506.91	1,526.00	-1.25
10-1-000-001-4510.020 Liability Insurance	349.86	441.63	-91.77	5,300.00	5,178.02	5,300.00	-2.30
10-1-000-001-4510.025 PE & PO Insurance	199.00	237.88	-38.88	2,855.00	2,723.23	2,855.00	-4.62
10-1-000-001-4510.030 Work Comp Insurance	1,239.25	645.88	593.37	7,751.00	8,378.39	7,751.00	8.09
10-1-000-001-4510.035 Auto Insurance	41.93	52.25	-10.32	627.00	596.01	627.00	-4.94
10-1-000-001-4510.040 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Insurance Expenses	4,773.30	3,438.14	1,335.16	41,259.00	43,977.37	41,259.00	6.59
TOTAL INSURANCE PREMIUMS EXPENSE	4,773.30	3,438.14	1,335.16	41,259.00	43,977.37	41,259.00	6.59
<u>GENERAL EXPENSES</u>							
General Expenses							
10-1-000-001-4530.000 Term Leave Pay	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4590.000 Other General	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4595.000 Compensated Absences	1,811.36	0.00	1,811.36	0.00	1,811.36	0.00	
Total General Expenses	1,811.36	0.00	1,811.36	0.00	1,811.36	0.00	
Payment In Lieu Of Taxes - PILOT Tax							
10-1-000-001-4520.000 Pay in lieu of Tax	648.48	2,500.00	-1,851.52	30,000.00	30,934.67	30,000.00	3.12
Total Payment In Lieu Of Taxes - PILOT	648.48	2,500.00	-1,851.52	30,000.00	30,934.67	30,000.00	3.12
Bad Debt Write-Offs - Tenant Rents							
10-1-000-001-4570.000 Collection Losses	845.94	0.00	845.94	0.00	4,940.39	0.00	
Total Bad Debt Write-Offs - Tenant Rents	845.94	0.00	845.94	0.00	4,940.39	0.00	
TOTAL OTHER GENERAL EXPENSES	3,305.78	2,500.00	805.78	30,000.00	37,686.42	30,000.00	25.62
<u>INTEREST EXP & AMORTIZATION COST</u>							
Interest Expense							
10-1-000-001-5230.100 Int on DSF Invest	0.00	0.00	0.00	0.00	0.00	0.00	
Total Interest Expense	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL INTEREST EXP & AMORT COST	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL OPERATING EXPENSE	69,550.35	62,708.19	6,842.16	752,504.00	792,830.68	752,504.00	5.36
NET (REVENUE)/EXPENSE	14,424.34	-3,082.21	17,506.55	-36,983.00	-52,524.68	-36,983.00	42.02
<u>MISCELLANEOUS EXPENSE</u>							
Extraordinary Expense							
10-1-000-001-4610.010 Extraordinary Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4610.020 Extraordinary Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4610.030 Extraordinary Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Extraordinary Expense	0.00	0.00	0.00	0.00	0.00	0.00	
Casualty Losses - Non-capitalized							
10-1-000-001-4620.010 Casualty Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4620.020 Casualty Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4620.030 Casualty Contract Costs	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4620.040 Insur Proceeds	0.00	0.00	0.00	0.00	0.00	0.00	
Total Casualty Losses - Non-capitalized	0.00	0.00	0.00	0.00	0.00	0.00	
Depreciation Expense							
10-1-000-001-4800.000 Depreciation Exp MT	-149,078.07	29,300.00	-178,378.07	351,600.00	173,221.93	351,600.00	-50.73
Total Depreciation Expense	-149,078.07	29,300.00	-178,378.07	351,600.00	173,221.93	351,600.00	-50.73
TOTAL MISCELLANEOUS EXPENSES	-149,078.07	29,300.00	-178,378.07	351,600.00	173,221.93	351,600.00	-50.73

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

	<u>Monthly Amt</u>	<u>Monthly Budget</u>	<u>Variance</u>	<u>YTD Budget</u>	<u>Current YTD</u>	<u>Budget</u>	<u>Variance %</u>
TOTAL EXPENSES	-134,653.73	26,217.79	-160,871.52	314,617.00	120,697.25	314,617.00	-61.64
<u>OTHER FINANCING SOURCES (USES)</u>							
Prior Period Adjustment							
10-1-000-001-6010.000 Prior Yr Adj-ARR	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-6020.000 Prior Yr Adj-NARR	0.00	0.00	0.00	0.00	0.00	0.00	
Total Prior Period Adjustment	0.00	0.00	0.00	0.00	0.00	0.00	
Operating Transfers In/Out							
10-1-000-001-7010.000 Prov Oper Reserve	0.00	-26,218.12	26,218.12	-314,617.00	0.00	-314,617.00	-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	30,000.00	0.00	30,000.00	0.00	30,000.00	0.00	
Total Operating Transfers In/Out	30,000.00	-26,218.12	56,218.12	-314,617.00	30,000.00	-314,617.00	-109.54
TOTAL OTHER FINANCING SOURCES (USES)	30,000.00	-26,218.12	56,218.12	-314,617.00	30,000.00	-314,617.00	-109.54
EXCESS (REVENUE)/EXPENSE	-104,653.73	-0.33	-104,653.40	0.00	150,697.25	0.00	

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
REVENUE							
pum	196.00	190.00	0.00	2,280.00	2,304.00	2,280.00	0.00
TENANT REVENUE							
Tenant Rent Revenue							
10-1-000-002-3110.000 Dwelling Rent	-20,666.00	-15,000.00	-5,666.00	-180,000.00	-210,929.74	-180,000.00	17.18
10-1-000-002-3111.000 Utility Allowance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Tenant Rent Revenue	-20,666.00	-15,000.00	-5,666.00	-180,000.00	-210,929.74	-180,000.00	17.18
Tenant Revenue - Other							
10-1-000-002-3190.000 Nondwell Rent	0.00	-25.00	25.00	-300.00	0.00	-300.00	-100.00
10-1-000-002-3690.000 Other Income	-702.29	0.00	-702.29	0.00	-3,535.40	0.00	
10-1-000-002-3690.100 Late Fees	-700.00	-583.37	-116.63	-7,000.00	-11,675.00	-7,000.00	66.79
10-1-000-002-3690.120 Violation Fees	-20.00	-583.37	563.37	-7,000.00	-1,795.00	-7,000.00	-74.36
10-1-000-002-3690.130 Court Cost Fees	0.00	-18.75	18.75	-225.00	0.00	-225.00	-100.00
10-1-000-002-3690.140 Returned Check Charge	0.00	-6.25	6.25	-75.00	-75.00	-75.00	0.00
10-1-000-002-3690.180 Labor	-1,517.50	-1,166.63	-350.87	-14,000.00	-16,350.25	-14,000.00	16.79
10-1-000-002-3690.200 Materials	-2,013.10	-833.37	-1,179.73	-10,000.00	-8,666.25	-10,000.00	-13.34
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	-4,952.89	-3,216.74	-1,736.15	-38,600.00	-42,096.90	-38,600.00	9.06
TOTAL TENANT REVENUE	-25,618.89	-18,216.74	-7,402.15	-218,600.00	-253,026.64	-218,600.00	15.75
OTHER REVENUE							
HUD PH Operating Subsidy							
10-1-000-002-8020.000 Oper Sub - Curr Yr	-41,052.00	-57,658.50	16,606.50	-691,902.00	-757,887.00	-691,902.00	9.54
Total HUD PH Operating Subsidy	-41,052.00	-57,658.50	16,606.50	-691,902.00	-757,887.00	-691,902.00	9.54
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	-125,000.00	0.00	
10-1-000-002-3610.000 Interest Income	-304.10	0.00	-304.10	0.00	-6,808.48	0.00	
Total Other Grants & Investment Income	-304.10	0.00	-304.10	0.00	-131,808.48	0.00	
Other Revenue							
10-1-000-002-3195.000 Day Care Income	-125.00	-125.00	0.00	-1,500.00	-1,375.00	-1,500.00	-8.33
10-1-000-002-3850.005 Income from Other Amps	-70.36	0.00	-70.36	0.00	-1,021.56	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	-195.36	-125.00	-70.36	-1,500.00	-2,396.56	-1,500.00	59.77
TOTAL OTHER REVENUE	-41,551.46	-57,783.50	16,232.04	-693,402.00	-892,092.04	-693,402.00	28.65
TOTAL REVENUE	-67,170.35	-76,000.24	8,829.89	-912,002.00	-1,145,118.68	-912,002.00	25.56

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
10-1-000-002-4410.100 Maint Labor - OT	414.60	583.37	-168.77	7,000.00	4,168.39	7,000.00	-40.45
10-1-000-002-4410.200 Maint - Other Amps	0.00	0.00	0.00	0.00	13,595.07	0.00	
10-1-000-002-4410.300 Maintenance - Seasonal	-12,976.74	400.00	-13,376.74	4,800.00	5,819.78	4,800.00	21.25
Total Maintenance - Labor & OT	25,788.60	24,900.00	888.60	298,800.00	280,535.37	298,800.00	-6.11
Benefit Contributions - Maintenance							
10-1-000-002-4410.500 Emp Benefit - Maint	12,589.12	10,045.87	2,543.25	120,550.00	97,825.17	120,550.00	-18.85
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	-2,185.60	54.13	-2,239.73	650.00	649.64	650.00	-0.06
Total Benefit Contributions - Maint.	10,403.52	10,100.00	303.52	121,200.00	98,474.81	121,200.00	-18.75
Maintenance - Materials/Supplies							
10-1-000-002-4420.010 Garbage&Trash Supp	0.00	0.00	0.00	0.00	198.44	0.00	
10-1-000-002-4420.020 Heating&Cooling Supp	840.79	0.00	840.79	0.00	4,425.02	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	83.37	-83.37	1,000.00	1,278.48	1,000.00	27.85
10-1-000-002-4420.051 Gasoline for mowing	0.00	62.50	-62.50	750.00	1,899.53	750.00	153.27
10-1-000-002-4420.070 Electrical Supplies	276.91	166.63	110.28	2,000.00	5,953.93	2,000.00	197.70
10-1-000-002-4420.080 Plumbing Supplies	1,337.79	208.37	1,129.42	2,500.00	7,293.01	2,500.00	191.72
10-1-000-002-4420.090 Extermination Supplies	0.00	33.37	-33.37	400.00	1,237.38	400.00	209.35
10-1-000-002-4420.100 Janitorial Supplies	372.40	83.37	289.03	1,000.00	2,800.09	1,000.00	180.01
10-1-000-002-4420.110 Routine Maint. Supplies	9,124.05	1,083.37	8,040.68	13,000.00	36,561.14	13,000.00	181.24
10-1-000-002-4420.120 Other Misc. Supplies	32.60	6.63	25.97	80.00	110.64	80.00	38.30
10-1-000-002-4420.125 Mileage	20.70	12.50	8.20	150.00	81.08	150.00	-45.95
10-1-000-002-4420.126 Vehicle Supplies	940.60	283.37	657.23	3,400.00	4,369.95	3,400.00	28.53
10-1-000-002-4420.130 Security Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
Total Maintenance - Materials/Supplies	12,945.84	2,023.48	10,922.36	24,280.00	66,208.69	24,280.00	172.69
Maintenance - Contracts							
10-1-000-002-4430.010 Garbage&Trash Cont	1,298.35	158.37	1,139.98	1,900.00	4,970.45	1,900.00	161.60
10-1-000-002-4430.020 Heating&Cooling Cont	1,694.38	20.87	1,673.51	250.00	12,822.40	250.00	5,028.96
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	-15,029.00	458.37	-15,487.37	5,500.00	3,647.20	5,500.00	-33.69
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	600.00	38.15	600.00	-93.64
10-1-000-002-4430.080 Plumbing Contracts	765.00	125.00	640.00	1,500.00	25,035.32	1,500.00	1,569.02
10-1-000-002-4430.090 Extermination Contracts	1,619.80	500.00	1,119.80	6,000.00	10,179.20	6,000.00	69.65
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	-44,353.64	233.37	-44,587.01	2,800.00	11,416.01	2,800.00	307.71
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	-41,359.46	0.00	-41,359.46	0.00	1,422.11	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	-95,364.57	1,545.98	-96,910.55	18,550.00	71,930.84	18,550.00	287.77
TOTAL MAINTENANCE EXPENSES	-46,226.61	38,569.46	-84,796.07	462,830.00	517,149.71	462,830.00	11.74
UTILITIES EXPENSE							
Utilities Expense							
10-1-000-002-4310.000 Water	904.86	75.87	828.99	910.00	2,670.14	910.00	193.42
10-1-000-002-4315.000 Sewer	73.56	16.63	56.93	200.00	376.10	200.00	88.05
10-1-000-002-4320.000 Electric	2,120.19	916.63	1,203.56	11,000.00	14,090.66	11,000.00	28.10

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
10-1-000-002-4330.000 Gas	3,276.28	666.63	2,609.65	8,000.00	11,298.91	8,000.00	41.24
10-1-000-002-4330.010 Refuse	159.30	33.37	125.93	400.00	1,207.92	400.00	201.98
Total Utilities Expense	6,534.19	1,709.13	4,825.06	20,510.00	29,643.73	20,510.00	44.53
TOTAL UTILITIES EXPENSE	6,534.19	1,709.13	4,825.06	20,510.00	29,643.73	20,510.00	44.53
<u>TOTAL PROTECTIVE SERVICES EXPENSE</u>							
Protective Services - Contract							
10-1-000-002-4480.000 Police Contract	434.63	108.37	326.26	1,300.00	2,491.72	1,300.00	91.67
10-1-000-002-4480.100 ADT Contract	0.00	91.63	-91.63	1,100.00	1,952.28	1,100.00	77.48
10-1-000-002-4480.500 Security Contract	0.00	258.37	-258.37	3,100.00	11,250.47	3,100.00	262.92
Total Protective Services - Contract	434.63	458.37	-23.74	5,500.00	15,694.47	5,500.00	185.35
TOTAL PROTECTIVE SERVICES EXPENSE	434.63	458.37	-23.74	5,500.00	15,694.47	5,500.00	185.35
<u>INSURANCE PREMIUMS EXPENSE</u>							
Insurance Expenses							
10-1-000-002-4510.000 Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4510.010 Property Ins	2,819.31	2,760.38	58.93	33,125.00	32,919.46	33,125.00	-0.62
10-1-000-002-4510.015 Equipment Insurance	135.54	129.13	6.41	1,550.00	1,548.76	1,550.00	-0.08
10-1-000-002-4510.020 Liability Ins	502.43	445.87	56.56	5,350.00	5,435.00	5,350.00	1.59
10-1-000-002-4510.025 PE & PO Insurance	397.76	395.87	1.89	4,750.00	4,735.56	4,750.00	-0.30
10-1-000-002-4510.030 Work Comp Insurance	2,859.66	1,275.00	1,584.66	15,300.00	16,721.67	15,300.00	9.29
10-1-000-002-4510.035 Auto Insurance	209.63	318.75	-109.12	3,825.00	3,493.19	3,825.00	-8.67
10-1-000-002-4510.040 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Insurance Expenses	6,924.33	5,325.00	1,599.33	63,900.00	64,853.64	63,900.00	1.49
TOTAL INSURANCE PREMIUMS EXPENSE	6,924.33	5,325.00	1,599.33	63,900.00	64,853.64	63,900.00	1.49
<u>GENERAL EXPENSES</u>							
General Expenses							
10-1-000-002-4530.000 Term Leave Pay	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4590.000 Other General	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4595.000 Compensated Absences	-2,392.46	0.00	-2,392.46	0.00	-2,392.46	0.00	
Total General Expenses	-2,392.46	0.00	-2,392.46	0.00	-2,392.46	0.00	
Payment In Lieu Of Taxes - PILOT Tax							
10-1-000-002-4520.000 Pay in lieu of Tax	1,413.18	1,992.62	-579.44	23,911.00	18,128.60	23,911.00	-24.18
Total Payment In Lieu Of Taxes - PILOT	1,413.18	1,992.62	-579.44	23,911.00	18,128.60	23,911.00	-24.18
Bad Debt Write-Offs - Tenant Rents							
10-1-000-002-4570.000 Collection Losses	-1,037.57	0.00	-1,037.57	0.00	1,650.03	0.00	
Total Bad Debt Write-Offs - Tenant Rents	-1,037.57	0.00	-1,037.57	0.00	1,650.03	0.00	
TOTAL OTHER GENERAL EXPENSES	-2,016.85	1,992.62	-4,009.47	23,911.00	17,386.17	23,911.00	-27.29
<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	3,277.75	81,431.98	-78,154.23	977,182.00	1,045,843.14	977,182.00	7.03

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
NET (REVENUE)/EXPENSE	-63,892.60	5,431.74	-69,324.34	65,180.00	-99,275.54	65,180.00	-252.31
<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	-22,221.69	35,500.00	-57,721.69	426,000.00	346,278.31	426,000.00	-18.71
Total Depreciation Expense	-22,221.69	35,500.00	-57,721.69	426,000.00	346,278.31	426,000.00	-18.71
TOTAL MISCELLANEOUS EXPENSES	-22,221.69	35,500.00	-57,721.69	426,000.00	346,278.31	426,000.00	-18.71
TOTAL EXPENSES	-86,114.29	40,931.74	-127,046.03	491,180.00	247,002.77	491,180.00	-49.71
<u>OTHER FINANCING SOURCES (USES)</u>							
Prior Period Adjustment							
10-1-000-002-6010.000 Prior Yr Adj-ARR	-14,613.59	0.00	-14,613.59	0.00	-14,613.59	0.00	
10-1-000-002-6020.000 Prior Yr Adj-NARR	0.00	0.00	0.00	0.00	0.00	0.00	
Total Prior Period Adjustment	-14,613.59	0.00	-14,613.59	0.00	-14,613.59	0.00	
Operating Transfers In/Out							
10-1-000-002-7010.000 Prov Oper Reserve	0.00	-40,931.63	40,931.63	-491,180.00	0.00	-491,180.00	-100.00
10-1-000-002-9111.000 Operating Xfers - In	-30,000.00	0.00	-30,000.00	0.00	-30,000.00	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	-30,000.00	-40,931.63	10,931.63	-491,180.00	-30,000.00	-491,180.00	-93.89
TOTAL OTHER FINANCING SOURCES (USES)	-44,613.59	-40,931.63	-3,681.96	-491,180.00	-44,613.59	-491,180.00	-90.92
EXCESS (REVENUE)/EXPENSE	-130,727.88	0.11	-130,727.99	0.00	202,389.18	0.00	

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
REVENUE							
pum	51.00	51.00	0.00	612.00	612.00	612.00	0.00
TENANT REVENUE							
Tenant Rent Revenue							
10-1-000-006-3110.000 Dwelling Rent	-14,309.00	-14,166.63	-142.37	-170,000.00	-176,196.00	-170,000.00	3.64
10-1-000-006-3111.000 Utility Allowance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Tenant Rent Revenue	-14,309.00	-14,166.63	-142.37	-170,000.00	-176,196.00	-170,000.00	3.64
Tenant Revenue - Other							
10-1-000-006-3120.000 Excess Utilities	0.00	-6.25	6.25	-75.00	-75.00	-75.00	0.00
10-1-000-006-3190.000 Nondwell Rent	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3690.000 Other Income	0.00	-20.87	20.87	-250.00	-840.50	-250.00	236.20
10-1-000-006-3690.100 Late Fees	-25.00	-16.63	-8.37	-200.00	-300.00	-200.00	50.00
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	-75.00	-25.00	-75.00	-66.67
10-1-000-006-3690.150 Laundry Income	-1,438.25	-541.63	-896.62	-6,500.00	-3,423.02	-6,500.00	-47.34
10-1-000-006-3690.160 Vending Machine Inc	-34.79	-20.87	-13.92	-250.00	-180.04	-250.00	-27.98
10-1-000-006-3690.180 Labor	-3.50	-50.00	46.50	-600.00	-409.00	-600.00	-31.83
10-1-000-006-3690.200 Materials	-5.71	-16.63	10.92	-200.00	-80.96	-200.00	-59.52
Total Tenant Revenue Other	-1,507.25	-679.13	-828.12	-8,150.00	-5,333.52	-8,150.00	-34.56
TOTAL TENANT REVENUE	-15,816.25	-14,845.76	-970.49	-178,150.00	-181,529.52	-178,150.00	1.90
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	-75,000.00	0.00	
10-1-000-006-3610.000 Interest Income	-149.02	-125.00	-24.02	-1,500.00	-2,294.89	-1,500.00	52.99
10-1-000-006-8020.000 Oper Sub - Curr Yr	-2,887.00	-4,054.88	1,167.88	-48,659.00	-54,022.00	-48,659.00	11.02
Total HUD/Other Grants & Invest Income	-3,036.02	-4,179.88	1,143.86	-50,159.00	-131,316.89	-50,159.00	161.80
Other Revenue							
10-1-000-006-3850.000 Inspection(s) Income	0.00	-20.87	20.87	-250.00	0.00	-250.00	-100.00
10-1-000-006-3850.005 Income from Other Amps	0.00	-83.37	83.37	-1,000.00	-874.44	-1,000.00	-12.56
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	-104.24	104.24	-1,250.00	-874.44	-1,250.00	-30.04
TOTAL OTHER REVENUE	-3,036.02	-4,284.12	1,248.10	-51,409.00	-132,191.33	-51,409.00	157.14
TOTAL REVENUE	-18,852.27	-19,129.88	277.61	-229,559.00	-313,720.85	-229,559.00	36.66

EXPENSES

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
10-1-000-006-4190.000 Other Sundry	0.00	0.00	0.00	0.00	48.94	0.00	
10-1-000-006-4190.950 Background Verification	10.70	12.50	-1.80	150.00	137.46	150.00	-8.36
Total Other Expense	535.70	12.50	523.20	150.00	711.40	150.00	374.27
TOTAL OPERATING EXPENSE - Admin	7,896.45	10,920.89	-3,024.44	131,052.00	86,574.24	131,052.00	-33.94
<u>TENANT SERVICES</u>							
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	20.87	-20.87	250.00	74.72	250.00	-70.11
Total Tenant Services - Other	0.00	20.87	-20.87	250.00	74.72	250.00	-70.11
TOTAL TENANT SERVICES EXPENSE	0.00	20.87	-20.87	250.00	74.72	250.00	-70.11
<u>MAINTENANCE & OPERATIONS EXPENSE</u>							
Maintenance - Labor & OT							
10-1-000-006-4410.000 Maintenance - Labor	3,468.00	3,006.25	461.75	36,075.00	36,565.22	36,075.00	1.36
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	77.12	-77.12	925.00	499.29	925.00	-46.02
10-1-000-006-4410.200 Maint - Other Amps	0.00	0.00	0.00	0.00	2,360.72	0.00	
Total Maintenance - Labor & OT	3,468.00	3,083.37	384.63	37,000.00	39,425.23	37,000.00	6.55
Benefit Contributions - Maintenance							
10-1-000-006-4410.500 Emp Benefit - Maint	812.27	1,222.88	-410.61	14,675.00	8,570.10	14,675.00	-41.60
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.	812.27	1,222.88	-410.61	14,675.00	8,570.10	14,675.00	-41.60
Maintenance - Materials/Supplies							
10-1-000-006-4420.010 Garbage&Trash Supp	0.00	20.87	-20.87	250.00	0.00	250.00	-100.00
10-1-000-006-4420.020 Heating&Cooling Supp	21.77	25.00	-3.23	300.00	1,149.17	300.00	283.06
10-1-000-006-4420.030 Snow Removal Supplies	0.00	8.37	-8.37	100.00	165.21	100.00	65.21
10-1-000-006-4420.031 Gas for Snow Removal	0.00	8.37	-8.37	100.00	0.00	100.00	-100.00
10-1-000-006-4420.050 Landscape/Grounds Sup	0.00	62.50	-62.50	750.00	43.32	750.00	-94.22
10-1-000-006-4420.051 Gasoline for mowing	0.00	12.50	-12.50	150.00	38.60	150.00	-74.27
10-1-000-006-4420.070 Electrical Supplies	56.05	25.00	31.05	300.00	280.88	300.00	-6.37
10-1-000-006-4420.080 Plumbing Supplies	144.00	62.50	81.50	750.00	934.39	750.00	24.59
10-1-000-006-4420.090 Extermination Supplies	0.00	8.37	-8.37	100.00	0.00	100.00	-100.00
10-1-000-006-4420.100 Janitorial Supplies	333.77	95.87	237.90	1,150.00	1,411.30	1,150.00	22.72
10-1-000-006-4420.110 Routine Maint.Supplies	3,520.02	416.63	3,103.39	5,000.00	7,174.90	5,000.00	43.50
10-1-000-006-4420.120 Other Misc Supplies	0.00	50.00	-50.00	600.00	49.90	600.00	-91.68
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	8.37	-8.37	100.00	-12.76	100.00	-112.76
10-1-000-006-4420.130 Security Supplies	0.00	25.00	-25.00	300.00	0.00	300.00	-100.00
Total Maintenance - Materials/Supplies	4,075.61	829.35	3,246.26	9,950.00	11,234.91	9,950.00	12.91
Maintenance - Contracts							
10-1-000-006-4430.010 Garbage & Trash Cont	165.00	250.00	-85.00	3,000.00	808.29	3,000.00	-73.06
10-1-000-006-4430.020 Heating & Cooling Cont	1,790.00	125.00	1,665.00	1,500.00	3,713.44	1,500.00	147.56
10-1-000-006-4430.030 Snow Removal Contract	57.50	25.00	32.50	300.00	172.50	300.00	-42.50
10-1-000-006-4430.040 Elevator Maint Cont	470.88	541.63	-70.75	6,500.00	4,667.26	6,500.00	-28.20
10-1-000-006-4430.050 Landscape & Grds Cont	0.00	41.63	-41.63	500.00	680.00	500.00	36.00
10-1-000-006-4430.070 Electrical Contracts	0.00	62.50	-62.50	750.00	3,018.85	750.00	302.51
10-1-000-006-4430.080 Plumbing Contracts	0.00	833.37	-833.37	10,000.00	6,023.68	10,000.00	-39.76
10-1-000-006-4430.090 Extermination Contracts	327.42	166.63	160.79	2,000.00	2,104.68	2,000.00	5.23

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
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	-7,050.30	125.00	-7,175.30	1,500.00	6,466.75	1,500.00	331.12
10-1-000-006-4430.120 Other Misc. Cont Cost	0.00	25.00	-25.00	300.00	85.50	300.00	-71.50
10-1-000-006-4430.121 Laundry Equip Contract	0.00	41.63	-41.63	500.00	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	-4,239.50	2,237.39	-6,476.89	26,850.00	27,740.95	26,850.00	3.32
TOTAL MAINTENANCE EXPENSES	4,116.38	7,372.99	-3,256.61	88,475.00	86,971.19	88,475.00	-1.70
<u>UTILITIES EXPENSE</u>							
Utilities Expense							
10-1-000-006-4310.000 Water	683.31	308.37	374.94	3,700.00	3,683.36	3,700.00	-0.45
10-1-000-006-4315.000 Sewer	543.34	250.00	293.34	3,000.00	2,966.95	3,000.00	-1.10
10-1-000-006-4320.000 Electric	2,289.74	833.37	1,456.37	10,000.00	11,424.59	10,000.00	14.25
10-1-000-006-4330.000 Gas	2,638.41	833.37	1,805.04	10,000.00	7,821.13	10,000.00	-21.79
Total Utilities Expense	6,154.80	2,225.11	3,929.69	26,700.00	25,896.03	26,700.00	-3.01
TOTAL UTILITIES EXPENSE	6,154.80	2,225.11	3,929.69	26,700.00	25,896.03	26,700.00	-3.01
<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	1,800.00	2,811.94	1,800.00	56.22
10-1-000-006-4480.500 Security Contract	0.00	125.00	-125.00	1,500.00	4,082.91	1,500.00	172.19
Total Protective Services - Contract	0.00	275.00	-275.00	3,300.00	6,894.85	3,300.00	108.93
TOTAL PROTECTIVE SERVICES EXPENSE	0.00	275.00	-275.00	3,300.00	6,894.85	3,300.00	108.93
<u>INSURANCE PREMIUMS EXPENSE</u>							
Insurance Expenses							
10-1-000-006-4510.010 Property Insurance	912.13	1,100.00	-187.87	13,200.00	12,479.51	13,200.00	-5.46
10-1-000-006-4510.015 Equipment Insurance	35.19	35.38	-0.19	425.00	413.76	425.00	-2.64
10-1-000-006-4510.020 Liability Insurance	130.88	120.87	10.01	1,450.00	1,452.67	1,450.00	0.18
10-1-000-006-4510.025 PE & PO Insurance	79.62	81.25	-1.63	975.00	948.01	975.00	-2.77
10-1-000-006-4510.030 Work Comp	368.94	250.00	118.94	3,000.00	2,857.63	3,000.00	-4.75
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	1,526.76	1,587.50	-60.74	19,050.00	18,151.58	19,050.00	-4.72
TOTAL INSURANCE PREMIUMS EXPENSE	1,526.76	1,587.50	-60.74	19,050.00	18,151.58	19,050.00	-4.72
<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	-684.86	0.00	-684.86	0.00	-684.86	0.00	
Total General Expenses	-684.86	0.00	-684.86	0.00	-684.86	0.00	
Payment In Lieu Of Taxes - PILOT Tax							
10-1-000-006-4520.000 Pay in lieu of Tax	815.42	1,707.12	-891.70	20,485.00	15,030.00	20,485.00	-26.63
Total Payment In Lieu Of Taxes - PILOT	815.42	1,707.12	-891.70	20,485.00	15,030.00	20,485.00	-26.63
Bad Debt Write-Offs - Tenant Rents							
10-1-000-006-4570.000 Collection Losses	104.76	0.00	104.76	0.00	611.54	0.00	

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Total Bad Debt Write-Offs - Tenant Rents	104.76	0.00	104.76	0.00	611.54	0.00	
TOTAL OTHER GENERAL EXPENSES	235.32	1,707.12	-1,471.80	20,485.00	14,956.68	20,485.00	-26.99
<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	19,929.71	24,109.48	-4,179.77	289,312.00	239,519.29	289,312.00	-17.21
NET (REVENUE)/EXPENSE	1,077.44	4,979.60	-3,902.16	59,753.00	-74,201.56	59,753.00	-224.18
<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	-33,411.50	14,010.00	-47,421.50	168,120.00	120,698.50	168,120.00	-28.21
Total Depreciation Expense	-33,411.50	14,010.00	-47,421.50	168,120.00	120,698.50	168,120.00	-28.21
TOTAL MISCELLANEOUS EXPENSES	-33,411.50	14,010.00	-47,421.50	168,120.00	120,698.50	168,120.00	-28.21
TOTAL EXPENSES	-32,334.06	18,989.60	-51,323.66	227,873.00	46,496.94	227,873.00	-79.60
<u>OTHER FINANCING SOURCES (USES)</u>							
Prior Period Adjustment							
10-1-000-006-6010.000 Prior Yr Adj-ARR	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-6020.000 Prior Yr Adj-NARR	0.00	0.00	0.00	0.00	0.00	0.00	
Total Prior Period Adjustment	0.00	0.00	0.00	0.00	0.00	0.00	
Operating/Reserve Transfers In/Out							
10-1-000-006-7010.000 Prov Oper Reserve	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-9111.000 Operating Xfers - In	0.00	9,009.75	-9,009.75	108,117.00	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	108,117.00	0.00	108,117.00	-100.00
TOTAL OTHER FINANCING SOURCES	0.00	9,009.75	-9,009.75	108,117.00	0.00	108,117.00	-100.00
EXCESS (REVENUE)/EXPENSE	-32,334.06	27,999.35	-60,333.41	335,990.00	46,496.94	335,990.00	-86.16

Date:
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Knox County Housing Authority
INCOME STATEMENT - HCV (ADMIN & HAP) HAP
March, 2020

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
30-1-000-000-4190.401 Printing Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4190.550 Computers	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4190.800 Internet Services	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4190.850 IT Support	0.00	25.00	-25.00	300.00	293.24	300.00	-2.25
30-1-000-000-4190.950 Background Verification	198.63	66.63	132.00	800.00	643.72	800.00	-19.54
Total Admin Sundry & w/o Sundry	2,565.65	1,154.13	1,411.52	13,850.00	10,034.54	13,850.00	-27.55
TOTAL ADMIN EXPENSE	15,369.48	12,862.13	2,507.35	154,346.00	141,523.68	154,346.00	-8.31
General Expense							
30-1-000-000-4400.000 Maint & Operation	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4510.000 Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4510.025 PE & PO Insurance	79.62	81.25	-1.63	975.00	948.01	975.00	-2.77
30-1-000-000-4510.030 Work Comp Insurance	804.60	225.00	579.60	2,700.00	3,324.08	2,700.00	23.11
30-1-000-000-4510.035 Auto Insurance	41.93	52.50	-10.57	630.00	596.01	630.00	-5.40
30-1-000-000-4510.040 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4530.000 Term Leave Pay	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4540.000 Employee Benefits	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4570.100 Collection Loss Admin	-21.54	-41.63	20.09	-500.00	-242.64	-500.00	-51.47
30-1-000-000-4590.000 Other General Exp	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4590.010 Admin Gen Exp-Port	329.76	416.63	-86.87	5,000.00	4,886.76	5,000.00	-2.26
30-1-000-000-4595.000 Compensated Absences	0.00	0.00	0.00	0.00	0.00	0.00	
Total General Expense	1,234.37	733.75	500.62	8,805.00	9,512.22	8,805.00	8.03
TOTAL GENERAL EXPENSE	1,234.37	733.75	500.62	8,805.00	9,512.22	8,805.00	8.03
Surplus Adjustments							
30-1-000-000-6010.000 Prior Yr Adj - ARR	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-6020.000 Prior Yr Adj - NARR	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-6120.000 Gain/Loss-Nonex Eq	0.00	0.00	0.00	0.00	0.00	0.00	
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	0.00	
Provision for Reserve							
30-1-000-000-7016.000 Prov for Oper Rsrve	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-7027.000 Prov for Proj Rsrve	0.00	0.00	0.00	0.00	0.00	0.00	
Total Provision for Reserve	0.00	0.00	0.00	0.00	0.00	0.00	
Capital Expenditures							
30-1-000-000-7520.000 Replace Nonexp Eq	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-7530.000 Repts Nonex Eq NR	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-7540.010 Labor	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-7540.020 Materials	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-7540.030 NonExp Equipment	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-7540.040 Contract Costs	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-7590.000 Oper Exp Prop Contra	0.00	0.00	0.00	0.00	0.00	0.00	
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	0.00	
Depreciation Expense							
30-1-000-000-4800.000 Dpreciation Expense	0.00	0.00	0.00	0.00	0.00	0.00	
Total Depreciation Expense	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL ADMIN EXPENSES	16,603.85	13,595.88	3,007.97	163,151.00	151,035.90	163,151.00	-7.43
ADMIN (Profit)/Loss w/ Depreciation	7,241.48	3,452.63	3,788.85	41,432.00	30,161.63	41,432.00	-27.20

Date:
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Knox County Housing Authority
INCOME STATEMENT - HCV (ADMIN & HAP) HAP
March, 2020

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
HAP REVENUE							
HAP Income							
30-1-000-000-3300.200 Fraud Recovery - HAP	-12.50	-375.00	362.50	-4,500.00	-5,319.50	-4,500.00	18.21
30-1-000-000-3300.500 Int Reserve Surplus-HAP	0.00	-8.37	8.37	-100.00	0.00	-100.00	-100.00
30-1-000-000-8026.000 Ann Contr-Cur Yr	-87,073.00	-69,174.63	-17,898.37	-830,096.00	-911,647.00	-830,096.00	9.82
30-1-000-000-8027.000 Ann Contr - Pr Yr	0.00	0.00	0.00	0.00	0.00	0.00	
Total Income	-87,085.50	-69,558.00	-17,527.50	-834,696.00	-916,966.50	-834,696.00	9.86
TOTAL HAP INCOME	-87,085.50	-69,558.00	-17,527.50	-834,696.00	-916,966.50	-834,696.00	9.86
HAP EXPENSES							
HAP Expenses							
30-1-000-000-4715.010 HAP-Occupied Units	50,771.00	57,500.00	-6,729.00	690,000.00	678,679.00	690,000.00	-1.64
30-1-000-000-4715.015 HAP Mid Month Lease	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4715.020 HAP-Repayments	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4715.021 HAP-FraudRepay-HUD	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4715.030 HAP-Port Ins	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4715.040 HAP-Util Payments	-1,016.00	2,666.63	-3,682.63	32,000.00	22,926.00	32,000.00	-28.36
30-1-000-000-4715.050 HAP-Homeownership	243.00	250.00	-7.00	3,000.00	2,916.00	3,000.00	-2.80
30-1-000-000-4715.070 HAP-Portable	12,230.00	11,666.63	563.37	140,000.00	174,794.00	140,000.00	24.85
30-1-000-000-4715.080 HAP Hard to House	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4718.000 HAP-Escrow Certs	0.00	0.00	0.00	0.00	0.00	0.00	
Total HAP Expenses	62,228.00	72,083.26	-9,855.26	865,000.00	879,315.00	865,000.00	1.65
TOTAL HAP EXPENSE	62,228.00	72,083.26	-9,855.26	865,000.00	879,315.00	865,000.00	1.65
General HAP Expenses							
30-1-000-000-4570.200 Collection Loss HUD	-21.53	-41.63	20.10	-500.00	-242.62	-500.00	-51.48
Total General HAP Expenses	-21.53	-41.63	20.10	-500.00	-242.62	-500.00	-51.48
TOTAL GENERAL HAP EXPENSES	-21.53	-41.63	20.10	-500.00	-242.62	-500.00	-51.48
Prior Year Adj - HAP							
30-1-000-000-6010.010 Prior Year Adj HAP	0.00	0.00	0.00	0.00	0.00	0.00	
Total Prior Year Adj HAP	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL HAP EXPENSES	62,206.47	72,041.63	-9,835.16	864,500.00	879,072.38	864,500.00	1.69
Remaining HAP to/from Reserve	-24,879.03	2,483.63	-27,362.66	29,804.00	-37,894.12	29,804.00	-227.14

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
PUM - Brentwood	72.00	72.00	0.00	864.00	864.00	864.00	0.00
REVENUE							
<u>TENANT REVENUE</u>							
Tenant Rent Revenue							
60-1-000-000-5120.000 Rent - Brentwood	-28,410.00	-27,966.63	-443.37	-335,600.00	-327,675.00	-335,600.00	-2.36
60-1-000-000-5125.000 PHA Rent	-3,950.00	-4,000.00	50.00	-48,000.00	-51,305.00	-48,000.00	6.89
60-1-000-000-5320.000 Rent Adjustments	44.00	0.00	44.00	0.00	-450.00	0.00	
Total Tenant Rent Revenue	-32,316.00	-31,966.63	-349.37	-383,600.00	-379,430.00	-383,600.00	-1.09
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	639.37	-639.37	7,672.00	0.00	7,672.00	-100.00
Total Vacancies Revenue	0.00	639.37	-639.37	7,672.00	0.00	7,672.00	-100.00
TOTAL TENANT REVENUE	-32,316.00	-31,327.26	-988.74	-375,928.00	-379,430.00	-375,928.00	0.93
<u>INVESTMENT REVENUE</u>							
Investment Revenue							
60-1-000-000-5410.000 Interest Income	-137.13	-333.37	196.24	-4,000.00	-3,863.04	-4,000.00	-3.42
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	-137.13	-333.37	196.24	-4,000.00	-3,863.04	-4,000.00	-3.42
TOTAL INVESTMENT INCOME	-137.13	-333.37	196.24	-4,000.00	-3,863.04	-4,000.00	-3.42
<u>OTHER REVENUE</u>							
Other Revenue							
60-1-000-000-5900.000 Other Income	0.00	-4.13	4.13	-50.00	0.00	-50.00	-100.00
60-1-000-000-5901.000 Income - LR Amps	0.00	0.00	0.00	0.00	-1,456.28	0.00	
60-1-000-000-5910.000 Laundry Income	-737.25	-300.00	-437.25	-3,600.00	-9,196.44	-3,600.00	155.46
60-1-000-000-5920.000 Bad Check Charges	0.00	-1.63	1.63	-20.00	-60.00	-20.00	200.00
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	-341.00	-440.00	99.00	-5,280.00	-3,770.94	-5,280.00	-28.58
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	-130.00	-200.00	70.00	-2,400.00	-1,832.00	-2,400.00	-23.67
60-1-000-000-5926.000 Violation Charges	0.00	-36.25	36.25	-435.00	-279.00	-435.00	-35.86
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	-1,208.25	-982.01	-226.24	-11,785.00	-16,594.66	-11,785.00	40.81
TOTAL OTHER REVENUE	-1,208.25	-982.01	-226.24	-11,785.00	-16,594.66	-11,785.00	40.81
TOTAL REVENUE	-33,661.38	-32,642.64	-1,018.74	-391,713.00	-399,887.70	-391,713.00	2.09
EXPENSES							

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

	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	2,960.62	2,541.63	418.99	30,500.00	31,037.69	30,500.00	1.76
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	1,001.74	845.87	155.87	10,150.00	9,944.97	10,150.00	-2.02
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	3,962.36	3,387.50	574.86	40,650.00	40,982.66	40,650.00	0.82
Admin Sundry							
60-1-000-000-6210.000 Admin. Advertisement	28.20	41.63	-13.43	500.00	313.17	500.00	-37.37
60-1-000-000-6250.000 Misc Renting Expense	265.00	141.63	123.37	1,700.00	1,217.00	1,700.00	-28.41
60-1-000-000-6311.000 Office Expense-Brent	257.46	150.00	107.46	1,800.00	1,570.16	1,800.00	-12.77
60-1-000-000-6311.050 Office Rental Expense	225.00	221.87	3.13	2,662.00	2,662.50	2,662.00	0.02
60-1-000-000-6311.100 Phone/Internet Service	153.46	180.00	-26.54	2,160.00	1,970.67	2,160.00	-8.77
60-1-000-000-6311.150 IT Support	24.75	33.37	-8.62	400.00	172.93	400.00	-56.77
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	450.00	75.00	375.00	900.00	900.00	900.00	0.00
60-1-000-000-6360.000 Training - Staff	-63.28	83.37	-146.65	1,000.00	522.34	1,000.00	-47.77
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	383.81	125.00	258.81	1,500.00	1,475.74	1,500.00	-1.62
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	492.30	166.63	325.67	2,000.00	-1,692.43	2,000.00	-184.62
60-1-000-000-6380.000 Consulting Services	0.00	41.63	-41.63	500.00	0.00	500.00	-100.00
60-1-000-000-6380.500 Translating/Interp Serv.	0.00	16.63	-16.63	200.00	0.00	200.00	-100.00
60-1-000-000-6399.000 Other Administrative	0.00	66.63	-66.63	800.00	185.62	800.00	-76.80
Total Admin Sundry	2,216.70	1,343.39	873.31	16,122.00	9,297.70	16,122.00	-42.33
Fee Expense							
60-1-000-000-6320.000 Management Fees	5,262.48	5,400.00	-137.52	64,800.00	61,834.14	64,800.00	-4.58
60-1-000-000-6351.000 Bookkeeping Fees	648.00	648.00	0.00	7,776.00	7,614.00	7,776.00	-2.08
Total Fee Expense	5,910.48	6,048.00	-137.52	72,576.00	69,448.14	72,576.00	-4.31
TOTAL OPERATING EXPENSES	12,089.54	10,778.89	1,310.65	129,348.00	119,728.50	129,348.00	-7.44
<u>UTILITIES</u>							
Utilities Expense							
60-1-000-000-6450.000 Utilites - Electric	1,472.42	458.37	1,014.05	5,500.00	6,347.84	5,500.00	15.42
60-1-000-000-6451.000 Utilities - Water	1,451.90	800.00	651.90	9,600.00	9,962.00	9,600.00	3.77
60-1-000-000-6452.000 Utilities - Gas	497.77	150.00	347.77	1,800.00	1,733.29	1,800.00	-3.71
60-1-000-000-6453.000 Utilities - Sewer	1,657.23	720.00	937.23	8,640.00	9,833.72	8,640.00	13.82
Total Utilities	5,079.32	2,128.37	2,950.95	25,540.00	27,876.85	25,540.00	9.15
TOTAL UTILITIES	5,079.32	2,128.37	2,950.95	25,540.00	27,876.85	25,540.00	9.15
<u>MAINTENANCE EXPENSES</u>							
Maintenance Salaries							
60-1-000-000-6510.000 Maintenance Salaries	4,828.00	4,108.37	719.63	49,300.00	51,994.66	49,300.00	5.47
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	20.87	-20.87	250.00	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.	2,233.85	1,795.87	437.98	21,550.00	21,260.49	21,550.00	-1.34
60-1-000-000-6510.501 Wellness Benefit - Maint	0.00	0.00	0.00	0.00	0.00	0.00	
Total Maintenance Salaries	7,061.85	5,925.11	1,136.74	71,100.00	73,255.15	71,100.00	3.03
Maintenance Supplies							

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

	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	58.37	-61.44	700.00	1,329.22	700.00	89.89
60-1-000-000-6515.030 Snow Removal Supplies	47.86	41.63	6.23	500.00	222.55	500.00	-55.49
60-1-000-000-6515.050 Lndscape/Grnd Supplies	73.03	166.63	-93.60	2,000.00	1,976.59	2,000.00	-1.17
60-1-000-000-6515.070 Electrical Supplies	0.00	133.37	-133.37	1,600.00	1,111.90	1,600.00	-30.51
60-1-000-000-6515.080 Plumbing Supplies	99.34	400.00	-300.66	4,800.00	4,269.40	4,800.00	-11.05
60-1-000-000-6515.100 Janitorial Supplies	79.80	125.00	-45.20	1,500.00	1,080.49	1,500.00	-27.97
60-1-000-000-6515.110 Routine Maint. Supplies	-730.06	849.37	-1,579.43	10,192.00	1,471.57	10,192.00	-85.56
60-1-000-000-6515.114 Painting Supplies - BW	309.98	158.37	151.61	1,900.00	2,672.11	1,900.00	40.64
60-1-000-000-6515.115 Refrigerators	0.00	125.00	-125.00	1,500.00	1,465.00	1,500.00	-2.33
60-1-000-000-6515.116 Stoves	0.00	80.00	-80.00	960.00	1,005.00	960.00	4.69
60-1-000-000-6515.120 Misc. Other Supplies	0.00	41.63	-41.63	500.00	151.78	500.00	-69.64
Total Maintenance Supplies	-123.12	2,179.37	-2,302.49	26,152.00	16,755.61	26,152.00	-35.93
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	1,026.85	912.50	114.35	10,950.00	9,440.17	10,950.00	-13.79
60-1-000-000-6520.020 Heat/Cool Contract	0.00	41.63	-41.63	500.00	1,144.00	500.00	128.80
60-1-000-000-6520.030 Snow Removal Contract	0.00	165.00	-165.00	1,980.00	455.00	1,980.00	-77.02
60-1-000-000-6520.050 Landscape&Grds Cont	166.00	166.63	-0.63	2,000.00	685.00	2,000.00	-65.75
60-1-000-000-6520.070 Electrical Contract	0.00	66.63	-66.63	800.00	0.00	800.00	-100.00
60-1-000-000-6520.080 Plumbing Contract	0.00	137.50	-137.50	1,650.00	5,354.12	1,650.00	224.49
60-1-000-000-6520.090 Extermination Contract	462.24	212.50	249.74	2,550.00	2,548.96	2,550.00	-0.04
60-1-000-000-6520.100 Janitorial Contract	0.00	108.37	-108.37	1,300.00	1,109.93	1,300.00	-14.62
60-1-000-000-6520.110 Routine Maint. Contract	49.99	100.00	-50.01	1,200.00	898.69	1,200.00	-25.11
60-1-000-000-6520.111 Carpet Repr/Repl Cont.	0.00	558.37	-558.37	6,700.00	1,698.18	6,700.00	-74.65
60-1-000-000-6520.120 Misc. Other Contracts	-80,000.00	4,516.63	-84,516.63	54,200.00	0.00	54,200.00	-100.00
Total Maintenance Contracts	-78,294.92	6,985.76	-85,280.68	83,830.00	23,334.05	83,830.00	-72.17
TOTAL MAINTENANCE	-71,356.19	15,090.24	-86,446.43	181,082.00	113,344.81	181,082.00	-37.41
<u>TAXES & INSURANCE EXPENSE</u>							
Taxes & Insurance Expense							
60-1-000-000-6710.000 PILOT - Real Estate Tax	1,361.84	1,672.87	-311.03	20,074.00	17,577.66	20,074.00	-12.44
60-1-000-000-6720.000 Property Insurance	829.21	966.63	-137.42	11,600.00	11,056.06	11,600.00	-4.69
60-1-000-000-6720.500 Equipment Insurance	49.98	50.00	-0.02	600.00	580.85	600.00	-3.19
60-1-000-000-6721.000 Liability Insurance	188.31	168.75	19.56	2,025.00	2,041.38	2,025.00	0.81
60-1-000-000-6721.500 PE & PO Insuranace	79.62	81.37	-1.75	976.00	948.01	976.00	-2.87
60-1-000-000-6722.000 Work Comp Insurance	469.55	254.13	215.42	3,050.00	3,235.05	3,050.00	6.07
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	1,764.71	0.00	1,764.71	0.00	1,764.71	0.00	
Total Taxes & Insurance Expense	4,743.22	3,193.75	1,549.47	38,325.00	37,203.72	38,325.00	-2.93
TOTAL TAXES & INSURANCE EXPENSE	4,743.22	3,193.75	1,549.47	38,325.00	37,203.72	38,325.00	-2.93
<u>MISCELLANEOUS EXPENSE</u>							
Financial Expenses							

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
60-1-000-000-6810.000 Interest Expense Payable	3,764.93	2,166.63	1,598.30	26,000.00	24,088.04	26,000.00	-7.35
60-1-000-000-6860.000 Security Deposit Interest	0.00	0.00	0.00	0.00	0.00	0.00	
Total Financial Expenses	3,764.93	2,166.63	1,598.30	26,000.00	24,088.04	26,000.00	-7.35
Amortization Expense							
Total Amortization Expense	0.00	0.00	0.00	0.00	0.00	0.00	
Surplus Adjustments							
60-1-000-000-6010.000 Prior Yr Adj - BW	0.00	0.00	0.00	0.00	0.00	0.00	
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	0.00	
Provision for Reserve							
60-1-000-000-7010.000 Provision For Reserve	0.00	0.00	0.00	0.00	0.00	0.00	
Total Provision for Reserve	0.00	0.00	0.00	0.00	0.00	0.00	
Capital Expenditures							
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	0.00	
Vandalism Expenditures							
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	0.00	
Transfers In/Out							
60-1-000-000-9111.000 Operating Xfers - In	0.00	0.00	0.00	0.00	0.00	0.00	
Total Transfers In/Out	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL MISCELLANEOUS EXPENSE	3,764.93	2,166.63	1,598.30	26,000.00	24,088.04	26,000.00	-7.35
TOTAL EXPENSES BEFORE DEPRECIATION	-45,679.18	33,357.88	-79,037.06	400,295.00	322,241.92	400,295.00	-19.50
NET REVENUE/EXPENSES (PROFIT)/LOSS	-79,340.56	715.24	-80,055.80	8,582.00	-77,645.78	8,582.00	-1,004.75
Depreciation Expense							
60-1-000-000-6600.000 Depreciation Expense	15,330.62	7,330.00	8,000.62	87,960.00	95,960.62	87,960.00	9.10
Total Depreciation Expense	15,330.62	7,330.00	8,000.62	87,960.00	95,960.62	87,960.00	9.10
TOTAL DEPRECIATION EXPENSE	15,330.62	7,330.00	8,000.62	87,960.00	95,960.62	87,960.00	9.10
NET REVENUE/EXPENSE (PROFIT)/LOSS AFTER DEPRECIATION EXPENSE	-64,009.94	8,045.24	-72,055.18	96,542.00	18,314.84	96,542.00	-81.03
TOTAL BOND PAYMENT	4,010.08	0.00	4,010.08	0.00	22,562.00	0.00	

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
PUM - Prairieland	65.00	65.00	0.00	780.00	780.00	780.00	0.00
REVENUE							
TENANT REVENUE							
Tenant Rent Revenue							
60-1-000-001-5120.000 Rent - Prairieland	-23,067.00	-22,025.50	-1,041.50	-264,306.00	-270,218.00	-264,306.00	2.24
60-1-000-001-5125.000 PHA Rent	-1,669.00	-2,100.00	431.00	-25,200.00	-20,810.00	-25,200.00	-17.42
60-1-000-001-5126.000 Georgia HAP - Prairie S8	-2,975.00	-3,300.00	325.00	-39,600.00	-35,061.00	-39,600.00	-11.46
60-1-000-001-5320.000 Rent Adjustments	412.00	0.00	412.00	0.00	390.00	0.00	
Total Tenant Rent Revenue	-27,299.00	-27,425.50	126.50	-329,106.00	-325,699.00	-329,106.00	-1.04
Excess Rent							
60-1-000-001-5970.000 Excess Rent	-712.00	-600.00	-112.00	-7,200.00	-8,183.00	-7,200.00	13.65
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	-712.00	-600.00	-112.00	-7,200.00	-8,183.00	-7,200.00	13.65
Vacancies Revenue							
60-1-000-001-5220.000 Vacancies	0.00	490.38	-490.38	5,885.00	0.00	5,885.00	-100.00
Total Vacancies Revenue	0.00	490.38	-490.38	5,885.00	0.00	5,885.00	-100.00
TOTAL TENANT REVENUE	-28,011.00	-27,535.12	-475.88	-330,421.00	-333,882.00	-330,421.00	1.05
INVESTMENT REVENUE							
Investment Revenue							
60-1-000-001-5410.000 Interest Income	-3.45	-2.50	-0.95	-30.00	-6.48	-30.00	-78.40
60-1-000-001-5420.000 Interest Sec Dep	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5440.000 Rep Res Interest	0.00	-2.50	2.50	-30.00	-22.20	-30.00	-26.00
60-1-000-001-5450.000 Residual Res Int Inc	0.00	-1.25	1.25	-15.00	-9.20	-15.00	-38.67
60-1-000-001-5500.000 HUD Interest Payment	0.00	0.00	0.00	0.00	0.00	0.00	
Total Investment Revenue	-3.45	-6.25	2.80	-75.00	-37.88	-75.00	-49.49
TOTAL INVESTMENT INCOME	-3.45	-6.25	2.80	-75.00	-37.88	-75.00	-49.49
OTHER REVENUE							
Other Revenue							
60-1-000-001-5127.000 Office Rent Receipt	-225.00	-221.87	-3.13	-2,662.00	-2,662.50	-2,662.00	0.02
60-1-000-001-5900.000 Other Income	0.00	0.00	0.00	0.00	-141.00	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	-1.63	1.63	-20.00	-40.00	-20.00	100.00
60-1-000-001-5920.100 Deposits Forfeited	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5922.000 Labor & Materials	-595.00	-350.00	-245.00	-4,200.00	-3,308.00	-4,200.00	-21.24
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	-40.00	-170.00	130.00	-2,040.00	-2,666.00	-2,040.00	30.69
60-1-000-001-5926.000 Violation Charges	0.00	-33.75	33.75	-405.00	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	-860.00	-777.25	-82.75	-9,327.00	-8,817.50	-9,327.00	-5.46
TOTAL OTHER REVENUE	-860.00	-777.25	-82.75	-9,327.00	-8,817.50	-9,327.00	-5.46
TOTAL REVENUE	-28,874.45	-28,318.62	-555.83	-339,823.00	-342,737.38	-339,823.00	0.86

EXPENSES

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Knox County Housing Authority
INCOME STATEMENT - AHP, Prairieland
March, 2020

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
60-1-000-001-6515.020 Heating/Cooling Supplies	270.76	100.00	170.76	1,200.00	1,479.22	1,200.00	23.27
60-1-000-001-6515.030 Snow Removal Supplies	125.73	45.87	79.86	550.00	156.40	550.00	-71.56
60-1-000-001-6515.050 Lndscape/Grnd Supplies	244.94	150.00	94.94	1,800.00	924.01	1,800.00	-48.67
60-1-000-001-6515.070 Electrical Supplies	0.00	116.63	-116.63	1,400.00	697.67	1,400.00	-50.17
60-1-000-001-6515.080 Plumbing Supplies	-34.54	208.37	-242.91	2,500.00	2,707.59	2,500.00	8.30
60-1-000-001-6515.100 Janitorial Supplies	49.35	66.63	-17.28	800.00	771.06	800.00	-3.62
60-1-000-001-6515.110 Routine Maint. Supplies	1,719.16	541.63	1,177.53	6,500.00	5,093.29	6,500.00	-21.64
60-1-000-001-6515.114 Painting Supplies - PL	434.87	150.00	284.87	1,800.00	1,774.34	1,800.00	-1.43
60-1-000-001-6515.115 Refrigerators	0.00	79.13	-79.13	950.00	966.00	950.00	1.68
60-1-000-001-6515.116 Stoves	0.00	66.63	-66.63	800.00	714.00	800.00	-10.75
60-1-000-001-6515.120 Other Misc. Supplies	0.00	83.37	-83.37	1,000.00	0.00	1,000.00	-100.00
Total Maintenance Supplies	2,810.27	1,608.26	1,202.01	19,300.00	15,283.58	19,300.00	-20.81
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	737.00	833.37	-96.37	10,000.00	8,519.75	10,000.00	-14.80
60-1-000-001-6520.020 Heat/Cool Contract	0.00	50.00	-50.00	600.00	715.56	600.00	19.26
60-1-000-001-6520.030 Snow Removal Contract	0.00	125.00	-125.00	1,500.00	395.00	1,500.00	-73.67
60-1-000-001-6520.050 Landscape&Grnds Cont	0.00	100.00	-100.00	1,200.00	0.00	1,200.00	-100.00
60-1-000-001-6520.070 Electrical Contract	0.00	16.63	-16.63	200.00	0.00	200.00	-100.00
60-1-000-001-6520.080 Plumbing Contract	0.00	41.63	-41.63	500.00	262.50	500.00	-47.50
60-1-000-001-6520.090 Extermin Contract	423.72	170.87	252.85	2,050.00	1,694.88	2,050.00	-17.32
60-1-000-001-6520.100 Janitorial	0.00	33.37	-33.37	400.00	99.46	400.00	-75.14
60-1-000-001-6520.110 Routine Main. Contract	0.00	41.63	-41.63	500.00	182.70	500.00	-63.46
60-1-000-001-6520.111 Carpet Repr/Repl Cont.	0.00	500.00	-500.00	6,000.00	1,390.43	6,000.00	-76.83
60-1-000-001-6520.120 Other Misc. Contracts	0.00	5,367.63	-5,367.63	64,412.00	0.00	64,412.00	-100.00
Total Maintenance Contracts	1,160.72	7,280.13	-6,119.41	87,362.00	13,260.28	87,362.00	-84.82
TOTAL MAINTENANCE	11,032.63	14,813.50	-3,780.87	177,762.00	101,797.07	177,762.00	-42.73
TAXES & INSURANCE EXPENSE							
Taxes & Insurance Expense							
60-1-000-001-6710.000 PILOT - Real Estate Tax	1,088.70	1,488.00	-399.30	17,856.00	14,991.14	17,856.00	-16.04
60-1-000-001-6720.000 Prpoerty Insurance	829.21	960.38	-131.17	11,525.00	10,986.94	11,525.00	-4.67
60-1-000-001-6720.500 Equipment Insurance	44.78	45.75	-0.97	549.00	530.27	549.00	-3.41
60-1-000-001-6721.000 Liability Insurance	154.30	154.13	0.17	1,850.00	1,848.88	1,850.00	-0.06
60-1-000-001-6721.500 PE & PO Insuranace	79.62	80.87	-1.25	970.00	948.01	970.00	-2.27
60-1-000-001-6722.000 Work Comp Insurance	-71.76	254.13	-325.89	3,050.00	2,693.74	3,050.00	-11.68
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	1,764.71	0.00	1,764.71	0.00	1,764.71	0.00	
Total Taxes & Insurance Expense	3,889.56	2,983.26	906.30	35,800.00	33,763.69	35,800.00	-5.69
TOTAL TAXES & INSURANCE EXPENSE	3,889.56	2,983.26	906.30	35,800.00	33,763.69	35,800.00	-5.69
MISCELLANEOUS EXPENSE							
Financial Expenses							
60-1-000-001-6810.000 Interest Expense Payable	1,857.69	2,150.00	-292.31	25,800.00	24,088.00	25,800.00	-6.64
60-1-000-001-6860.000 Sec Dep Int	0.00	0.00	0.00	0.00	0.00	0.00	
Total Financial Expenses	1,857.69	2,150.00	-292.31	25,800.00	24,088.00	25,800.00	-6.64
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
March, 2020

	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	1,857.69	2,150.00	-292.31	25,800.00	24,088.00	25,800.00	-6.64
TOTAL EXPENSES BEFORE DEPRECIATION	31,955.75	32,147.74	-191.99	385,772.00	306,098.88	385,772.00	-20.65
NET REVENUE/EXPENSES (PROFIT)/LOSS	3,081.30	3,829.12	-747.82	45,949.00	-36,638.50	45,949.00	-179.74
Depreciation Expense							
60-1-000-001-6600.000 Depreciation Expense	6,261.84	6,257.50	4.34	75,090.00	75,088.84	75,090.00	0.00
Total Depreciation Expense	6,261.84	6,257.50	4.34	75,090.00	75,088.84	75,090.00	0.00
TOTAL DEPRECIATION EXPENSE	6,261.84	6,257.50	4.34	75,090.00	75,088.84	75,090.00	0.00
NET REVENUE/EXPENSE (PROFIT)/LOSS AFTER DEPRECIATION EXPENSE	9,343.14	10,086.62	-743.48	121,039.00	38,450.34	121,039.00	-68.23
TOTAL BOND PAYMENT	4,010.08	0.00	4,010.08	0.00	22,562.00	0.00	

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

COCC - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	53,905.90	56,930.00	-3,024.10	801,529.82	683,160.00	17.33
TOTAL OPERATING INCOME	53,905.90	56,930.00	-3,024.10	801,529.82	683,160.00	17.33
OPERATING EXPENSE						
Total Administration Expenses	65,451.20	42,691.52	22,759.68	565,340.42	512,300.00	10.35
Total Tenant Services	0.00	0.00	0.00	0.00	0.00	
Total Utilities Expenses	1,154.35	466.63	687.72	4,495.12	5,600.00	-19.73
Total Maintenance Expenses	72.82	483.59	-410.77	2,057.99	5,800.00	-64.52
General Expense	3,085.62	1,344.63	1,740.99	16,217.15	16,136.00	0.50
TOTAL ROUTINE OPERATING EXPENSES	69,763.99	44,986.37	24,777.62	588,110.68	539,836.00	8.94
Total Non-Routine Expense	0.00	0.00	0.00	0.00	0.00	
Total Other Credit & Charges	0.00	0.00	0.00	0.00	0.00	
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	
Total Prov. for Operating Reserve	0.00	7,730.37	-7,730.37	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	69,763.99	52,716.74	17,047.25	588,110.68	632,600.00	-7.03
NET REVENUE/-EXPENSE PROFIT/-LOSS						
	-15,858.09	4,213.26	-20,071.35	213,419.14	50,560.00	322.11
Total Depreciation Expense						
	-78.46	53.00	-131.46	504.54	636.00	-20.67
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	-15,779.63	4,160.26	-19,939.89	212,914.60	49,924.00	326.48

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

MOON TOWERS - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	55,126.01	65,790.40	-10,664.39	845,355.36	789,487.00	7.08
TOTAL OPERATING INCOME	55,126.01	65,790.40	-10,664.39	845,355.36	789,487.00	7.08
OPERATING EXPENSE						
Total Administration Expenses	31,991.79	25,910.11	6,081.68	320,711.23	310,920.00	3.15
Total Tenant Services	206.87	41.63	165.24	1,426.12	500.00	185.22
Total Utilities Expenses	25,548.13	7,916.63	17,631.50	97,414.27	95,000.00	2.54
Total Maintenance Expenses	3,724.48	22,901.68	-19,177.20	291,615.27	274,825.00	6.11
General Expense	8,079.08	5,938.14	2,140.94	81,663.79	71,259.00	14.60
TOTAL ROUTINE OPERATING EXPENSES	69,550.35	62,708.19	6,842.16	792,830.68	752,504.00	5.36
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	-26,218.12	26,218.12	0.00	-314,617.00	-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	69,550.35	36,490.07	33,060.28	792,830.68	437,887.00	81.06
NET REVENUE/EXPENSE PROFIT/-LOSS	-14,424.34	29,300.33	-43,724.67	52,524.68	351,600.00	-85.06
Total Depreciation Expense						
Total Depreciation Expense	-149,078.07	29,300.00	-178,378.07	173,221.93	351,600.00	-50.73
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	134,653.73	0.33	134,653.40	-120,697.25	0.00	

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

FAMILY - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	67,170.35	76,000.24	-8,829.89	1,145,118.68	912,002.00	25.56
TOTAL OPERATING INCOME	67,170.35	76,000.24	-8,829.89	1,145,118.68	912,002.00	25.56
OPERATING EXPENSE						
Total Administration Expenses	37,628.06	32,637.40	4,990.66	400,691.49	391,651.00	2.31
Total Tenant Services	0.00	740.00	-740.00	423.93	8,880.00	-95.23
Total Utilities Expenses	6,534.19	1,709.13	4,825.06	29,643.73	20,510.00	44.53
Total Maintenance Expenses	-45,791.98	39,027.83	-84,819.81	532,844.18	468,330.00	13.78
General Expense	4,907.48	7,317.62	-2,410.14	82,239.81	87,811.00	-6.34
TOTAL ROUTINE OPERATING EXPENSES	3,277.75	81,431.98	-78,154.23	1,045,843.14	977,182.00	7.03
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	-14,613.59	0.00	-14,613.59	-14,613.59	0.00	
Total Prov. for Operating Reserve	0.00	-40,931.63	40,931.63	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	-11,335.84	40,500.35	-51,836.19	1,031,229.55	486,002.00	112.19
NET REVENUE/EXPENSE PROFIT/-LOSS	78,506.19	35,499.89	43,006.30	113,889.13	426,000.00	-73.27
Total Depreciation Expense						
Total Depreciation Expense	-22,221.69	35,500.00	-57,721.69	346,278.31	426,000.00	-18.71
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	100,727.88	-0.11	100,727.99	-232,389.18	0.00	

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

BLUEBELL - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	18,852.27	19,129.88	-277.61	313,720.85	229,559.00	36.66
TOTAL OPERATING INCOME	18,852.27	19,129.88	-277.61	313,720.85	229,559.00	36.66
OPERATING EXPENSE						
Total Administration Expenses	7,896.45	10,920.89	-3,024.44	86,574.24	131,052.00	-33.94
Total Tenant Services	0.00	20.87	-20.87	74.72	250.00	-70.11
Total Utilities Expenses	6,154.80	2,225.11	3,929.69	25,896.03	26,700.00	-3.01
Total Maintenance Expenses	4,116.38	7,647.99	-3,531.61	93,866.04	91,775.00	2.28
General Expense	1,762.08	3,294.62	-1,532.54	33,108.26	39,535.00	-16.26
TOTAL ROUTINE OPERATING EXPENSES	19,929.71	24,109.48	-4,179.77	239,519.29	289,312.00	-17.21
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	19,929.71	24,109.48	-4,179.77	239,519.29	289,312.00	-17.21
NET REVENUE/EXPENSE PROFIT/-LOSS	-1,077.44	-4,979.60	3,902.16	74,201.56	-59,753.00	-224.18
Total Depreciation Expense						
Total Depreciation Expense	-33,411.50	14,010.00	-47,421.50	120,698.50	168,120.00	-28.21
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	32,334.06	-18,989.60	51,323.66	-46,496.94	-227,873.00	-79.60

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

COCC, MT, FAMILY, BB COMBINED OS	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	195,054.53	217,850.52	-22,795.99	3,105,724.71	2,614,208.00	18.80
TOTAL OPERATING INCOME	195,054.53	217,850.52	-22,795.99	3,105,724.71	2,614,208.00	18.80
OPERATING EXPENSE						
Total Administration Expenses	142,967.50	112,159.92	30,807.58	1,373,317.38	1,345,923.00	2.04
Total Tenant Services	206.87	802.50	-595.63	1,924.77	9,630.00	-80.01
Total Utilities Expenses	39,391.47	12,317.50	27,073.97	157,449.15	147,810.00	6.52
Total Maintenance Expenses	-37,878.30	70,061.09	-107,939.39	920,383.48	840,730.00	9.47
General Expense	17,834.26	17,895.01	-60.75	213,229.01	214,741.00	-0.70
TOTAL ROUTINE OPERATING EXPENSES	162,521.80	213,236.02	-50,714.22	2,666,303.79	2,558,834.00	4.20
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	-14,613.59	0.00	-14,613.59	-14,613.59	0.00	
Total Prov. for Operating Reserve	0.00	-59,419.38	59,419.38	0.00	-713,033.00	-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	147,908.21	153,816.64	-5,908.43	2,651,690.20	1,845,801.00	43.66
NET REVENUE/EXPENSE PROFIT/-LOSS	47,146.32	64,033.88	-16,887.56	454,034.51	768,407.00	-40.91
Total Depreciation Expense	-204,789.72	78,863.00	-283,652.72	640,703.28	946,356.00	-32.30
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	251,936.04	-14,829.12	266,765.16	-186,668.77	-177,949.00	4.90

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

	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
HCV - OPERATING STATEMENT						
ADMIN OPERATING INCOME						
Total Admin Operating Income	9,374.87	10,526.62	-1,151.75	126,193.77	126,319.00	-0.10
TOTAL ADMIN OPERATING INCOME	9,374.87	10,526.62	-1,151.75	126,193.77	126,319.00	-0.10
OPERATING EXPENSES						
Total Admin Expenses	10,920.48	9,104.13	1,816.35	96,667.68	109,250.00	-11.52
Total Fees Expenses	4,449.00	3,758.00	691.00	44,856.00	45,096.00	-0.53
Total General Expenses	1,234.37	733.75	500.62	9,512.22	8,805.00	8.03
TOTAL OPERATING EXPENSES	16,603.85	13,595.88	3,007.97	151,035.90	163,151.00	-7.43
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	16,603.85	13,595.88	3,007.97	151,035.90	163,151.00	-7.43
NET REVENUE PROFIT/-LOSS	-7,228.98	-3,069.26	-4,159.72	-24,842.13	-36,832.00	-32.55
Total Depreciation Expense	0.00	0.00	0.00	0.00	0.00	
NET REVENUE w/Deprecitation PROFIT/-LOSS	-7,228.98	-3,069.26	-4,159.72	-24,842.13	-36,832.00	-32.55

HAP - OPERATING STATEMENT

HAP INCOME						
Total Income	87,085.50	69,549.63	17,535.87	916,966.50	834,596.00	9.87
TOTAL HAP INCOME	87,085.50	69,549.63	17,535.87	916,966.50	834,596.00	9.87
HAP EXPENSES						
Total HAP Expenses	62,228.00	72,083.26	-9,855.26	879,315.00	865,000.00	1.65
Total General HAP Expenses	-21.53	-41.63	20.10	-242.62	-500.00	-51.48
TOTAL HAP EXPENSES	62,206.47	72,041.63	-9,835.16	879,072.38	864,500.00	1.69
Total Prior Year Adj HAP	0.00	0.00	0.00	0.00	0.00	
REMAINING HAP from RESERVE +/-LOSS	24,879.03	-2,492.00	27,371.03	37,894.12	-29,904.00	-226.72

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

BRENTWOOD - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	33,661.38	32,642.64	1,018.74	399,887.70	391,713.00	2.09
TOTAL OPERATING INCOME	33,661.38	32,642.64	1,018.74	399,887.70	391,713.00	2.09
OPERATING EXPENSE						
Total Administration Expenses	6,179.06	4,730.89	1,448.17	50,280.36	56,772.00	-11.43
Total Fee Expenses	5,910.48	6,048.00	-137.52	69,448.14	72,576.00	-4.31
Total Utilities Expenses	5,079.32	2,128.37	2,950.95	27,876.85	25,540.00	9.15
Total Maintenance Expenses	-71,356.19	15,090.24	-86,446.43	113,344.81	181,082.00	-37.41
Total Taxes & Insurance Expense	4,743.22	3,193.75	1,549.47	37,203.72	38,325.00	-2.93
Total Financial Expenses	3,764.93	2,166.63	1,598.30	24,088.04	26,000.00	-7.35
TOTAL ROUTINE OPERATING EXPENSE	-45,679.18	33,357.88	-79,037.06	322,241.92	400,295.00	-19.50
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	-45,679.18	33,357.88	-79,037.06	322,241.92	400,295.00	-19.50
NET REVENUE PROFIT/-LOSS						
	79,340.56	-715.24	80,055.80	77,645.78	-8,582.00	-1,004.75
Total Depreciation Expense						
	15,330.62	7,330.00	8,000.62	95,960.62	87,960.00	9.10
NET REVENUE w/Depreciation PROFIT/-LOSS	64,009.94	-8,045.24	72,055.18	-18,314.84	-96,542.00	-81.03

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

PRAIRIELAND - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	28,874.45	28,318.62	555.83	342,737.38	339,823.00	0.86
TOTAL OPERATING INCOME	28,874.45	28,318.62	555.83	342,737.38	339,823.00	0.86
OPERATING EXPENSE						
Total Administration Expenses	4,172.15	4,517.61	-345.46	54,537.91	54,210.00	0.60
Total Fee Expenses	5,253.76	5,460.00	-206.24	63,373.48	65,520.00	-3.28
Total Utilities Expenses	5,749.96	2,223.37	3,526.59	28,538.73	26,680.00	6.97
Total Maintenance Expenses	11,032.63	14,813.50	-3,780.87	101,797.07	177,762.00	-42.73
Total Taxes & Insurance Expense	3,889.56	2,983.26	906.30	33,763.69	35,800.00	-5.69
Total Financial Expenses	1,857.69	2,150.00	-292.31	24,088.00	25,800.00	-6.64
TOTAL ROUTINE OPERATING EXPENSE	31,955.75	32,147.74	-191.99	306,098.88	385,772.00	-20.65
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	31,955.75	32,147.74	-191.99	306,098.88	385,772.00	-20.65
NET REVENUE PROFIT/-LOSS						
	-3,081.30	-3,829.12	747.82	36,638.50	-45,949.00	-179.74
Total Depreciation Expense						
	6,261.84	6,257.50	4.34	75,088.84	75,090.00	0.00
NET REVENUE w/Depreciation PROFIT/-LOSS	-9,343.14	-10,086.62	743.48	-38,450.34	-121,039.00	-68.23

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

BRENTWOOD & PRAIRIELAND COMBINED	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	62,535.83	60,961.26	1,574.57	742,625.08	731,536.00	1.52
TOTAL OPERATING INCOME	62,535.83	60,961.26	1,574.57	742,625.08	731,536.00	1.52
OPERATING EXPENSE						
Total Administration Expenses	10,351.21	9,248.50	1,102.71	104,818.27	110,982.00	-5.55
Total Fee Expenses	11,164.24	11,508.00	-343.76	132,821.62	138,096.00	-3.82
Total Utilities Expenses	10,829.28	4,351.74	6,477.54	56,415.58	52,220.00	8.03
Total Maintenance Expenses	-60,323.56	29,903.74	-90,227.30	215,141.88	358,844.00	-40.05
Total Taxes & Insurance Expense	8,632.78	6,177.01	2,455.77	70,967.41	74,125.00	-4.26
Total Financial Expenses	5,622.62	4,316.63	1,305.99	48,176.04	51,800.00	-7.00
TOTAL ROUTINE OPERATING EXPENSE	-13,723.43	65,505.62	-79,229.05	628,340.80	786,067.00	-20.07
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	-13,723.43	65,505.62	-79,229.05	628,340.80	786,067.00	-20.07
NET REVENUE PROFIT/-LOSS						
	76,259.26	-4,544.36	80,803.62	114,284.28	-54,531.00	-309.58
Total Depreciation Expense						
	21,592.46	13,587.50	8,004.96	171,049.46	163,050.00	4.91
NET REVENUE w/Depreciation PROFIT/-LOSS	54,666.80	-18,131.86	72,798.66	-56,765.18	-217,581.00	-73.91

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

	Current Period	Last Year Same	Variance	Current Year
AMP001 - MOON TOWERS				
Salaries	21,951.48	35,430.93	-13,479.45	294,534.60
Employee W/H Payments	0.00	0.00	0.00	0.00
Management Fees	15,953.84	15,953.84	0.00	191,526.67
Administrative Expenses	6,059.92	3,967.12	2,092.80	24,064.28
Tenant Services	206.87	141.45	65.42	1,426.12
Utilities	25,548.13	25,015.04	533.09	97,414.27
Maintenance Supplies/Contracts	-8,248.97	-21,347.09	13,098.12	101,900.95
Mileage	0.00	0.00	0.00	0.00
General Expenses	8,079.08	3,732.02	4,347.06	81,663.79
Non-Routine Expense	0.00	0.00	0.00	0.00
TOTAL MOON TOWERS CLAIMS	69,550.35	62,893.31	6,657.04	792,530.68
AMP002 - FAMILY				
Salaries	52,097.48	65,198.53	-13,101.05	537,025.20
Employee W/H Payments	0.00	-2,574.62	2,574.62	0.00
Management Fees	16,257.55	16,809.15	-551.60	203,642.19
Administrative Expenses	5,465.15	-10,604.44	16,069.59	39,034.28
Tenant Services	0.00	0.00	0.00	423.93
Utilities	6,534.19	7,767.72	-1,233.53	29,643.73
Maintenance Supplies/Contracts	-82,004.80	17,394.76	-99,399.56	153,752.92
Mileage	20.70	0.00	20.70	81.08
General Expenses	4,907.48	9,847.26	-4,939.78	82,239.81
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL FAMILY CLAIMS	3,277.75	103,838.36	-100,560.61	1,045,843.14
AMP003 - BLUEBELL				
Salaries	6,012.69	13,653.53	-7,640.84	68,553.15
Employee W/H Payments	0.00	0.00	0.00	0.00
Management Fees	4,458.91	4,539.50	-80.59	54,715.77
Administrative Expenses	1,705.12	1,466.05	239.07	11,300.65
Tenant Services	0.00	0.00	0.00	74.72
Utilities	6,154.80	4,954.45	1,200.35	25,896.03
Maintenance Supplies/Contracts	-163.89	-17,292.65	17,128.76	45,883.47
Mileage	0.00	12.76	-12.76	-12.76
General Expenses	1,762.08	4,260.63	-2,498.55	33,108.26
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL BLUEBELL CLAIMS	19,929.71	11,594.27	8,335.44	239,519.29
COCC				
Salaries	53,319.39	49,200.28	4,119.11	478,982.14
Employee W/H Payments	-1,065.05	11,194.51	-12,259.56	-363.86
Management Fees	0.00	0.00	0.00	0.00
Administrative Expenses	12,187.49	9,471.93	2,715.56	87,230.93
Tenant Services	0.00	0.00	0.00	0.00
Utilities	1,154.35	1,357.19	-202.84	4,495.12
Maintenance Supplies/Contracts	17.14	45.00	-27.86	1,185.34
Mileage	0.00	0.00	0.00	0.00
General Expenses	3,085.62	4,505.36	-1,419.74	16,217.15
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL COCC CLAIMS	68,698.94	75,774.27	-7,075.33	587,746.82
COMBINED - AMP1, AMP2, AMP3, & COCC				
Salaries	133,381.04	163,483.27	-30,102.23	1,379,095.09
Employee W/H Payments	-1,065.05	8,619.89	-9,684.94	-363.86
Management Fees	36,670.30	37,302.49	-632.19	449,884.63
Administrative Expenses	25,417.68	4,300.66	21,117.02	161,630.14
Tenant Services	206.87	141.45	65.42	1,924.77
Utilities	39,391.47	39,094.40	297.07	157,449.15
Maintenance Supplies	-90,400.52	-21,199.98	-69,200.54	302,722.68
Mileage	20.70	12.76	7.94	68.32
General Expenses	17,834.26	22,345.27	-4,511.01	213,229.01
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL LOW RENT CLAIMS	161,456.75	254,100.21	-92,643.46	2,665,639.93

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

	Current Period	Last Year Same Period	Variance
BRENTWOOD			
Salaries	11,024.21	13,609.72	-2,585.51
Employee W/H Payments	0.00	0.00	0.00
Management Fees	6,360.48	5,746.30	614.18
Administrative Expenses	1,766.70	3,718.59	-1,951.89
Utilities	5,079.32	4,873.13	206.19
Maintenance Supplies/Contracts	-78,418.04	-102,544.89	24,126.85
Tax & Insurance Expenses	4,743.22	1,498.96	3,244.26
Finacial Expenses	3,764.93	1,907.24	1,857.69
TOTAL BRENTWOOD CLAIMS	-45,679.18	-71,190.95	25,511.77
PRAIRIELAND			
Salaries	11,023.97	13,403.29	-2,379.32
Employee W/H Payments	0.00	0.00	0.00
Management Fees	5,703.76	5,335.85	367.91
Administrative Expenses	-240.18	3,772.44	-4,012.62
Utilities	5,749.96	4,780.04	969.92
Maintenance Supplies/Contracts	3,970.99	6,827.92	-2,856.93
Taxes & Insurance Expenses	3,889.56	1,261.79	2,627.77
Financial Expenses	1,857.69	0.00	1,857.69
TOTAL PRAIRIELAND CLAIMS	31,955.75	35,381.33	-3,425.58
AHP - BRENTWOOD & PRAIRIELAND			
Salaries	22,048.18	27,013.01	-4,964.83
Employee W/H Payments	0.00	0.00	0.00
Management Fees	12,064.24	11,082.15	982.09
Administrative Expenses	1,526.52	7,491.03	-5,964.51
Utilities	10,829.28	9,653.17	1,176.11
Maintenance Supplies	-74,447.05	-95,716.97	21,269.92
Taxes & Insurance Expenses	8,632.78	2,760.75	5,872.03
Financial Expenses	5,622.62	1,907.24	3,715.38
TOTAL AHP CLAIMS	-13,723.43	-35,809.62	22,086.19
HOUSING CHOICE VOUCHER - HCV			
Salaries	9,254.83	8,649.07	605.76
Employee W/H Payments	0.00	0.00	0.00
Management Fees	4,449.00	3,705.00	744.00
Administrative Expenses	1,665.65	1,503.33	162.32
General Expense-Admin	1,234.37	2,746.09	-1,511.72
Total HCV Expenses	16,603.85	16,603.49	0.36
HAP Expenses	62,228.00	77,313.00	-15,085.00
General Expenses	-21.53	2,040.15	-2,061.68
Total HAP Expenses	62,206.47	79,353.15	-17,146.68
TOTAL HCV CLAIMS	78,810.32	95,956.64	-17,146.32

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

	Current Period	Last Year Same	Current Year	Cumulative
CFG 2019 - \$1,083,874				
Admin / Operations	0.00	0.00	300,000.00	300,000.00
General CFP Activity	8,735.00	0.00	8,735.00	8,735.00
TOTAL CFG 2019 CLAIMS	8,735.00	0.00	308,735.00	308,735.00
CFG 2018 - \$1,044,578				
Admin. / Operations	0.00	0.00	0.00	0.00
General CFP Activity	-35,393.75	216,559.79	720,289.93	1,044,578.00
TOTAL CFG 2018 CLAIMS	-35,393.75	216,559.79	720,289.93	1,044,578.00
CFG 2017 - \$673,386				
Admin. / Operations	0.00	0.00	0.00	0.00
General CFP Activity	0.00	164,886.57	0.00	673,386.00
TOTAL CFG 2017 CLAIMS	0.00	164,886.57	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	-26,658.75	381,446.36	1,029,024.93	2,635,297.00

Knox County Housing Authority
CLAIMS REPORT TOTALS
March, 2020

	Current Period	Last Year Same	Variance	Current Year
TOTALS				
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<u>LOW RENT</u>				
AMP001 - MOON TOWERS	69,550.35	62,893.31	6,657.04	792,830.68
AMP002 - FAMILY	3,277.75	103,838.36	-100,560.61	1,045,843.14
AMP003 - BLUEBELL	19,929.71	11,594.27	8,335.44	239,519.29
COCC	68,698.95	67,804.95	894.00	587,808.28
TOTAL LOW RENT	161,456.76	246,130.89	-84,674.13	2,666,001.39
<u>A.H.P.</u>				
BRENTWOOD	-45,679.18	-71,190.95	25,511.77	322,241.92
PRAIRIELAND	31,955.75	35,381.33	-3,425.58	306,098.88
TOTAL A.H.P.	-13,723.43	-35,809.62	22,086.19	628,340.80
<u>HOUSING CHOICE VOUCHER - HCV</u>				
HCV (Administrative Only)	16,603.85	16,603.49	0.36	151,035.90
TOTAL HCV	16,603.85	16,603.49	0.36	151,035.90
<u>GRANTS</u>				
CAPITAL FUND GRANT 2019	8,735.00	0.00	8,735.00	308,735.00
CAPITAL FUND GRANT 2018	-35,393.75	216,559.79	-251,953.54	720,289.93
CAPITAL FUND GRANT 2017	0.00	164,886.57	-164,886.57	0.00
CAPITAL FUND GRANT 2016	0.00	0.00	0.00	0.00
TOTAL GRANTS	-26,658.75	381,446.36	-408,105.11	1,029,024.93
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TOTAL CLAIMS FOR MONTH	137,678.43	608,371.12	-470,692.69	4,474,403.02

COCC

	<u>April-20</u>	<u>Current YTD</u>
Operating Income	\$52,550.00	\$52,550.00
Operating Expenses	\$41,080.14	\$41,080.14
Net Revenue Income/(Loss)	\$11,469.86	\$11,469.86

Discussion:

COCC's revenue increased by the following for the month: **\$11,469.86**

\$52,157.41 of COCC's income comes from these monthly fee revenues: management fees, bookkeeping fees, and asset management fees.

Moved March expenses billed in April for year end.

Operated in the black for both the month and YTD.

COCC's Cash, Investments, A/R, & A/P **\$1,347,841.66**

MOON TOWERS

	<u>April-20</u>	<u>Current YTD</u>
Operating Income	\$69,412.15	\$69,412.15
Operating Expenses	\$42,521.02	\$42,521.02
Net Revenue Income/(Loss)	\$26,891.13	\$26,891.13

Discussion:

Moon's revenue increased by the following for the month: **\$26,891.13**

Moon Towers received \$37,950 from HUD for operations. The rest coming from tenant revenue, interest, and income from other Amps.

Moved March expenses billed in April for year end.

Operated in the black for both the month and YTD.

Moon Towers' Cash, Investments, A/R, & A/P **\$489,194.92**

Minimum Reserve Position **\$14,173.67**

Over/(Under) minimum reserve position **\$475,021.25**

FAMILY SITES

	<u>April-20</u>	<u>Current YTD</u>
Operating Income	\$102,752.45	\$102,752.45
Operating Expenses	\$61,118.38	\$61,118.38
Net Revenue Income/(Loss)	\$41,634.07	\$41,634.07

Discussion:

Family's revenue increased by the following for the month: **\$41,634.07**

Family received \$82,521 from HUD for operations. The rest coming from tenant revenue, interest, and income from other Amps.

Moved March expenses billed in April for year end.

Operated in the black for both the month and YTD.

Family's Cash, Investments, A/R, & A/P **\$394,438.44**

Minimum Reserve Position **\$244,473.52**

Over/(Under) minimum reserve position **\$149,964.92**

BLUEBELL

	<u>April-20</u>	<u>Current YTD</u>
Operating Income	\$19,184.73	\$19,184.73
Operating Expenses	\$12,848.07	\$12,848.07
Net Revenue Income/(Loss)	\$6,336.66	\$6,336.66

Discussion:

Bluebell's revenue increased by the following for April: **\$6,336.66**

Bluebell received \$6,186 from HUD for operations. The rest coming from tenant revenue, interest, and income from other Amps.

Moved March expenses billed in April for year end.

Operated in the black for both the month and YTD.

Bluebell's Cash, Investments, A/R, & A/P **\$167,584.17**

Minimum Reserve Position **\$4,282.69**

Over/(Under) minimum reserve position **\$163,301.48**

BRENTWOOD

	<u>April-20</u>	<u>Current YTD</u>
Operating Income	\$32,538.11	\$32,538.11
Operating Expenses	\$17,034.72	\$17,034.72
Net Revenue Income/(Loss)	\$15,503.39	\$15,503.39

Discussion:

Brentwood's revenue increased by the following for the month: **\$15,503.39**

Brentwood's tenant revenue totaled \$31,950 for the month, and the rest of the revenue comes from interest income and other income.

Moved March expenses billed in April for year end.

Operated in the black for both the month and YTD.

Brentwood's Cash, Investments, A/R, & A/P **\$119,735.87**

PRAIRIELAND

	<u>April-20</u>	<u>Current YTD</u>
Operating Income	\$28,273.00	\$28,273.00
Operating Expenses	\$17,609.30	\$17,609.30
Net Revenue Income/(Loss)	\$10,663.70	\$10,663.70

Discussion:

Prairieland's revenue decreased by the following for the month: **\$10,663.70**

Prairieland's tenant revenue totaled \$27,683 for the month, and the rest of the revenue comes from interest income and other income.

Moved March expenses billed in April for year end.

Operated in the black for both the month and YTD.

Prairieland's Cash, Investments, A/R, & A/P	\$62,649.59
Restricted - Security Deposits	(\$697.00)
Restricted - Replacement Reserve	(\$149,744.57)
Restricted - Residual Receipts	(\$54,521.06)
PL's Total Cash	<u>(\$142,313.04)</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-20</u>	<u>Current YTD</u>
Operating Income	\$12,276.34	\$12,276.34
Operating Expenses	\$11,292.62	\$11,292.62
Net Revenue Income/(Loss)	\$983.72	\$983.72

Discussion:

The Voucher Program (HCV) received \$11,887 from HUD for administrative expenses which ended up showing a increase of \$983.72 for the month.

If deficit, it will be covered by UNP.

Unrestricted Net Position (UNP)	\$78,427.00	<i>2/29/2020 Balance</i>
Investment in Fixed Assets	\$0.00	
Monthly VMS Net Revenue Income/(Loss)	\$983.72	
	\$0.00	<i>Transfer to NRP or Adjustment</i>
UNP Ending Balance	\$79,410.72	For Admin Expenses and HAP (if needed)

HAP

	<u>Apr-20</u>	<u>Current YTD</u>
Operating Income	\$75,222.00	\$75,222.00
Operating Expenses	\$79,497.20	\$79,497.20
Net Revenue Income/(Loss)	(\$4,275.20)	(\$4,275.20)

Discussion:

The Voucher Program (HCV) received \$74,885 from HUD for HAP expenses which the program overspent by \$4,275.20 for the month.

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

Net Restricted Position (NRP)	\$43,472.00	<i>2/29/2020 Balance</i>
	\$0.00	<i>Transfer from UNP or Adjustment</i>
Monthly VMS Net Revenue - Income/(Loss)	(\$2,145.00)	
NRP Ending Balance for HAP	\$41,327.00	For HAP Expenses (Only)

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

	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	-42,262.41	-43,345.00	1,082.59	-43,345.00	-42,262.41	-520,140.00	-91.87
10-1-000-000-3810.010 Mgmt Fees CFP	0.00	0.00	0.00	0.00	0.00	0.00	
Total Management Fees	-42,262.41	-43,345.00	1,082.59	-43,345.00	-42,262.41	-520,140.00	-91.87
Asset Management Fees							
10-1-000-000-3820.000 Asset Mgmt Fee Inc	-4,240.00	-4,240.00	0.00	-4,240.00	-4,240.00	-50,880.00	-91.67
Total Asset Management Fees	-4,240.00	-4,240.00	0.00	-4,240.00	-4,240.00	-50,880.00	-91.67
Book Keeping Fees							
10-1-000-000-3830.000 Bookkeeping Fee Inc	-5,655.00	-5,672.00	17.00	-5,672.00	-5,655.00	-68,064.00	-91.69
Total Book Keeping Fees	-5,655.00	-5,672.00	17.00	-5,672.00	-5,655.00	-68,064.00	-91.69
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	-52,157.41	-53,257.00	1,099.59	-53,257.00	-52,157.41	-639,084.00	-91.84
OTHER REVENUE							
Other Grants & Investment Income							
10-1-000-000-3404.000 Revenue-other gov grants	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3610.000 Interest Income	-392.59	-909.67	517.08	-909.67	-392.59	-10,916.00	-96.40
10-1-000-000-3610.010 Interest - Restricted	0.00	0.00	0.00	0.00	0.00	0.00	
Total Other Grants & Investment Income	-392.59	-909.67	517.08	-909.67	-392.59	-10,916.00	-96.40
Other Revenue							
10-1-000-000-3690.000 Other Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3690.010 Other Income-Training	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3850.000 Inspection(s) Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3850.005 Income from 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	0.00	0.00	0.00	0.00	0.00	
TOTAL OTHER REVENUE	-392.59	-909.67	517.08	-909.67	-392.59	-10,916.00	-96.40
TOTAL REVENUE	-52,550.00	-54,166.67	1,616.67	-54,166.67	-52,550.00	-650,000.00	-91.92
EXPENSES							
ADMINISTRATIVE							
Administrative Salaries							
10-1-000-000-4110.000 Admin Salaries	27,424.57	30,437.50	-3,012.93	30,437.50	27,424.57	365,250.00	-92.49
10-1-000-000-4110.001 Salaries Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4110.200 Admin - Other Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Administrative Salaries	27,424.57	30,437.50	-3,012.93	30,437.50	27,424.57	365,250.00	-92.49
Administrative Benefits							
10-1-000-000-4110.500 Emp Benefit - Admin	8,507.35	10,250.00	-1,742.65	10,250.00	8,507.35	123,000.00	-93.08
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.	0.00	0.00	0.00	0.00	0.00	0.00	
Total Administrative Benefits	8,507.35	10,250.00	-1,742.65	10,250.00	8,507.35	123,000.00	-93.08
Fee Expenses							

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
10-1-000-000-4171.000 Audit Fee	0.00	229.17	-229.17	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	0.00	62.50	-62.50	62.50	0.00	750.00	-100.00
Total Advertising & Marketing	0.00	62.50	-62.50	62.50	0.00	750.00	-100.00
Office Expense							
10-1-000-000-4140.000 Training - Staff	2,100.00	1,666.67	433.33	1,666.67	2,100.00	20,000.00	-89.50
10-1-000-000-4180.000 Telephone	378.02	416.67	-38.65	416.67	378.02	5,000.00	-92.44
10-1-000-000-4190.100 Postage	633.47	125.00	508.47	125.00	633.47	1,500.00	-57.77
10-1-000-000-4190.200 Office Supplies	-50.27	125.00	-175.27	125.00	-50.27	1,500.00	-103.35
10-1-000-000-4190.300 Paper Supplies	-83.06	83.33	-166.39	83.33	-83.06	1,000.00	-108.31
10-1-000-000-4190.400 Printing/printers	0.00	16.67	-16.67	16.67	0.00	200.00	-100.00
10-1-000-000-4190.401 Printing Supplies	0.00	166.67	-166.67	166.67	0.00	2,000.00	-100.00
10-1-000-000-4190.500 Printer/Copier Supp-Cont	0.00	208.33	-208.33	208.33	0.00	2,500.00	-100.00
10-1-000-000-4190.550 Computers	0.00	583.33	-583.33	583.33	0.00	7,000.00	-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	255.87	250.00	5.87	250.00	255.87	3,000.00	-91.47
10-1-000-000-4190.850 IT Support	131.25	416.67	-285.42	416.67	131.25	5,000.00	-97.38
Total Office Expense	3,365.28	4,933.34	-1,568.06	4,933.34	3,365.28	59,200.00	-94.32
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	1,250.63	333.33	917.30	333.33	1,250.63	4,000.00	-68.73
10-1-000-000-4150.010 Travel - Commissioners	0.00	416.67	-416.67	416.67	0.00	5,000.00	-100.00
10-1-000-000-4150.100 Mileage - Admin	0.00	8.33	-8.33	8.33	0.00	100.00	-100.00
Total Travel Expense	1,250.63	758.33	492.30	758.33	1,250.63	9,100.00	-86.26
Other Expense							
10-1-000-000-4140.010 Training-Commissioners	-2,100.00	833.33	-2,933.33	833.33	-2,100.00	10,000.00	-121.00
10-1-000-000-4160.000 Consulting Services	917.00	1,250.00	-333.00	1,250.00	917.00	15,000.00	-93.89
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	0.00	137.50	-137.50	137.50	0.00	1,650.00	-100.00
10-1-000-000-4190.950 Background Verification	0.00	20.83	-20.83	20.83	0.00	250.00	-100.00
Total Other Expense	-1,183.00	2,266.66	-3,449.66	2,266.66	-1,183.00	27,200.00	-104.35
TOTAL OPERATING EXPENSE - Admin	39,364.83	49,770.83	-10,406.00	49,770.83	39,364.83	597,250.00	-93.41
<u>UTILITIES EXPENSE</u>							
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	0.00	229.17	-229.17	229.17	0.00	2,750.00	-100.00
10-1-000-000-4330.000 Gas	10.80	200.00	-189.20	200.00	10.80	2,400.00	-99.55
10-1-000-000-4340.000 Fuel	0.00	0.00	0.00	0.00	0.00	0.00	
Total Utilites Expense	10.80	466.67	-455.87	466.67	10.80	5,600.00	-99.81
TOTAL UTILITIES EXPENSE	10.80	466.67	-455.87	466.67	10.80	5,600.00	-99.81
<u>MAINTENANCE & OPERATIONS EXPENSE</u>							

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Maintenance - Labor & OT							
10-1-000-000-4410.200 Maint - Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Maintenance - Labor & OT	0.00	0.00	0.00	0.00	0.00	0.00	
Benefit Contributions - Maintenance							
10-1-000-000-4410.500 Emp Benefit - Maint	0.00	25.00	-25.00	25.00	0.00	300.00	-100.00
Total Benefit Contributions - Maint.	0.00	25.00	-25.00	25.00	0.00	300.00	-100.00
Maintenance - Materials/Supplies							
10-1-000-000-4420.010 Garbage&Trash Supp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4420.020 Htg & Cooling	0.00	20.83	-20.83	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	-1.84	25.00	-26.84	25.00	-1.84	300.00	-100.61
10-1-000-000-4420.120 Other Misc Supply	88.95	8.33	80.62	8.33	88.95	100.00	-11.05
10-1-000-000-4420.125 Mileage	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4420.126 Vehicle Supplies	0.00	25.00	-25.00	25.00	0.00	300.00	-100.00
Total Maintenance - Materials/Supplies	87.11	166.65	-79.54	166.65	87.11	2,000.00	-95.64
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	83.33	-83.33	83.33	0.00	1,000.00	-100.00
10-1-000-000-4430.030 Snow Removal Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.050 Landscape & Grds Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.060 Unit Turnaround Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.070 Electrical Contract	0.00	41.67	-41.67	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	12.50	-12.50	12.50	0.00	150.00	-100.00
10-1-000-000-4431.000 Trash Removal	0.00	0.00	0.00	0.00	0.00	0.00	
Total Maintenance - Contracts	87.74	291.65	-203.91	291.65	87.74	3,500.00	-97.49
TOTAL MAINTENANCE EXPENSES	174.85	483.30	-308.45	483.30	174.85	5,800.00	-96.99
<u>INSURANCE PREMIUMS EXPENSE</u>							
Insurance Expense							
10-1-000-000-4510.010 Property Insurance	82.92	85.42	-2.50	85.42	82.92	1,025.00	-91.91
10-1-000-000-4510.015 Equipment Insurance	10.40	10.83	-0.43	10.83	10.40	130.00	-92.00
10-1-000-000-4510.020 Liability Insurance	35.82	37.50	-1.68	37.50	35.82	450.00	-92.04
10-1-000-000-4510.025 PE & PO Insurance	278.50	283.33	-4.83	283.33	278.50	3,400.00	-91.81
10-1-000-000-4510.030 Work Comp Insurance	1,080.09	1,093.75	-13.66	1,093.75	1,080.09	13,125.00	-91.77
10-1-000-000-4510.035 Auto Insurance	41.93	43.33	-1.40	43.33	41.93	520.00	-91.94
10-1-000-000-4510.040 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Insurance Expense	1,529.66	1,554.16	-24.50	1,554.16	1,529.66	18,650.00	-91.80
TOTAL INSURANCE PREMIUMS EXPENSE	1,529.66	1,554.16	-24.50	1,554.16	1,529.66	18,650.00	-91.80

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
<u>TOTAL PROTECTIVE SERVICES EXPENSE</u>							
Protective Services - Contract							
10-1-000-000-4480.000 Protect Service	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4480.500 Security Contract	0.00	0.00	0.00	0.00	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							
10-1-000-000-4530.000 Term Leave Pay	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4590.000 Other General	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4595.000 Compensated Absences	0.00	0.00	0.00	0.00	0.00	0.00	
Total General Expenses	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL OTHER GENERAL EXPENSES	0.00	0.00	0.00	0.00	0.00	0.00	
<u>INTEREST EXP & AMORTIZATION COST</u>							
Interest Expense							
10-1-000-000-5230.100 Int on DSF Invest	0.00	0.00	0.00	0.00	0.00	0.00	
Total Interest Expense	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL INTEREST EXP & AMORT COST	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL OPERATING EXPENSE	41,080.14	52,274.96	-11,194.82	52,274.96	41,080.14	627,300.00	-93.45
NET REVENUE/EXPENSE (GAIN/-LOSS)	-11,469.86	-1,891.71	-9,578.15	-1,891.71	-11,469.86	-22,700.00	-49.47
<u>MISCELLANEOUS EXPENSE</u>							
Extraordinary & Casualty Expense							
10-1-000-000-4610.010 Extraordinary Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4610.020 Extraordinary Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4610.030 Extraordinary Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Extraordinary Expense	0.00	0.00	0.00	0.00	0.00	0.00	
Total Casualty Expense	0.00	0.00	0.00	0.00	0.00	0.00	
Depreciation Expense							
10-1-000-000-4800.000 Depreciation Exp COCC	45.00	50.00	-5.00	50.00	45.00	600.00	-92.50
Total Depreciation Expense	45.00	50.00	-5.00	50.00	45.00	600.00	-92.50
TOTAL MISCELLANEOUS EXPENSES	45.00	50.00	-5.00	50.00	45.00	600.00	-92.50
<u>OTHER FINANCING SOURCES (USES)</u>							
Operating Transfers In/Out							
10-1-000-000-6010.000 Prior Yr Adj-ARR	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-6020.000 Prior Yr Adj-NARR	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-7010.000 Prov Oper Reserve	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-9111.000 Operating Xfers - In	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-9111.100 Operating Xfers - Out	0.00	0.00	0.00	0.00	0.00	0.00	
Total Operating Transfers In/Out	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL OTHER FINANCING SOURCES	0.00	0.00	0.00	0.00	0.00	0.00	
EXCESS REVENUE/EXPENSE GAIN/-LOSS	-11,424.86	-1,841.71	-9,583.15	-1,841.71	-11,424.86	-22,100.00	-48.30

Date:
Time:
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Knox County Housing Authority
INCOME STATEMENT - AMP 1, Moon Towers
April, 2020

	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	-30,890.00	-33,333.33	2,443.33	-33,333.33	-30,890.00	-400,000.00	-92.28
10-1-000-001-3111.000 Utility Allowance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Tenant Rent Revenue	-30,890.00	-33,333.33	2,443.33	-33,333.33	-30,890.00	-400,000.00	-92.28
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	-33.33	33.33	-33.33	0.00	-400.00	-100.00
10-1-000-001-3690.100 Late Fees	25.00	-291.67	316.67	-291.67	25.00	-3,500.00	-100.71
10-1-000-001-3690.120 Violation Fees	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3690.130 Court Cost Fees	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3690.140 Returned Check Charge	0.00	-6.25	6.25	-6.25	0.00	-75.00	-100.00
10-1-000-001-3690.150 Laundry Income	0.00	-833.33	833.33	-833.33	0.00	-10,000.00	-100.00
10-1-000-001-3690.160 Vending Machines Inc.	0.00	-141.67	141.67	-141.67	0.00	-1,700.00	-100.00
10-1-000-001-3690.180 Labor	0.00	-291.67	291.67	-291.67	0.00	-3,500.00	-100.00
10-1-000-001-3690.200 Materials	0.00	-100.00	100.00	-100.00	0.00	-1,200.00	-100.00
10-1-000-001-3690.300 T.S. Income - Grants	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3690.500 Resid.Council Activ	0.00	0.00	0.00	0.00	0.00	0.00	
Total Tenant Revenue Other	25.00	-1,847.92	1,872.92	-1,847.92	25.00	-22,175.00	-100.11
TOTAL TENANT REVENUE	-30,865.00	-35,181.25	4,316.25	-35,181.25	-30,865.00	-422,175.00	-92.69
OTHER REVENUE							
HUD PH Operating Subsidy							
10-1-000-001-8020.000 Oper Sub - Curr Yr	-37,950.00	-33,156.25	-4,793.75	-33,156.25	-37,950.00	-397,875.00	-90.46
Total HUD PH Operating Subsidy	-37,950.00	-33,156.25	-4,793.75	-33,156.25	-37,950.00	-397,875.00	-90.46
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	-276.71	-870.83	594.12	-870.83	-276.71	-10,450.00	-97.35
Total Other Grants & Investment Income	-276.71	-870.83	594.12	-870.83	-276.71	-10,450.00	-97.35
Other Revenue							
10-1-000-001-3850.005 Income from Other Amps	-320.44	-458.33	137.89	-458.33	-320.44	-5,500.00	-94.17
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	-320.44	-458.33	137.89	-458.33	-320.44	-5,500.00	-94.17
TOTAL OTHER REVENUE	-38,547.15	-34,485.41	-4,061.74	-34,485.41	-38,547.15	-413,825.00	-90.69
TOTAL REVENUE	-69,412.15	-69,666.66	254.51	-69,666.66	-69,412.15	-836,000.00	-91.70
EXPENSES							

Date:
Time:
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Knox County Housing Authority
INCOME STATEMENT - AMP 1, Moon Towers
April, 2020

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
10-1-000-001-4170.000 Accounting Fee	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4190.000 Other Sundry	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4190.950 Background Verification	0.00	83.33	-83.33	83.33	0.00	1,000.00	-100.00
Total Other Expense	-1,575.00	83.33	-1,658.33	83.33	-1,575.00	1,000.00	-257.50
TOTAL ADMINISTRATIVE EXPENSE	25,168.03	25,230.84	-62.81	25,230.84	25,168.03	302,770.00	-91.69
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	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4220.110 Ten Ser-Recreation	0.00	16.67	-16.67	16.67	0.00	200.00	-100.00
10-1-000-001-4220.120 Ten Ser-Education	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4220.130 Ten Ser-Phone	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4220.140 Ten Ser-Transportation	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4220.155 National Night Out	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4220.160 TenSer-Printing&Postage	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4220.161 Ten Serv-advertizing	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4220.171 Summer Prog Functions	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4220.172 Summer Prog Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4220.175 Garden Program Expense	0.00	25.00	-25.00	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	0.00	41.67	-41.67	41.67	0.00	500.00	-100.00
TOTAL TENANT SERVICES EXPENSE	0.00	41.67	-41.67	41.67	0.00	500.00	-100.00
MAINTENANCE & OPERATIONS EXPENSE							
Maintenance - Labor & OT							
10-1-000-001-4410.000 Maintenance - Labor	6,975.64	11,666.67	-4,691.03	11,666.67	6,975.64	140,000.00	-95.02
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	0.00	291.67	-291.67	291.67	0.00	3,500.00	-100.00
10-1-000-001-4410.200 Maint - Other Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Maintenance - Labor & OT	6,975.64	11,958.34	-4,982.70	11,958.34	6,975.64	143,500.00	-95.14
Benefit Contributions - Maintenance							
10-1-000-001-4410.500 Emp Benefit-Maint	2,315.30	4,583.33	-2,268.03	4,583.33	2,315.30	55,000.00	-95.79
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.	2,315.30	4,583.33	-2,268.03	4,583.33	2,315.30	55,000.00	-95.79
Maintenance - Materials/Supplies							
10-1-000-001-4420.010 Garbage&Trash Supp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4420.020 Heating&Cooling Supp	0.00	333.33	-333.33	333.33	0.00	4,000.00	-100.00

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
10-1-000-001-4420.030 Snow Removal Supplies	0.00	16.67	-16.67	16.67	0.00	200.00	-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	50.00	-50.00	50.00	0.00	600.00	-100.00
10-1-000-001-4420.051 Gasoline for Mowing	0.00	29.17	-29.17	29.17	0.00	350.00	-100.00
10-1-000-001-4420.070 Electrical Supplies	1.87	83.33	-81.46	83.33	1.87	1,000.00	-99.81
10-1-000-001-4420.080 Plumbing Supplies	9.25	125.00	-115.75	125.00	9.25	1,500.00	-99.38
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	114.88	375.00	-260.12	375.00	114.88	4,500.00	-97.45
10-1-000-001-4420.110 Routine Maint. Supplies	98.61	1,083.33	-984.72	1,083.33	98.61	13,000.00	-99.24
10-1-000-001-4420.120 Other Misc Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4420.121 Laundry Equip Suppllies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4420.125 Mileage	0.00	20.83	-20.83	20.83	0.00	250.00	-100.00
10-1-000-001-4420.126 Vehicle Supplies	0.00	25.00	-25.00	25.00	0.00	300.00	-100.00
10-1-000-001-4420.130 Securitiy Supplies	0.00	250.00	-250.00	250.00	0.00	3,000.00	-100.00
Total Maintenance - Materials/Supplies	224.61	2,520.83	-2,296.22	2,520.83	224.61	30,250.00	-99.26
Maintenance - Contracts							
10-1-000-001-4430.010 Garbage & Trash Con	351.90	416.67	-64.77	416.67	351.90	5,000.00	-92.96
10-1-000-001-4430.020 Heating & Cooling Cont	180.00	125.00	55.00	125.00	180.00	1,500.00	-88.00
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	1,375.00	-1,375.00	1,375.00	0.00	16,500.00	-100.00
10-1-000-001-4430.050 Landscape & Grds Cont	0.00	62.50	-62.50	62.50	0.00	750.00	-100.00
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	1,250.00	-1,250.00	1,250.00	0.00	15,000.00	-100.00
10-1-000-001-4430.090 Extermination Contracts	1,136.34	1,250.00	-113.66	1,250.00	1,136.34	15,000.00	-92.42
10-1-000-001-4430.100 Janitorial Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4430.110 Routine Mainten Cont	70.00	125.00	-55.00	125.00	70.00	1,500.00	-95.33
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	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4430.126 Vehicle Maint Cont	0.00	83.33	-83.33	83.33	0.00	1,000.00	-100.00
Total Maintenance - Contracts	1,738.24	4,829.17	-3,090.93	4,829.17	1,738.24	57,950.00	-97.00
TOTAL MAINTENANCE EXPENSES	11,253.79	23,891.67	-12,637.88	23,891.67	11,253.79	286,700.00	-96.07
UTILITIES EXPENSE							
Utilities Expense							
10-1-000-001-4310.000 Water	0.00	1,083.33	-1,083.33	1,083.33	0.00	13,000.00	-100.00
10-1-000-001-4315.000 Sewer	0.00	1,250.00	-1,250.00	1,250.00	0.00	15,000.00	-100.00
10-1-000-001-4320.000 Electric	-486.27	2,083.33	-2,569.60	2,083.33	-486.27	25,000.00	-101.95
10-1-000-001-4330.000 Gas	-2,430.69	4,583.33	-7,014.02	4,583.33	-2,430.69	55,000.00	-104.42
10-1-000-001-4330.010 Refuse	0.00	0.00	0.00	0.00	0.00	0.00	
Total Utilities Expense	-2,916.96	8,999.99	-11,916.95	8,999.99	-2,916.96	108,000.00	-102.70
TOTAL UTILITIES EXPENSE	-2,916.96	8,999.99	-11,916.95	8,999.99	-2,916.96	108,000.00	-102.70
TOTAL PROTECTIVE SERVICES EXPENSE							
Protective Services - Contract							
10-1-000-001-4480.000 Police Contract	0.00	250.00	-250.00	250.00	0.00	3,000.00	-100.00
10-1-000-001-4480.100 ADT Contract	0.00	45.83	-45.83	45.83	0.00	550.00	-100.00
10-1-000-001-4480.500 Security Contract	0.00	416.67	-416.67	416.67	0.00	5,000.00	-100.00
Total Protective Services - Contract	0.00	712.50	-712.50	712.50	0.00	8,550.00	-100.00
TOTAL PROTECTIVE SERVICES EXPENSE	0.00	712.50	-712.50	712.50	0.00	8,550.00	-100.00
INSURANCE PREMIUMS EXPENSE							
Insurance Expenses							

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
10-1-000-001-4510.000 Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4510.010 Property	2,819.31	2,858.33	-39.02	2,858.33	2,819.31	34,300.00	-91.78
10-1-000-001-4510.015 Equipment Insurance	123.95	127.08	-3.13	127.08	123.95	1,525.00	-91.87
10-1-000-001-4510.020 Liability Insurance	427.08	433.33	-6.25	433.33	427.08	5,200.00	-91.79
10-1-000-001-4510.025 PE & PO Insurance	199.00	204.17	-5.17	204.17	199.00	2,450.00	-91.88
10-1-000-001-4510.030 Work Comp Insurance	671.28	683.33	-12.05	683.33	671.28	8,200.00	-91.81
10-1-000-001-4510.035 Auto Insurance	41.93	43.75	-1.82	43.75	41.93	525.00	-92.01
10-1-000-001-4510.040 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Insurance Expenses	4,282.55	4,349.99	-67.44	4,349.99	4,282.55	52,200.00	-91.80
TOTAL INSURANCE PREMIUMS EXPENSE	4,282.55	4,349.99	-67.44	4,349.99	4,282.55	52,200.00	-91.80
<u>GENERAL EXPENSES</u>							
General Expenses							
10-1-000-001-4530.000 Term Leave Pay	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4590.000 Other General	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4595.000 Compensated Absences	0.00	0.00	0.00	0.00	0.00	0.00	
Total General Expenses	0.00	0.00	0.00	0.00	0.00	0.00	
Payment In Lieu Of Taxes - PILOT Tax							
10-1-000-001-4520.000 Pay in lieu of Tax	3,380.70	2,433.33	947.37	2,433.33	3,380.70	29,200.00	-88.42
Total Payment In Lieu Of Taxes - PILOT	3,380.70	2,433.33	947.37	2,433.33	3,380.70	29,200.00	-88.42
Bad Debt Write-Offs - Tenant Rents							
10-1-000-001-4570.000 Collection Losses	1,352.91	0.00	1,352.91	0.00	1,352.91	0.00	
Total Bad Debt Write-Offs - Tenant Rents	1,352.91	0.00	1,352.91	0.00	1,352.91	0.00	
TOTAL OTHER GENERAL EXPENSES	4,733.61	2,433.33	2,300.28	2,433.33	4,733.61	29,200.00	-83.79
<u>INTEREST EXP & AMORTIZATION COST</u>							
Interest Expense							
10-1-000-001-5230.100 Int on DSF Invest	0.00	0.00	0.00	0.00	0.00	0.00	
Total Interest Expense	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL INTEREST EXP & AMORT COST	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL OPERATING EXPENSE	42,521.02	65,659.99	-23,138.97	65,659.99	42,521.02	787,920.00	-94.60
NET (REVENUE)/EXPENSE	-26,891.13	-4,006.67	-22,884.46	-4,006.67	-26,891.13	-48,080.00	-44.07
<u>MISCELLANEOUS EXPENSE</u>							
Extraordinary Expense							
10-1-000-001-4610.010 Extraordinary Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4610.020 Extraordinary Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4610.030 Extraordinary Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Extraordinary Expense	0.00	0.00	0.00	0.00	0.00	0.00	
Casualty Losses - Non-capitalized							
10-1-000-001-4620.010 Casualty Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4620.020 Casualty Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4620.030 Casualty Contract Costs	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4620.040 Insur Proceeds	0.00	0.00	0.00	0.00	0.00	0.00	
Total Casualty Losses - Non-capitalized	0.00	0.00	0.00	0.00	0.00	0.00	
Depreciation Expense							
10-1-000-001-4800.000 Depreciation Exp MT	14,500.00	29,583.33	-15,083.33	29,583.33	14,500.00	355,000.00	-95.92
Total Depreciation Expense	14,500.00	29,583.33	-15,083.33	29,583.33	14,500.00	355,000.00	-95.92
TOTAL MISCELLANEOUS EXPENSES	14,500.00	29,583.33	-15,083.33	29,583.33	14,500.00	355,000.00	-95.92

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

	<u>Monthly Amt</u>	<u>Monthly Budget</u>	<u>Variance</u>	<u>YTD Budget</u>	<u>Current YTD</u>	<u>Budget</u>	<u>Variance %</u>
TOTAL EXPENSES	-12,391.13	25,576.66	-37,967.79	25,576.66	-12,391.13	306,920.00	-104.04
<u>OTHER FINANCING SOURCES (USES)</u>							
Prior Period Adjustment							
10-1-000-001-6010.000 Prior Yr Adj-ARR	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-6020.000 Prior Yr Adj-NARR	0.00	0.00	0.00	0.00	0.00	0.00	
Total Prior Period Adjustment	0.00	0.00	0.00	0.00	0.00	0.00	
Operating Transfers In/Out							
10-1-000-001-7010.000 Prov Oper Reserve	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-9111.000 Operating Xfers - In	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-9111.100 Operating Xfers - Out	0.00	0.00	0.00	0.00	0.00	0.00	
Total Operating Transfers In/Out	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL OTHER FINANCING SOURCES (USES)	0.00	0.00	0.00	0.00	0.00	0.00	
EXCESS (REVENUE)/EXPENSE	-12,391.13	25,576.66	-37,967.79	25,576.66	-12,391.13	306,920.00	-104.04

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
REVENUE							
pum	196.00	196.00	0.00	196.00	196.00	2,352.00	0.00
TENANT REVENUE							
Tenant Rent Revenue							
10-1-000-002-3110.000 Dwelling Rent	-18,602.00	-16,666.67	-1,935.33	-16,666.67	-18,602.00	-200,000.00	-90.70
10-1-000-002-3111.000 Utility Allowance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Tenant Rent Revenue	-18,602.00	-16,666.67	-1,935.33	-16,666.67	-18,602.00	-200,000.00	-90.70
Tenant Revenue - Other							
10-1-000-002-3190.000 Nondwell Rent	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3690.000 Other Income	-358.73	-166.67	-192.06	-166.67	-358.73	-2,000.00	-82.06
10-1-000-002-3690.100 Late Fees	0.00	-833.33	833.33	-833.33	0.00	-10,000.00	-100.00
10-1-000-002-3690.120 Violation Fees	0.00	-416.67	416.67	-416.67	0.00	-5,000.00	-100.00
10-1-000-002-3690.130 Court Cost Fees	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3690.140 Returned Check Charge	0.00	-6.25	6.25	-6.25	0.00	-75.00	-100.00
10-1-000-002-3690.180 Labor	-824.75	-1,333.33	508.58	-1,333.33	-824.75	-16,000.00	-94.85
10-1-000-002-3690.200 Materials	-136.50	-583.33	446.83	-583.33	-136.50	-7,000.00	-98.05
10-1-000-002-3690.300 T.S. Income - Grants	0.00	0.00	0.00	0.00	0.00	0.00	
Total Tenant Revenue Other	-1,319.98	-3,339.58	2,019.60	-3,339.58	-1,319.98	-40,075.00	-96.71
TOTAL TENANT REVENUE	-19,921.98	-20,006.25	84.27	-20,006.25	-19,921.98	-240,075.00	-91.70
OTHER REVENUE							
HUD PH Operating Subsidy							
10-1-000-002-8020.000 Oper Sub - Curr Yr	-82,521.00	-68,566.75	-13,954.25	-68,566.75	-82,521.00	-822,801.00	-89.97
Total HUD PH Operating Subsidy	-82,521.00	-68,566.75	-13,954.25	-68,566.75	-82,521.00	-822,801.00	-89.97
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	-184.47	-583.33	398.86	-583.33	-184.47	-7,000.00	-97.36
Total Other Grants & Investment Income	-184.47	-583.33	398.86	-583.33	-184.47	-7,000.00	-97.36
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	0.00	-250.00	250.00	-250.00	0.00	-3,000.00	-100.00
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	-125.00	-375.00	250.00	-375.00	-125.00	-4,500.00	-97.22
TOTAL OTHER REVENUE	-82,830.47	-69,525.08	-13,305.39	-69,525.08	-82,830.47	-834,301.00	-90.07
TOTAL REVENUE	-102,752.45	-89,531.33	-13,221.12	-89,531.33	-102,752.45	-1,074,376.00	-90.44

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
10-1-000-002-4410.100 Maint Labor - OT	0.00	333.33	-333.33	333.33	0.00	4,000.00	-100.00
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	1,846.40	0.00	1,846.40	0.00	1,846.40	0.00	
Total Maintenance - Labor & OT	20,760.00	23,250.00	-2,490.00	23,250.00	20,760.00	279,000.00	-92.56
Benefit Contributions - Maintenance							
10-1-000-002-4410.500 Emp Benefit - Maint	7,044.09	9,479.17	-2,435.08	9,479.17	7,044.09	113,750.00	-93.81
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	581.83	0.00	581.83	0.00	581.83	0.00	
Total Benefit Contributions - Maint.	7,625.92	9,479.17	-1,853.25	9,479.17	7,625.92	113,750.00	-93.30
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	-353.97	208.33	-562.30	208.33	-353.97	2,500.00	-114.16
10-1-000-002-4420.030 Snow Removal Supplies	0.00	16.67	-16.67	16.67	0.00	200.00	-100.00
10-1-000-002-4420.031 Gas for Snow Removal	0.00	16.67	-16.67	16.67	0.00	200.00	-100.00
10-1-000-002-4420.040 Roofing Contract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4420.050 Landscape/Grounds Sup	0.00	116.67	-116.67	116.67	0.00	1,400.00	-100.00
10-1-000-002-4420.051 Gasoline for mowing	0.00	70.83	-70.83	70.83	0.00	850.00	-100.00
10-1-000-002-4420.070 Electrical Supplies	29.97	416.67	-386.70	416.67	29.97	5,000.00	-99.40
10-1-000-002-4420.080 Plumbing Supplies	445.58	416.67	28.91	416.67	445.58	5,000.00	-91.09
10-1-000-002-4420.090 Extermination Supplies	0.00	125.00	-125.00	125.00	0.00	1,500.00	-100.00
10-1-000-002-4420.100 Janitorial Supplies	38.30	166.67	-128.37	166.67	38.30	2,000.00	-98.09
10-1-000-002-4420.110 Routine Maint. Supplies	1,157.06	2,083.33	-926.27	2,083.33	1,157.06	25,000.00	-95.37
10-1-000-002-4420.120 Other Misc. Supplies	0.00	12.50	-12.50	12.50	0.00	150.00	-100.00
10-1-000-002-4420.125 Mileage	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4420.126 Vehicle Supplies	-50.13	375.00	-425.13	375.00	-50.13	4,500.00	-101.11
10-1-000-002-4420.130 Security Supplies	0.00	125.00	-125.00	125.00	0.00	1,500.00	-100.00
Total Maintenance - Materials/Supplies	1,266.81	4,150.01	-2,883.20	4,150.01	1,266.81	49,800.00	-97.46
Maintenance - Contracts							
10-1-000-002-4430.010 Garbage&Trash Cont	0.00	250.00	-250.00	250.00	0.00	3,000.00	-100.00
10-1-000-002-4430.020 Heating&Cooling Cont	0.00	208.33	-208.33	208.33	0.00	2,500.00	-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	166.67	-166.67	166.67	0.00	2,000.00	-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	29.17	-29.17	29.17	0.00	350.00	-100.00
10-1-000-002-4430.080 Plumbing Contracts	170.75	833.33	-662.58	833.33	170.75	10,000.00	-98.29
10-1-000-002-4430.090 Extermination Contracts	0.00	833.33	-833.33	833.33	0.00	10,000.00	-100.00
10-1-000-002-4430.100 Reg Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4430.110 Routine Maint Contr	0.00	250.00	-250.00	250.00	0.00	3,000.00	-100.00
10-1-000-002-4430.120 Other Misc Cont Cost	-2,254.00	0.00	-2,254.00	0.00	-2,254.00	0.00	
10-1-000-002-4430.126 Vehicle Maint Cont	0.00	250.00	-250.00	250.00	0.00	3,000.00	-100.00
10-1-000-002-4431.000 Trash Removal	0.00	0.00	0.00	0.00	0.00	0.00	
Total Maintenance - Contracts	-2,083.25	2,820.83	-4,904.08	2,820.83	-2,083.25	33,850.00	-106.15
TOTAL MAINTENANCE EXPENSES	27,569.48	39,700.01	-12,130.53	39,700.01	27,569.48	476,400.00	-94.21
UTILITIES EXPENSE							
Utilities Expense							
10-1-000-002-4310.000 Water	-292.98	183.33	-476.31	183.33	-292.98	2,200.00	-113.32
10-1-000-002-4315.000 Sewer	7.18	29.17	-21.99	29.17	7.18	350.00	-97.95
10-1-000-002-4320.000 Electric	299.18	1,250.00	-950.82	1,250.00	299.18	15,000.00	-98.01

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
10-1-000-002-4330.000 Gas	-167.46	750.00	-917.46	750.00	-167.46	9,000.00	-101.86
10-1-000-002-4330.010 Refuse	6.30	83.33	-77.03	83.33	6.30	1,000.00	-99.37
Total Utilities Expense	-147.78	2,295.83	-2,443.61	2,295.83	-147.78	27,550.00	-100.54
TOTAL UTILITIES EXPENSE	-147.78	2,295.83	-2,443.61	2,295.83	-147.78	27,550.00	-100.54
<u>TOTAL PROTECTIVE SERVICES EXPENSE</u>							
Protective Services - Contract							
10-1-000-002-4480.000 Police Contract	0.00	233.33	-233.33	233.33	0.00	2,800.00	-100.00
10-1-000-002-4480.100 ADT Contract	0.00	156.67	-156.67	156.67	0.00	1,880.00	-100.00
10-1-000-002-4480.500 Security Contract	0.00	833.33	-833.33	833.33	0.00	10,000.00	-100.00
Total Protective Services - Contract	0.00	1,223.33	-1,223.33	1,223.33	0.00	14,680.00	-100.00
TOTAL PROTECTIVE SERVICES EXPENSE	0.00	1,223.33	-1,223.33	1,223.33	0.00	14,680.00	-100.00
<u>INSURANCE PREMIUMS EXPENSE</u>							
Insurance Expenses							
10-1-000-002-4510.000 Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4510.010 Property Ins	2,819.31	2,866.67	-47.36	2,866.67	2,819.31	34,400.00	-91.80
10-1-000-002-4510.015 Equipment Insurance	135.54	141.67	-6.13	141.67	135.54	1,700.00	-92.03
10-1-000-002-4510.020 Liability Ins	467.03	475.00	-7.97	475.00	467.03	5,700.00	-91.81
10-1-000-002-4510.025 PE & PO Insurance	397.76	408.33	-10.57	408.33	397.76	4,900.00	-91.88
10-1-000-002-4510.030 Work Comp Insurance	1,209.90	1,229.17	-19.27	1,229.17	1,209.90	14,750.00	-91.80
10-1-000-002-4510.035 Auto Insurance	209.63	212.50	-2.87	212.50	209.63	2,550.00	-91.78
10-1-000-002-4510.040 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Insurance Expenses	5,239.17	5,333.34	-94.17	5,333.34	5,239.17	64,000.00	-91.81
TOTAL INSURANCE PREMIUMS EXPENSE	5,239.17	5,333.34	-94.17	5,333.34	5,239.17	64,000.00	-91.81
<u>GENERAL EXPENSES</u>							
General Expenses							
10-1-000-002-4530.000 Term Leave Pay	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4590.000 Other General	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4595.000 Compensated Absences	0.00	0.00	0.00	0.00	0.00	0.00	
Total General Expenses	0.00	0.00	0.00	0.00	0.00	0.00	
Payment In Lieu Of Taxes - PILOT Tax							
10-1-000-002-4520.000 Pay in lieu of Tax	1,874.98	2,230.25	-355.27	2,230.25	1,874.98	26,763.00	-92.99
Total Payment In Lieu Of Taxes - PILOT	1,874.98	2,230.25	-355.27	2,230.25	1,874.98	26,763.00	-92.99
Bad Debt Write-Offs - Tenant Rents							
10-1-000-002-4570.000 Collection Losses	-3,734.67	0.00	-3,734.67	0.00	-3,734.67	0.00	
Total Bad Debt Write-Offs - Tenant Rents	-3,734.67	0.00	-3,734.67	0.00	-3,734.67	0.00	
TOTAL OTHER GENERAL EXPENSES	-1,859.69	2,230.25	-4,089.94	2,230.25	-1,859.69	26,763.00	-106.95
<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	61,118.38	93,888.74	-32,770.36	93,888.74	61,118.38	1,126,665.00	-94.58

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
NET (REVENUE)/EXPENSE	-41,634.07	4,357.41	-45,991.48	4,357.41	-41,634.07	52,289.00	-179.62
<u>MISCELLANEOUS EXPENSE</u>							
Extraordinary Expense							
10-1-000-002-4610.010 Extraordinary Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4610.020 Extraordinary Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4610.030 Extraordinary Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Extraordinary Expense	0.00	0.00	0.00	0.00	0.00	0.00	
Casualty Losses - Non-capitalized							
10-1-000-002-4620.010 Casualty Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4620.020 Casualty Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4620.030 Casualty Contract Costs	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4620.040 Insur Proceeds	0.00	0.00	0.00	0.00	0.00	0.00	
Total Casualty Losses - Non-capitalized	0.00	0.00	0.00	0.00	0.00	0.00	
Depreciation Expense							
10-1-000-002-4800.000 Depreciation Exp Fam	29,000.00	35,416.67	-6,416.67	35,416.67	29,000.00	425,000.00	-93.18
Total Depreciation Expense	29,000.00	35,416.67	-6,416.67	35,416.67	29,000.00	425,000.00	-93.18
TOTAL MISCELLANEOUS EXPENSES	29,000.00	35,416.67	-6,416.67	35,416.67	29,000.00	425,000.00	-93.18
TOTAL EXPENSES	-12,634.07	39,774.08	-52,408.15	39,774.08	-12,634.07	477,289.00	-102.65
<u>OTHER FINANCING SOURCES (USES)</u>							
Prior Period Adjustment							
10-1-000-002-6010.000 Prior Yr Adj-ARR	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-6020.000 Prior Yr Adj-NARR	0.00	0.00	0.00	0.00	0.00	0.00	
Total Prior Period Adjustment	0.00	0.00	0.00	0.00	0.00	0.00	
Operating Transfers In/Out							
10-1-000-002-7010.000 Prov Oper Reserve	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-9111.000 Operating Xfers - In	0.00	-16,666.67	16,666.67	-16,666.67	0.00	-200,000.00	-100.00
10-1-000-002-9111.100 Operating Xfers - Out	0.00	0.00	0.00	0.00	0.00	0.00	
Total Operating Transfers In/Out	0.00	-16,666.67	16,666.67	-16,666.67	0.00	-200,000.00	-100.00
TOTAL OTHER FINANCING SOURCES (USES)	0.00	-16,666.67	16,666.67	-16,666.67	0.00	-200,000.00	-100.00
EXCESS (REVENUE)/EXPENSE	-12,634.07	23,107.41	-35,741.48	23,107.41	-12,634.07	277,289.00	-104.56

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Knox County Housing Authority
INCOME STATEMENT - AMP 3, Bluebell
April, 2020

	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	-12,878.00	-14,583.33	1,705.33	-14,583.33	-12,878.00	-175,000.00	-92.64
10-1-000-006-3111.000 Utility Allowance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Tenant Rent Revenue	-12,878.00	-14,583.33	1,705.33	-14,583.33	-12,878.00	-175,000.00	-92.64
Tenant Revenue - Other							
10-1-000-006-3120.000 Escess Utilities	0.00	-4.17	4.17	-4.17	0.00	-50.00	-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	-16.67	16.67	-16.67	0.00	-200.00	-100.00
10-1-000-006-3690.100 Late Fees	0.00	-14.58	14.58	-14.58	0.00	-175.00	-100.00
10-1-000-006-3690.120 Violation Fees	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3690.140 Returned Check Charge	0.00	-4.17	4.17	-4.17	0.00	-50.00	-100.00
10-1-000-006-3690.150 Laundry Income	0.00	-500.00	500.00	-500.00	0.00	-6,000.00	-100.00
10-1-000-006-3690.160 Vending Machine Inc	-25.67	-20.83	-4.84	-20.83	-25.67	-250.00	-89.73
10-1-000-006-3690.180 Labor	0.00	-41.67	41.67	-41.67	0.00	-500.00	-100.00
10-1-000-006-3690.200 Materials	0.00	-8.33	8.33	-8.33	0.00	-100.00	-100.00
Total Tenant Revenue Other	-25.67	-610.42	584.75	-610.42	-25.67	-7,325.00	-99.65
TOTAL TENANT REVENUE	-12,903.67	-15,193.75	2,290.08	-15,193.75	-12,903.67	-182,325.00	-92.92
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	-95.06	-191.67	96.61	-191.67	-95.06	-2,300.00	-95.87
10-1-000-006-8020.000 Oper Sub - Curr Yr	-6,186.00	-5,012.67	-1,173.33	-5,012.67	-6,186.00	-60,152.00	-89.72
Total HUD/Other Grants & Invest Income	-6,281.06	-5,204.34	-1,076.72	-5,204.34	-6,281.06	-62,452.00	-89.94
Other Revenue							
10-1-000-006-3850.000 Inspection(s) Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.005 Income from Other Amps	0.00	-20.83	20.83	-20.83	0.00	-250.00	-100.00
10-1-000-006-3850.010 Garbage&Trash Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.020 Htg & Cooling Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.030 Snow Removal Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.040 Elevator Maint Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.050 Landscape&Grds Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.060 Unit Turnaround Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.070 Electric Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.080 Plumbing Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.090 Exterminator Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.100 Janitorial Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.110 Routine Main. Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.120 Other Misc Inc	0.00	0.00	0.00	0.00	0.00	0.00	
Total Other Revenue	0.00	-20.83	20.83	-20.83	0.00	-250.00	-100.00
TOTAL OTHER REVENUE	-6,281.06	-5,225.17	-1,055.89	-5,225.17	-6,281.06	-62,702.00	-89.98
TOTAL REVENUE	-19,184.73	-20,418.92	1,234.19	-20,418.92	-19,184.73	-245,027.00	-92.17

EXPENSES

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
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	-525.00	12.50	-537.50	12.50	-525.00	150.00	-450.00
TOTAL OPERATING EXPENSE - Admin	6,324.23	8,116.41	-1,792.18	8,116.41	6,324.23	97,397.00	-93.51
<u>TENANT SERVICES</u>							
Tenant Services - Other							
10-1-000-006-4220.100 Ten Ser-Supplies	0.00	20.83	-20.83	20.83	0.00	250.00	-100.00
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	41.66	-41.66	41.66	0.00	500.00	-100.00
TOTAL TENANT SERVICES EXPENSE	0.00	41.66	-41.66	41.66	0.00	500.00	-100.00
<u>MAINTENANCE & OPERATIONS EXPENSE</u>							
Maintenance - Labor & OT							
10-1-000-006-4410.000 Maintenance - Labor	2,774.40	3,083.33	-308.93	3,083.33	2,774.40	37,000.00	-92.50
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	83.33	-83.33	83.33	0.00	1,000.00	-100.00
10-1-000-006-4410.200 Maint - Other Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Maintenance - Labor & OT	2,774.40	3,166.66	-392.26	3,166.66	2,774.40	38,000.00	-92.70
Benefit Contributions - Maintenance							
10-1-000-006-4410.500 Emp Benefit - Maint	648.57	750.00	-101.43	750.00	648.57	9,000.00	-92.79
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.	648.57	750.00	-101.43	750.00	648.57	9,000.00	-92.79
Maintenance - Materials/Supplies							
10-1-000-006-4420.010 Garbage&Trash Supp	0.00	12.50	-12.50	12.50	0.00	150.00	-100.00
10-1-000-006-4420.020 Heating&Cooling Supp	0.00	125.00	-125.00	125.00	0.00	1,500.00	-100.00
10-1-000-006-4420.030 Snow Removal Supplies	0.00	12.50	-12.50	12.50	0.00	150.00	-100.00
10-1-000-006-4420.031 Gas for Snow Removal	0.00	4.17	-4.17	4.17	0.00	50.00	-100.00
10-1-000-006-4420.050 Landscape/Grounds Sup	0.00	50.00	-50.00	50.00	0.00	600.00	-100.00
10-1-000-006-4420.051 Gasoline for mowing	0.00	16.67	-16.67	16.67	0.00	200.00	-100.00
10-1-000-006-4420.070 Electrical Supplies	41.38	29.17	12.21	29.17	41.38	350.00	-88.18
10-1-000-006-4420.080 Plumbing Supplies	0.00	70.83	-70.83	70.83	0.00	850.00	-100.00
10-1-000-006-4420.090 Extermination Supplies	0.00	20.83	-20.83	20.83	0.00	250.00	-100.00
10-1-000-006-4420.100 Janitorial Supplies	0.00	125.00	-125.00	125.00	0.00	1,500.00	-100.00
10-1-000-006-4420.110 Routine Maint.Supplies	23.75	458.33	-434.58	458.33	23.75	5,500.00	-99.57
10-1-000-006-4420.120 Other Misc Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4420.121 Laundry Equip Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4420.125 Mileage	0.00	4.17	-4.17	4.17	0.00	50.00	-100.00
10-1-000-006-4420.130 Security Supplies	0.00	83.33	-83.33	83.33	0.00	1,000.00	-100.00
Total Maintenance - Materials/Supplies	65.13	1,012.50	-947.37	1,012.50	65.13	12,150.00	-99.46
Maintenance - Contracts							
10-1-000-006-4430.010 Garbage & Trash Cont	120.00	166.67	-46.67	166.67	120.00	2,000.00	-94.00
10-1-000-006-4430.020 Heating & Cooling Cont	0.00	166.67	-166.67	166.67	0.00	2,000.00	-100.00
10-1-000-006-4430.030 Snow Removal Contract	0.00	29.17	-29.17	29.17	0.00	350.00	-100.00
10-1-000-006-4430.040 Elevator Maint Cont	0.00	500.00	-500.00	500.00	0.00	6,000.00	-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	83.33	-83.33	83.33	0.00	1,000.00	-100.00
10-1-000-006-4430.080 Plumbing Contracts	0.00	750.00	-750.00	750.00	0.00	9,000.00	-100.00
10-1-000-006-4430.090 Extermination Contracts	0.00	291.67	-291.67	291.67	0.00	3,500.00	-100.00

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Knox County Housing Authority
INCOME STATEMENT - AMP 3, Bluebell
April, 2020

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
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	1,116.42	291.67	824.75	291.67	1,116.42	3,500.00	-68.10
10-1-000-006-4430.120 Other Misc. Cont Cost	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4430.121 Laundry Equip Contract	0.00	25.00	-25.00	25.00	0.00	300.00	-100.00
10-1-000-006-4431.000 Trash Removal	0.00	0.00	0.00	0.00	0.00	0.00	
Total Maintenance - Contracts	1,236.42	2,345.85	-1,109.43	2,345.85	1,236.42	28,150.00	-95.61
TOTAL MAINTENANCE EXPENSES	4,724.52	7,275.01	-2,550.49	7,275.01	4,724.52	87,300.00	-94.59
<u>UTILITIES EXPENSE</u>							
Utilities Expense							
10-1-000-006-4310.000 Water	-135.78	312.50	-448.28	312.50	-135.78	3,750.00	-103.62
10-1-000-006-4315.000 Sewer	-103.11	250.00	-353.11	250.00	-103.11	3,000.00	-103.44
10-1-000-006-4320.000 Electric	42.32	1,000.00	-957.68	1,000.00	42.32	12,000.00	-99.65
10-1-000-006-4330.000 Gas	-454.82	750.00	-1,204.82	750.00	-454.82	9,000.00	-105.05
Total Utilities Expense	-651.39	2,312.50	-2,963.89	2,312.50	-651.39	27,750.00	-102.35
TOTAL UTILITIES EXPENSE	-651.39	2,312.50	-2,963.89	2,312.50	-651.39	27,750.00	-102.35
<u>TOTAL PROTECTIVE SERVICES EXPENSE</u>							
Protective Services - Contract							
10-1-000-006-4480.000 Police Contract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4480.100 ADT Contract	0.00	208.33	-208.33	208.33	0.00	2,500.00	-100.00
10-1-000-006-4480.500 Security Contract	0.00	333.33	-333.33	333.33	0.00	4,000.00	-100.00
Total Protective Services - Contract	0.00	541.66	-541.66	541.66	0.00	6,500.00	-100.00
TOTAL PROTECTIVE SERVICES EXPENSE	0.00	541.66	-541.66	541.66	0.00	6,500.00	-100.00
<u>INSURANCE PREMIUMS EXPENSE</u>							
Insurance Expenses							
10-1-000-006-4510.010 Property Insurance	912.13	925.00	-12.87	925.00	912.13	11,100.00	-91.78
10-1-000-006-4510.015 Equipment Insurance	35.19	37.50	-2.31	37.50	35.19	450.00	-92.18
10-1-000-006-4510.020 Liability Insurance	121.24	125.00	-3.76	125.00	121.24	1,500.00	-91.92
10-1-000-006-4510.025 PE & PO Insurance	79.62	83.33	-3.71	83.33	79.62	1,000.00	-92.04
10-1-000-006-4510.030 Work Comp	142.94	145.83	-2.89	145.83	142.94	1,750.00	-91.83
10-1-000-006-4510.035 Auto Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4510.040 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Insurance Expenses	1,291.12	1,316.66	-25.54	1,316.66	1,291.12	15,800.00	-91.83
TOTAL INSURANCE PREMIUMS EXPENSE	1,291.12	1,316.66	-25.54	1,316.66	1,291.12	15,800.00	-91.83
<u>GENERAL EXPENSES</u>							
General Expenses							
10-1-000-006-4530.000 Term Leave Pay	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4590.000 Other General	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4595.000 Compensated Absences	0.00	0.00	0.00	0.00	0.00	0.00	
Total General Expenses	0.00	0.00	0.00	0.00	0.00	0.00	
Payment In Lieu Of Taxes - PILOT Tax							
10-1-000-006-4520.000 Pay in lieu of Tax	1,352.94	1,750.67	-397.73	1,750.67	1,352.94	21,008.00	-93.56
Total Payment In Lieu Of Taxes - PILOT	1,352.94	1,750.67	-397.73	1,750.67	1,352.94	21,008.00	-93.56
Bad Debt Write-Offs - Tenant Rents							
10-1-000-006-4570.000 Collection Losses	-193.35	0.00	-193.35	0.00	-193.35	0.00	

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Knox County Housing Authority
INCOME STATEMENT - AMP 3, Bluebell
April, 2020

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Total Bad Debt Write-Offs - Tenant Rents	-193.35	0.00	-193.35	0.00	-193.35	0.00	
TOTAL OTHER GENERAL EXPENSES	1,159.59	1,750.67	-591.08	1,750.67	1,159.59	21,008.00	-94.48
<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	12,848.07	21,354.57	-8,506.50	21,354.57	12,848.07	256,255.00	-94.99
NET (REVENUE)/EXPENSE	-6,336.66	935.65	-7,272.31	935.65	-6,336.66	11,228.00	-156.44
<u>MISCELLANEOUS EXPENSE</u>							
Extraordinary & Casualty Expense							
10-1-000-006-4610.010 Extraordinary Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4610.020 Extraordinary Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4610.030 Extraordinary Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Extraordinary Expense	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4620.010 Casualty Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4620.020 Casualty Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4620.030 Casualty Contract Costs	0.00	0.00	0.00	0.00	0.00	0.00	
Total Casualty Losses - Non-capitalized	0.00	0.00	0.00	0.00	0.00	0.00	
Depreciation Expense							
10-1-000-006-4800.000 Depreciation Exp BB	11,000.00	14,083.33	-3,083.33	14,083.33	11,000.00	169,000.00	-93.49
Total Depreciation Expense	11,000.00	14,083.33	-3,083.33	14,083.33	11,000.00	169,000.00	-93.49
TOTAL MISCELLANEOUS EXPENSES	11,000.00	14,083.33	-3,083.33	14,083.33	11,000.00	169,000.00	-93.49
TOTAL EXPENSES	4,663.34	15,018.98	-10,355.64	15,018.98	4,663.34	180,228.00	-97.41
<u>OTHER FINANCING SOURCES (USES)</u>							
Prior Period Adjustment							
10-1-000-006-6010.000 Prior Yr Adj-ARR	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-6020.000 Prior Yr Adj-NARR	0.00	0.00	0.00	0.00	0.00	0.00	
Total Prior Period Adjustment	0.00	0.00	0.00	0.00	0.00	0.00	
Operating/Reserve Transfers In/Out							
10-1-000-006-7010.000 Prov Oper Reserve	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-9111.000 Operating Xfers - In	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-9111.100 Operating Xfers - Out	0.00	0.00	0.00	0.00	0.00	0.00	
Total Operating/Reserve Transfers In/Out	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL OTHER FINANCING SOURCES	0.00	0.00	0.00	0.00	0.00	0.00	
EXCESS (REVENUE)/EXPENSE	4,663.34	15,018.98	-10,355.64	15,018.98	4,663.34	180,228.00	-97.41

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
30-1-000-000-4190.401 Printing Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4190.550 Computers	0.00	250.00	-250.00	250.00	0.00	3,000.00	-100.00
30-1-000-000-4190.800 Internet Services	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4190.850 IT Support	0.00	33.33	-33.33	33.33	0.00	400.00	-100.00
30-1-000-000-4190.950 Background Verification	0.00	66.67	-66.67	66.67	0.00	800.00	-100.00
Total Admin Sundry & w/o Sundry	41.69	1,162.50	-1,120.81	1,162.50	41.69	13,950.00	-99.70
TOTAL ADMIN EXPENSE	10,098.91	12,298.84	-2,199.93	12,298.84	10,098.91	147,586.00	-93.16
General Expense							
30-1-000-000-4400.000 Maint & Operation	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4510.000 Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4510.025 PE & PO Insurance	79.62	83.33	-3.71	83.33	79.62	1,000.00	-92.04
30-1-000-000-4510.030 Work Comp Insurance	252.20	256.25	-4.05	256.25	252.20	3,075.00	-91.80
30-1-000-000-4510.035 Auto Insurance	41.93	43.75	-1.82	43.75	41.93	525.00	-92.01
30-1-000-000-4510.040 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4530.000 Term Leave Pay	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4540.000 Employee Benefits	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4570.100 Collection Loss Admin	490.20	41.67	448.53	41.67	490.20	500.00	-1.96
30-1-000-000-4590.000 Other General Exp	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4590.010 Admin Gen Exp-Port	329.76	400.00	-70.24	400.00	329.76	4,800.00	-93.13
30-1-000-000-4595.000 Compensated Absences	0.00	0.00	0.00	0.00	0.00	0.00	
Total General Expense	1,193.71	825.00	368.71	825.00	1,193.71	9,900.00	-87.94
TOTAL GENERAL EXPENSE	1,193.71	825.00	368.71	825.00	1,193.71	9,900.00	-87.94
Surplus Adjustments							
30-1-000-000-6010.000 Prior Yr Adj - ARR	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-6020.000 Prior Yr Adj - NARR	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-6120.000 Gain/Loss-Nonex Eq	0.00	0.00	0.00	0.00	0.00	0.00	
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	0.00	
Provision for Reserve							
30-1-000-000-7016.000 Prov for Oper Rsrve	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-7027.000 Prov for Proj Rsrve	0.00	0.00	0.00	0.00	0.00	0.00	
Total Provision for Reserve	0.00	0.00	0.00	0.00	0.00	0.00	
Capital Expenditures							
30-1-000-000-7520.000 Replace Nonexp Eq	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-7530.000 Repts Nonex Eq NR	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-7540.010 Labor	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-7540.020 Materials	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-7540.030 NonExp Equipment	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-7540.040 Contract Costs	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-7590.000 Oper Exp Prop Contra	0.00	0.00	0.00	0.00	0.00	0.00	
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	0.00	
Depreciation Expense							
30-1-000-000-4800.000 Dpreciation Expense	0.00	0.00	0.00	0.00	0.00	0.00	
Total Depreciation Expense	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL ADMIN EXPENSES	11,292.62	13,123.84	-1,831.22	13,123.84	11,292.62	157,486.00	-92.83
ADMIN (Profit)/Loss w/ Depreciation	-983.72	3,693.59	-4,677.31	3,693.59	-983.72	44,323.00	-102.22

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
HAP REVENUE							
HAP Income							
30-1-000-000-3300.200 Fraud Recovery - HAP	-337.00	-416.67	79.67	-416.67	-337.00	-5,000.00	-93.26
30-1-000-000-3300.500 Int Reserve Surplus-HAP	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-8026.000 Ann Contr-Cur Yr	-74,885.00	-77,052.08	2,167.08	-77,052.08	-74,885.00	-924,625.00	-91.90
30-1-000-000-8027.000 Ann Contr - Pr Yr	0.00	0.00	0.00	0.00	0.00	0.00	
Total Income	-75,222.00	-77,468.75	2,246.75	-77,468.75	-75,222.00	-929,625.00	-91.91
TOTAL HAP INCOME	-75,222.00	-77,468.75	2,246.75	-77,468.75	-75,222.00	-929,625.00	-91.91
HAP EXPENSES							
HAP Expenses							
30-1-000-000-4715.010 HAP-Occupied Units	59,582.00	61,544.00	-1,962.00	61,544.00	59,582.00	738,528.00	-91.93
30-1-000-000-4715.015 HAP Mid Month Lease	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4715.020 HAP-Repayments	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4715.021 HAP-FraudRepay-HUD	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4715.030 HAP-Port Ins	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4715.040 HAP-Util Payments	3,132.00	2,333.33	798.67	2,333.33	3,132.00	28,000.00	-88.81
30-1-000-000-4715.050 HAP-Homeownership	243.00	175.00	68.00	175.00	243.00	2,100.00	-88.43
30-1-000-000-4715.070 HAP-Portable	16,050.00	14,583.33	1,466.67	14,583.33	16,050.00	175,000.00	-90.83
30-1-000-000-4715.080 HAP Hard to House	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4718.000 HAP-Escrow Certs	0.00	0.00	0.00	0.00	0.00	0.00	
Total HAP Expenses	79,007.00	78,635.66	371.34	78,635.66	79,007.00	943,628.00	-91.63
TOTAL HAP EXPENSE	79,007.00	78,635.66	371.34	78,635.66	79,007.00	943,628.00	-91.63
General HAP Expenses							
30-1-000-000-4570.200 Collection Loss HUD	490.20	41.67	448.53	41.67	490.20	500.00	-1.96
Total General HAP Expenses	490.20	41.67	448.53	41.67	490.20	500.00	-1.96
TOTAL GENERAL HAP EXPENSES	490.20	41.67	448.53	41.67	490.20	500.00	-1.96
Prior Year Adj - HAP							
30-1-000-000-6010.010 Prior Year Adj HAP	0.00	0.00	0.00	0.00	0.00	0.00	
Total Prior Year Adj HAP	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL HAP EXPENSES	79,497.20	78,677.33	819.87	78,677.33	79,497.20	944,128.00	-91.58
Remaining HAP to/from Reserve							
Remaining HAP to/from Reserve	4,275.20	1,208.58	3,066.62	1,208.58	4,275.20	14,503.00	-70.52

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

	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	-28,683.00	-28,060.00	-623.00	-28,060.00	-28,683.00	-336,720.00	-91.48
60-1-000-000-5125.000 PHA Rent	-3,677.00	-4,300.00	623.00	-4,300.00	-3,677.00	-51,600.00	-92.87
60-1-000-000-5320.000 Rent Adjustments	410.00	0.00	410.00	0.00	410.00	0.00	
Total Tenant Rent Revenue	-31,950.00	-32,360.00	410.00	-32,360.00	-31,950.00	-388,320.00	-91.77
Excess Rent							
60-1-000-000-5970.000 Excess Rent	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5971.000 Excess Rent to HUD	0.00	0.00	0.00	0.00	0.00	0.00	
Total Excess Rent	0.00	0.00	0.00	0.00	0.00	0.00	
Vacancies Revenue							
60-1-000-000-5220.000 Vacancies - Brentwood	0.00	566.25	-566.25	566.25	0.00	6,795.00	-100.00
Total Vacancies Revenue	0.00	566.25	-566.25	566.25	0.00	6,795.00	-100.00
TOTAL TENANT REVENUE	-31,950.00	-31,793.75	-156.25	-31,793.75	-31,950.00	-381,525.00	-91.63
<u>INVESTMENT REVENUE</u>							
Investment Revenue							
60-1-000-000-5410.000 Interest Income	-111.61	-366.67	255.06	-366.67	-111.61	-4,400.00	-97.46
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	-111.61	-366.67	255.06	-366.67	-111.61	-4,400.00	-97.46
TOTAL INVESTMENT INCOME	-111.61	-366.67	255.06	-366.67	-111.61	-4,400.00	-97.46
<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	-29.17	29.17	-29.17	0.00	-350.00	-100.00
60-1-000-000-5910.000 Laundry Income	-460.50	-733.33	272.83	-733.33	-460.50	-8,800.00	-94.77
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	0.00	-416.67	416.67	-416.67	0.00	-5,000.00	-100.00
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	-16.00	-183.33	167.33	-183.33	-16.00	-2,200.00	-99.27
60-1-000-000-5926.000 Violation Charges	0.00	-37.92	37.92	-37.92	0.00	-455.00	-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	-476.50	-1,406.26	929.76	-1,406.26	-476.50	-16,875.00	-97.18
TOTAL OTHER REVENUE	-476.50	-1,406.26	929.76	-1,406.26	-476.50	-16,875.00	-97.18
TOTAL REVENUE	-32,538.11	-33,566.68	1,028.57	-33,566.68	-32,538.11	-402,800.00	-91.92
EXPENSES							

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

	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	2,368.50	2,583.33	-214.83	2,583.33	2,368.50	31,000.00	-92.36
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	754.59	883.33	-128.74	883.33	754.59	10,600.00	-92.88
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	3,123.09	3,466.66	-343.57	3,466.66	3,123.09	41,600.00	-92.49
Admin Sundry							
60-1-000-000-6210.000 Admin. Advertisement	0.00	33.33	-33.33	33.33	0.00	400.00	-100.00
60-1-000-000-6250.000 Misc Renting Expense	0.00	108.33	-108.33	108.33	0.00	1,300.00	-100.00
60-1-000-000-6311.000 Office Expense-Brent	-61.26	150.00	-211.26	150.00	-61.26	1,800.00	-103.40
60-1-000-000-6311.050 Office Rental Expense	225.00	225.00	0.00	225.00	225.00	2,700.00	-91.67
60-1-000-000-6311.100 Phone/Internet Service	109.50	108.33	1.17	108.33	109.50	1,300.00	-91.58
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	87.50	-87.50	87.50	0.00	1,050.00	-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	18.97	129.17	-110.20	129.17	18.97	1,550.00	-98.78
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	-3,241.00	83.33	-3,324.33	83.33	-3,241.00	1,000.00	-424.10
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	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6399.000 Other Administrative	0.00	75.00	-75.00	75.00	0.00	900.00	-100.00
Total Admin Sundry	-2,948.79	1,149.99	-4,098.78	1,149.99	-2,948.79	13,800.00	-121.37
Fee Expense							
60-1-000-000-6320.000 Management Fees	5,262.48	5,263.00	-0.52	5,263.00	5,262.48	63,156.00	-91.67
60-1-000-000-6351.000 Bookkeeping Fees	648.00	648.00	0.00	648.00	648.00	7,776.00	-91.67
Total Fee Expense	5,910.48	5,911.00	-0.52	5,911.00	5,910.48	70,932.00	-91.67
TOTAL OPERATING EXPENSES	6,084.78	10,527.65	-4,442.87	10,527.65	6,084.78	126,332.00	-95.18
<u>UTILITIES</u>							
Utilities Expense							
60-1-000-000-6450.000 Utilites - Electric	-442.24	458.33	-900.57	458.33	-442.24	5,500.00	-108.04
60-1-000-000-6451.000 Utilities - Water	0.00	850.00	-850.00	850.00	0.00	10,200.00	-100.00
60-1-000-000-6452.000 Utilities - Gas	-214.57	125.00	-339.57	125.00	-214.57	1,500.00	-114.30
60-1-000-000-6453.000 Utilities - Sewer	0.00	808.33	-808.33	808.33	0.00	9,700.00	-100.00
Total Utilities	-656.81	2,241.66	-2,898.47	2,241.66	-656.81	26,900.00	-102.44
TOTAL UTILITIES	-656.81	2,241.66	-2,898.47	2,241.66	-656.81	26,900.00	-102.44
<u>MAINTENANCE EXPENSES</u>							
Maintenance Salaries							
60-1-000-000-6510.000 Maintenance Salaries	3,862.40	4,416.67	-554.27	4,416.67	3,862.40	53,000.00	-92.71
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	20.83	-20.83	20.83	0.00	250.00	-100.00
60-1-000-000-6510.500 Maint. Employee Ben.	1,590.39	2,166.67	-576.28	2,166.67	1,590.39	26,000.00	-93.88
60-1-000-000-6510.501 Wellness Benefit - Maint	0.00	0.00	0.00	0.00	0.00	0.00	
Total Maintenance Salaries	5,452.79	6,625.00	-1,172.21	6,625.00	5,452.79	79,500.00	-93.14
Maintenance Supplies							

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

	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	0.00	91.67	-91.67	91.67	0.00	1,100.00	-100.00
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	258.33	-258.33	258.33	0.00	3,100.00	-100.00
60-1-000-000-6515.070 Electrical Supplies	0.00	472.92	-472.92	472.92	0.00	5,675.00	-100.00
60-1-000-000-6515.080 Plumbing Supplies	0.00	400.00	-400.00	400.00	0.00	4,800.00	-100.00
60-1-000-000-6515.100 Janitorial Supplies	84.57	108.33	-23.76	108.33	84.57	1,300.00	-93.49
60-1-000-000-6515.110 Routine Maint. Supplies	0.00	1,509.17	-1,509.17	1,509.17	0.00	18,110.00	-100.00
60-1-000-000-6515.114 Painting Supplies - BW	0.00	200.00	-200.00	200.00	0.00	2,400.00	-100.00
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	85.00	-85.00	85.00	0.00	1,020.00	-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	84.57	3,333.76	-3,249.19	3,333.76	84.57	40,005.00	-99.79
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	971.85	1,008.33	-36.48	1,008.33	971.85	12,100.00	-91.97
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	0.00	416.67	-416.67	416.67	0.00	5,000.00	-100.00
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	142.50	162.50	-20.00	162.50	142.50	1,950.00	-92.69
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	-29.99	100.00	-129.99	100.00	-29.99	1,200.00	-102.50
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	2,866.67	-2,866.67	2,866.67	0.00	34,400.00	-100.00
Total Maintenance Contracts	1,084.36	5,706.67	-4,622.31	5,706.67	1,084.36	68,480.00	-98.42
TOTAL MAINTENANCE	6,621.72	15,665.43	-9,043.71	15,665.43	6,621.72	187,985.00	-96.48
<u>TAXES & INSURANCE EXPENSE</u>							
Taxes & Insurance Expense							
60-1-000-000-6710.000 PILOT - Real Estate Tax	1,630.34	1,477.58	152.76	1,477.58	1,630.34	17,731.00	-90.81
60-1-000-000-6720.000 Property Insurance	829.21	841.67	-12.46	841.67	829.21	10,100.00	-91.79
60-1-000-000-6720.500 Equipment Insurance	49.98	52.08	-2.10	52.08	49.98	625.00	-92.00
60-1-000-000-6721.000 Liability Insurance	172.21	175.00	-2.79	175.00	172.21	2,100.00	-91.80
60-1-000-000-6721.500 PE & PO Insuranace	79.62	83.33	-3.71	83.33	79.62	1,000.00	-92.04
60-1-000-000-6722.000 Work Comp Insurance	249.22	254.17	-4.95	254.17	249.22	3,050.00	-91.83
60-1-000-000-6722.500 Auto Insurnace	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6724.000 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6790.000 Other General Exp	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6795.000 Compensated Absences	0.00	0.00	0.00	0.00	0.00	0.00	
Total Taxes & Insurance Expense	3,010.58	2,883.83	126.75	2,883.83	3,010.58	34,606.00	-91.30
TOTAL TAXES & INSURANCE EXPENSE	3,010.58	2,883.83	126.75	2,883.83	3,010.58	34,606.00	-91.30

MISCELLANEOUS EXPENSE
Financial Expenses

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
60-1-000-000-6810.000 Interest Expense Payable	1,974.45	1,878.17	96.28	1,878.17	1,974.45	22,538.00	-91.24
60-1-000-000-6860.000 Security Deposit Interest	0.00	0.00	0.00	0.00	0.00	0.00	
Total Financial Expenses	1,974.45	1,878.17	96.28	1,878.17	1,974.45	22,538.00	-91.24
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	1,974.45	1,878.17	96.28	1,878.17	1,974.45	22,538.00	-91.24
TOTAL EXPENSES BEFORE DEPRECIATION	17,034.72	33,196.74	-16,162.02	33,196.74	17,034.72	398,361.00	-95.72
NET REVENUE/EXPENSES (PROFIT)/LOSS	-15,503.39	-369.94	-15,133.45	-369.94	-15,503.39	-4,439.00	249.25
Depreciation Expense							
60-1-000-000-6600.000 Depreciation Expense	8,000.00	7,500.00	500.00	7,500.00	8,000.00	90,000.00	-91.11
Total Depreciation Expense	8,000.00	7,500.00	500.00	7,500.00	8,000.00	90,000.00	-91.11
TOTAL DEPRECIATION EXPENSE	8,000.00	7,500.00	500.00	7,500.00	8,000.00	90,000.00	-91.11
NET REVENUE/EXPENSE (PROFIT)/LOSS AFTER DEPRECIATION EXPENSE	-7,503.39	7,130.06	-14,633.45	7,130.06	-7,503.39	85,561.00	-108.77
TOTAL BOND PAYMENT	1,913.05	0.00	1,913.05	0.00	1,913.05	0.00	

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

	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							
TENANT REVENUE							
Tenant Rent Revenue							
60-1-000-001-5120.000 Rent - Prairieland	-22,746.00	-22,811.00	65.00	-22,811.00	-22,746.00	-273,732.00	-91.69
60-1-000-001-5125.000 PHA Rent	-1,643.00	-1,816.67	173.67	-1,816.67	-1,643.00	-21,800.00	-92.46
60-1-000-001-5126.000 Georgia HAP - Prairie S8	-2,567.00	-3,083.33	516.33	-3,083.33	-2,567.00	-37,000.00	-93.06
60-1-000-001-5320.000 Rent Adjustments	-14.00	0.00	-14.00	0.00	-14.00	0.00	
Total Tenant Rent Revenue	-26,970.00	-27,711.00	741.00	-27,711.00	-26,970.00	-332,532.00	-91.89
Excess Rent							
60-1-000-001-5970.000 Excess Rent	-713.00	-625.00	-88.00	-625.00	-713.00	-7,500.00	-90.49
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	-713.00	-625.00	-88.00	-625.00	-713.00	-7,500.00	-90.49
Vacancies Revenue							
60-1-000-001-5220.000 Vacancies	0.00	497.33	-497.33	497.33	0.00	5,968.00	-100.00
Total Vacancies Revenue	0.00	497.33	-497.33	497.33	0.00	5,968.00	-100.00
TOTAL TENANT REVENUE	-27,683.00	-27,838.67	155.67	-27,838.67	-27,683.00	-334,064.00	-91.71
INVESTMENT REVENUE							
Investment Revenue							
60-1-000-001-5410.000 Interest Income	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5420.000 Interest Sec Dep	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5440.000 Rep Res Interest	0.00	-2.00	2.00	-2.00	0.00	-24.00	-100.00
60-1-000-001-5450.000 Residual Res Int Inc	0.00	-1.00	1.00	-1.00	0.00	-12.00	-100.00
60-1-000-001-5500.000 HUD Interest Payment	0.00	0.00	0.00	0.00	0.00	0.00	
Total Investment Revenue	0.00	-3.00	3.00	-3.00	0.00	-36.00	-100.00
TOTAL INVESTMENT INCOME	0.00	-3.00	3.00	-3.00	0.00	-36.00	-100.00
OTHER REVENUE							
Other Revenue							
60-1-000-001-5127.000 Office Rent Receipt	-225.00	-225.00	0.00	-225.00	-225.00	-2,700.00	-91.67
60-1-000-001-5900.000 Other Income	0.00	-12.50	12.50	-12.50	0.00	-150.00	-100.00
60-1-000-001-5901.000 Income - LR Amps	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5910.000 Laundry Income	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5920.000 Bad Check Charges	0.00	-1.67	1.67	-1.67	0.00	-20.00	-100.00
60-1-000-001-5920.100 Deposits Forfeited	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5922.000 Labor & Materials	-335.00	-350.00	15.00	-350.00	-335.00	-4,200.00	-92.02
60-1-000-001-5923.000 Misc Charges	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5925.000 Late Charges	-30.00	-200.00	170.00	-200.00	-30.00	-2,400.00	-98.75
60-1-000-001-5926.000 Violation Charges	0.00	-35.42	35.42	-35.42	0.00	-425.00	-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	-590.00	-824.59	234.59	-824.59	-590.00	-9,895.00	-94.04
TOTAL OTHER REVENUE	-590.00	-824.59	234.59	-824.59	-590.00	-9,895.00	-94.04
TOTAL REVENUE	-28,273.00	-28,666.26	393.26	-28,666.26	-28,273.00	-343,995.00	-91.78

EXPENSES

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
OPERATING EXPENSES							
Administrative Salaries & Benefits							
60-1-000-001-6330.000 Manager's Salaries	2,368.50	2,583.33	-214.83	2,583.33	2,368.50	31,000.00	-92.36
60-1-000-001-6330.001 Salary - Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6330.500 Manager's Benefits	754.59	883.33	-128.74	883.33	754.59	10,600.00	-92.88
60-1-000-001-6330.501 Wellness Benefit-Admin	0.00	0.00	0.00	0.00	0.00	0.00	
Total Administrative Salaries & Benefits	3,123.09	3,466.66	-343.57	3,466.66	3,123.09	41,600.00	-92.49
Admin Sundry							
60-1-000-001-6210.000 Admin. Advertisement	0.00	33.33	-33.33	33.33	0.00	400.00	-100.00
60-1-000-001-6250.000 Misc. Rent Expense	0.00	100.00	-100.00	100.00	0.00	1,200.00	-100.00
60-1-000-001-6311.000 Office Expense-Prairie	-61.26	150.00	-211.26	150.00	-61.26	1,800.00	-103.40
60-1-000-001-6311.050 Office Rental Expense	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6311.100 Phone/Internet Service	81.99	108.33	-26.34	108.33	81.99	1,300.00	-93.69
60-1-000-001-6311.150 IT Support	0.00	33.33	-33.33	33.33	0.00	400.00	-100.00
60-1-000-001-6340.000 Legal	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6350.000 Audit	0.00	75.00	-75.00	75.00	0.00	900.00	-100.00
60-1-000-001-6350.500 Accounting Fee	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6360.000 Training - Staff	0.00	87.50	-87.50	87.50	0.00	1,050.00	-100.00
60-1-000-001-6360.010 Training - Commiss	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6365.000 Travel - Staff	18.97	129.17	-110.20	129.17	18.97	1,550.00	-98.78
60-1-000-001-6365.010 Travel - Commissioners	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6370.000 Bad Debt	-234.50	208.33	-442.83	208.33	-234.50	2,500.00	-109.38
60-1-000-001-6380.000 Consulting Services	0.00	41.67	-41.67	41.67	0.00	500.00	-100.00
60-1-000-001-6380.500 Translating/Interp Serv.	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6399.000 Other Administrative	0.00	100.00	-100.00	100.00	0.00	1,200.00	-100.00
Total Admin Sundry	-194.80	1,066.66	-1,261.46	1,066.66	-194.80	12,800.00	-101.52
Fee Expense							
60-1-000-001-6320.000 Management Fees	4,604.67	4,751.00	-146.33	4,751.00	4,604.67	57,012.00	-91.92
60-1-000-001-6351.000 Bookkeeping Fees	567.00	585.00	-18.00	585.00	567.00	7,020.00	-91.92
60-1-000-001-6352.000 Computer Fees	0.00	0.00	0.00	0.00	0.00	0.00	
Total Fee Expense	5,171.67	5,336.00	-164.33	5,336.00	5,171.67	64,032.00	-91.92
TOTAL OPERATING EXPENSES	8,099.96	9,869.32	-1,769.36	9,869.32	8,099.96	118,432.00	-93.16
UTILITIES							
Utilities Expense							
60-1-000-001-6450.000 Utilities Electric	-420.42	425.00	-845.42	425.00	-420.42	5,100.00	-108.24
60-1-000-001-6451.000 Utilities Water	0.00	858.33	-858.33	858.33	0.00	10,300.00	-100.00
60-1-000-001-6452.000 Utilities Gas	-6.60	125.00	-131.60	125.00	-6.60	1,500.00	-100.44
60-1-000-001-6453.000 Utilities Sewer	0.00	858.33	-858.33	858.33	0.00	10,300.00	-100.00
Total Utilities	-427.02	2,266.66	-2,693.68	2,266.66	-427.02	27,200.00	-101.57
TOTAL UTILITIES	-427.02	2,266.66	-2,693.68	2,266.66	-427.02	27,200.00	-101.57
MAINTENANCE EXPENSES							
Maintenance Salaries							
60-1-000-001-6510.000 Maintenance Salaries	3,862.40	4,416.67	-554.27	4,416.67	3,862.40	53,000.00	-92.71
60-1-000-001-6510.001 Salaries Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6510.100 OT Maintenance	0.00	20.83	-20.83	20.83	0.00	250.00	-100.00
60-1-000-001-6510.200 Maint from Amps	0.00	20.83	-20.83	20.83	0.00	250.00	-100.00
60-1-000-001-6510.500 Maint. Employee Ben.	1,590.29	2,166.67	-576.38	2,166.67	1,590.29	26,000.00	-93.88
60-1-000-001-6510.501 Wellness Benefit - Maint	0.00	0.00	0.00	0.00	0.00	0.00	
Total Maintenance Salaries	5,452.69	6,625.00	-1,172.31	6,625.00	5,452.69	79,500.00	-93.14
Maintenance Supplies							

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Surplus Adjustments							
60-1-000-001-6010.000 Prior Yr Adj - PL	0.00	0.00	0.00	0.00	0.00	0.00	
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	0.00	
Provision for Reserve							
60-1-000-001-7010.000 Provision For Reserve	0.00	0.00	0.00	0.00	0.00	0.00	
Total Provision for Reserve	0.00	0.00	0.00	0.00	0.00	0.00	
Capital Expenditures							
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	0.00	
Vandalism Expenditures							
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	0.00	
Transfers In/Out							
60-1-000-001-9111.000 Operating Xfers - In	0.00	0.00	0.00	0.00	0.00	0.00	
Total Transfers In/Out	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL MISCELLANEOUS EXPENSE	<u>1,974.45</u>	<u>1,878.08</u>	<u>96.37</u>	<u>1,878.08</u>	<u>1,974.45</u>	<u>22,537.00</u>	<u>-91.24</u>
TOTAL EXPENSES BEFORE DEPRECIATION	<u>17,609.30</u>	<u>27,767.24</u>	<u>-10,157.94</u>	<u>27,767.24</u>	<u>17,609.30</u>	<u>333,207.00</u>	<u>-94.72</u>
NET REVENUE/EXPENSES (PROFIT)/LOSS	-10,663.70	-899.02	-9,764.68	-899.02	-10,663.70	-10,788.00	-1.15
Depreciation Expense							
60-1-000-001-6600.000 Depreciation Expense	6,257.00	6,258.33	-1.33	6,258.33	6,257.00	75,100.00	-91.67
Total Depreciation Expense	6,257.00	6,258.33	-1.33	6,258.33	6,257.00	75,100.00	-91.67
TOTAL DEPRECIATION EXPENSE	<u>6,257.00</u>	<u>6,258.33</u>	<u>-1.33</u>	<u>6,258.33</u>	<u>6,257.00</u>	<u>75,100.00</u>	<u>-91.67</u>
NET REVENUE/EXPENSE (PROFIT)/LOSS AFTER DEPRECIATION EXPENSE	-4,406.70	5,359.31	-9,766.01	5,359.31	-4,406.70	64,312.00	-106.85
TOTAL BOND PAYMENT	1,913.05	0.00	1,913.05	0.00	1,913.05	0.00	

**Knox County Housing Authority
BOARD - COCC CASH FLOW STATEMENT
April 30, 2020**

COCC - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	52,550.00	0.00	52,550.00	52,550.00	0.00	
TOTAL OPERATING INCOME	52,550.00	0.00	52,550.00	52,550.00	0.00	
OPERATING EXPENSE						
Total Administration Expenses	39,364.83	0.00	39,364.83	39,364.83	0.00	
Total Tenant Services	0.00	0.00	0.00	0.00	0.00	
Total Utilities Expenses	10.80	0.00	10.80	10.80	0.00	
Total Maintenance Expenses	174.85	0.00	174.85	174.85	0.00	
General Expense	1,529.66	0.00	1,529.66	1,529.66	0.00	
TOTAL ROUTINE OPERATING EXPENSES	41,080.14	0.00	41,080.14	41,080.14	0.00	
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	41,080.14	0.00	41,080.14	41,080.14	0.00	
NET REVENUE/-EXPENSE PROFIT/-LOSS						
	11,469.86	0.00	11,469.86	11,469.86	0.00	
Total Depreciation Expense						
	45.00	0.00	45.00	45.00	0.00	
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	11,424.86	0.00	11,424.86	11,424.86	0.00	

Knox County Housing Authority
BOARD - AMP001 CASH FLOW STATEMENT
April 30, 2020

MOON TOWERS - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	69,412.15	65,790.60	3,621.55	69,412.15	789,487.00	-91.21
TOTAL OPERATING INCOME	69,412.15	65,790.60	3,621.55	69,412.15	789,487.00	-91.21
OPERATING EXPENSE						
Total Administration Expenses	25,168.03	25,909.99	-741.96	25,168.03	310,920.00	-91.91
Total Tenant Services	0.00	41.67	-41.67	0.00	500.00	-100.00
Total Utilities Expenses	-2,916.96	7,916.67	-10,833.63	-2,916.96	95,000.00	-103.07
Total Maintenance Expenses	11,253.79	22,902.12	-11,648.33	11,253.79	274,825.00	-95.91
General Expense	9,016.16	5,938.26	3,077.90	9,016.16	71,259.00	-87.35
TOTAL ROUTINE OPERATING EXPENSES	42,521.02	62,708.71	-20,187.69	42,521.02	752,504.00	-94.35
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	-26,218.08	26,218.08	0.00	-314,617.00	-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	42,521.02	36,490.63	6,030.39	42,521.02	437,887.00	-90.29
NET REVENUE/EXPENSE PROFIT/-LOSS	26,891.13	29,299.97	-2,408.84	26,891.13	351,600.00	-92.35
Total Depreciation Expense						
Total Depreciation Expense	14,500.00	29,300.00	-14,800.00	14,500.00	351,600.00	-95.88
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	12,391.13	-0.03	12,391.16	12,391.13	0.00	

Knox County Housing Authority
BOARD - AMP002 CASH FLOW STATEMENT
April 30, 2020

FAMILY - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	102,752.45	0.00	102,752.45	102,752.45	0.00	
TOTAL OPERATING INCOME	102,752.45	0.00	102,752.45	102,752.45	0.00	
OPERATING EXPENSE						
Total Administration Expenses	30,317.20	0.00	30,317.20	30,317.20	0.00	
Total Tenant Services	0.00	0.00	0.00	0.00	0.00	
Total Utilities Expenses	-147.78	0.00	-147.78	-147.78	0.00	
Total Maintenance Expenses	27,569.48	0.00	27,569.48	27,569.48	0.00	
General Expense	3,379.48	0.00	3,379.48	3,379.48	0.00	
TOTAL ROUTINE OPERATING EXPENSES	61,118.38	0.00	61,118.38	61,118.38	0.00	
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	61,118.38	0.00	61,118.38	61,118.38	0.00	
NET REVENUE/EXPENSE PROFIT/-LOSS	41,634.07	0.00	41,634.07	41,634.07	0.00	
Total Depreciation Expense	29,000.00	0.00	29,000.00	29,000.00	0.00	
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	12,634.07	0.00	12,634.07	12,634.07	0.00	

Knox County Housing Authority
BOARD - AMP003 CASH FLOW STATEMENT
April 30, 2020

BLUEBELL - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	19,184.73	0.00	19,184.73	19,184.73	0.00	
TOTAL OPERATING INCOME	19,184.73	0.00	19,184.73	19,184.73	0.00	
OPERATING EXPENSE						
Total Administration Expenses	6,324.23	0.00	6,324.23	6,324.23	0.00	
Total Tenant Services	0.00	0.00	0.00	0.00	0.00	
Total Utilities Expenses	-651.39	0.00	-651.39	-651.39	0.00	
Total Maintenance Expenses	4,724.52	0.00	4,724.52	4,724.52	0.00	
General Expense	2,450.71	0.00	2,450.71	2,450.71	0.00	
TOTAL ROUTINE OPERATING EXPENSES	12,848.07	0.00	12,848.07	12,848.07	0.00	
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	12,848.07	0.00	12,848.07	12,848.07	0.00	
NET REVENUE/EXPENSE PROFIT/-LOSS						
	6,336.66	0.00	6,336.66	6,336.66	0.00	
Total Depreciation Expense						
	11,000.00	0.00	11,000.00	11,000.00	0.00	
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	-4,663.34	0.00	-4,663.34	-4,663.34	0.00	

Knox County Housing Authority
BOARD - LOW RENT CASH FLOW STATEMENT
April 30, 2020

COCC, MT, FAMILY, BB COMBINED OS	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	243,899.33	65,790.60	178,108.73	243,899.33	789,487.00	-69.11
TOTAL OPERATING INCOME	243,899.33	65,790.60	178,108.73	243,899.33	789,487.00	-69.11
OPERATING EXPENSE						
Total Administration Expenses	101,174.29	25,909.99	75,264.30	101,174.29	310,920.00	-67.46
Total Tenant Services	0.00	41.67	-41.67	0.00	500.00	-100.00
Total Utilities Expenses	-3,705.33	7,916.67	-11,622.00	-3,705.33	95,000.00	-103.90
Total Maintenance Expenses	43,722.64	22,902.12	20,820.52	43,722.64	274,825.00	-84.09
General Expense	16,376.01	5,938.26	10,437.75	16,376.01	71,259.00	-77.02
TOTAL ROUTINE OPERATING EXPENSES	157,567.61	62,708.71	94,858.90	157,567.61	752,504.00	-79.06
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	-26,218.08	26,218.08	0.00	-314,617.00	-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	157,567.61	36,490.63	121,076.98	157,567.61	437,887.00	-64.02
NET REVENUE/EXPENSE PROFIT/-LOSS	86,331.72	29,299.97	57,031.75	86,331.72	351,600.00	-75.45
Total Depreciation Expense						
Total Depreciation Expense	54,545.00	29,300.00	25,245.00	54,545.00	351,600.00	-84.49
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	31,786.72	-0.03	31,786.75	31,786.72	0.00	

**Knox County Housing Authority
BOARD - HCV CASH FLOW STATEMENT
April 30, 2020**

	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
HCV - OPERATING STATEMENT						
ADMIN OPERATING INCOME						
Total Admin Operating Income	12,613.34	0.00	12,613.34	12,613.34	0.00	
TOTAL ADMIN OPERATING INCOME	12,613.34	0.00	12,613.34	12,613.34	0.00	
OPERATING EXPENSES						
Total Admin Expenses	6,627.91	0.00	6,627.91	6,627.91	0.00	
Total Fees Expenses	3,471.00	0.00	3,471.00	3,471.00	0.00	
Total General Expenses	1,193.71	0.00	1,193.71	1,193.71	0.00	
TOTAL OPERATING EXPENSES	11,292.62	0.00	11,292.62	11,292.62	0.00	
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	11,292.62	0.00	11,292.62	11,292.62	0.00	
NET REVENUE PROFIT/-LOSS	1,320.72	0.00	1,320.72	1,320.72	0.00	
Total Depreciation Expense	0.00	0.00	0.00	0.00	0.00	
NET REVENUE w/Deprecitation PROFIT/-LOSS	1,320.72	0.00	1,320.72	1,320.72	0.00	

HAP - OPERATING STATEMENT

HAP INCOME						
Total Income	75,222.00	0.00	75,222.00	75,222.00	0.00	
TOTAL HAP INCOME	75,222.00	0.00	75,222.00	75,222.00	0.00	
HAP EXPENSES						
Total HAP Expenses	79,007.00	0.00	79,007.00	79,007.00	0.00	
Total General HAP Expenses	490.20	0.00	490.20	490.20	0.00	
TOTAL HAP EXPENSES	79,497.20	0.00	79,497.20	79,497.20	0.00	
Total Prior Year Adj HAP	0.00	0.00	0.00	0.00	0.00	
REMAINING HAP from RESERVE +/-LOSS	-4,275.20	0.00	-4,275.20	-4,275.20	0.00	

Knox County Housing Authority
BOARD - BRENTWOOD CASH FLOW STATEMENT
April 30, 2020

BRENTWOOD - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	32,538.11	0.00	32,538.11	32,538.11	0.00	
TOTAL OPERATING INCOME	32,538.11	0.00	32,538.11	32,538.11	0.00	
OPERATING EXPENSE						
Total Administration Expenses	174.30	0.00	174.30	174.30	0.00	
Total Fee Expenses	5,910.48	0.00	5,910.48	5,910.48	0.00	
Total Utilities Expenses	-656.81	0.00	-656.81	-656.81	0.00	
Total Maintenance Expenses	6,621.72	0.00	6,621.72	6,621.72	0.00	
Total Taxes & Insurance Expense	3,010.58	0.00	3,010.58	3,010.58	0.00	
Total Financial Expenses	1,974.45	0.00	1,974.45	1,974.45	0.00	
TOTAL ROUTINE OPERATING EXPENSE	17,034.72	0.00	17,034.72	17,034.72	0.00	
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	17,034.72	0.00	17,034.72	17,034.72	0.00	
NET REVENUE PROFIT/-LOSS						
	15,503.39	0.00	15,503.39	15,503.39	0.00	
Total Depreciation Expense	8,000.00	0.00	8,000.00	8,000.00	0.00	
NET REVENUE w/Depreciation PROFIT/-LOSS	7,503.39	0.00	7,503.39	7,503.39	0.00	

Knox County Housing Authority
BOARD - PRAIRIELAND CASH FLOW STATEMENT
April 30, 2020

PRAIRIELAND - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	28,273.00	28,318.58	-45.58	28,273.00	339,823.00	-91.68
TOTAL OPERATING INCOME	28,273.00	28,318.58	-45.58	28,273.00	339,823.00	-91.68
OPERATING EXPENSE						
Total Administration Expenses	2,928.29	4,517.49	-1,589.20	2,928.29	54,210.00	-94.60
Total Fee Expenses	5,171.67	5,460.00	-288.33	5,171.67	65,520.00	-92.11
Total Utilities Expenses	-427.02	2,223.33	-2,650.35	-427.02	26,680.00	-101.60
Total Maintenance Expenses	5,223.68	14,813.50	-9,589.82	5,223.68	177,762.00	-97.06
Total Taxes & Insurance Expense	2,738.23	2,983.34	-245.11	2,738.23	35,800.00	-92.35
Total Financial Expenses	1,974.45	2,150.00	-175.55	1,974.45	25,800.00	-92.35
TOTAL ROUTINE OPERATING EXPENSE	17,609.30	32,147.66	-14,538.36	17,609.30	385,772.00	-95.44
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	17,609.30	32,147.66	-14,538.36	17,609.30	385,772.00	-95.44
NET REVENUE PROFIT/-LOSS						
	10,663.70	-3,829.08	14,492.78	10,663.70	-45,949.00	-123.21
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	4,406.70	-10,086.58	14,493.28	4,406.70	-121,039.00	-103.64

Knox County Housing Authority
BOARD - AHP CASH FLOW STATEMENT
April 30, 2020

BRENTWOOD & PRAIRIELAND COMBINED	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	60,811.11	28,318.58	32,492.53	60,811.11	339,823.00	-82.11
TOTAL OPERATING INCOME	60,811.11	28,318.58	32,492.53	60,811.11	339,823.00	-82.11
OPERATING EXPENSE						
Total Administration Expenses	3,102.59	4,517.49	-1,414.90	3,102.59	54,210.00	-94.28
Total Fee Expenses	11,082.15	5,460.00	5,622.15	11,082.15	65,520.00	-83.09
Total Utilities Expenses	-1,083.83	2,223.33	-3,307.16	-1,083.83	26,680.00	-104.06
Total Maintenance Expenses	11,845.40	14,813.50	-2,968.10	11,845.40	177,762.00	-93.34
Total Taxes & Insurance Expense	5,748.81	2,983.34	2,765.47	5,748.81	35,800.00	-83.94
Total Financial Expenses	3,948.90	2,150.00	1,798.90	3,948.90	25,800.00	-84.69
TOTAL ROUTINE OPERATING EXPENSE	34,644.02	32,147.66	2,496.36	34,644.02	385,772.00	-91.02
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	34,644.02	32,147.66	2,496.36	34,644.02	385,772.00	-91.02
NET REVENUE PROFIT/-LOSS						
	26,167.09	-3,829.08	29,996.17	26,167.09	-45,949.00	-156.95
Total Depreciation Expense						
	14,257.00	6,257.50	7,999.50	14,257.00	75,090.00	-81.01
NET REVENUE w/Depreciation PROFIT/-LOSS	11,910.09	-10,086.58	21,996.67	11,910.09	-121,039.00	-109.84

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

	Current Period	Last Year Same	Variance	Current Year
AMP001 - MOON TOWERS				
Salaries	17,101.36	19,195.44	-2,094.08	17,101.36
Employee W/H Payments	0.00	0.00	0.00	0.00
Management Fees	15,873.25	15,953.84	-80.59	15,873.25
Administrative Expenses	1,484.36	2,366.27	-881.91	1,484.36
Teneant Services	0.00	-17.49	17.49	0.00
Utilities	-2,916.96	-302.18	-2,614.78	-2,916.96
Maintenance Supplies/Contracts	1,962.85	3,683.34	-1,720.49	1,962.85
Mileage	0.00	0.00	0.00	0.00
General Expenses	9,016.16	7,114.96	1,901.20	9,016.16
Non-Routine Expense	0.00	0.00	0.00	0.00
TOTAL MOON TOWERS CLAIMS	42,521.02	47,994.18	-5,473.16	42,521.02
AMP002 - FAMILY				
Salaries	40,975.48	35,520.52	5,454.96	40,975.48
Employee W/H Payments	0.00	0.00	0.00	0.00
Management Fees	17,272.10	16,809.15	462.95	17,272.10
Administrative Expenses	455.54	3,940.72	-3,485.18	455.54
Teneant Services	0.00	0.00	0.00	0.00
Utilities	-147.78	-430.17	282.39	-147.78
Maintenance Supplies/Contracts	-816.44	7,067.94	-7,884.38	-816.44
Mileage	0.00	0.00	0.00	0.00
General Expenses	3,379.48	-674.12	4,053.60	3,379.48
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL FAMILY CLAIMS	61,118.38	62,234.04	-1,115.66	61,118.38
AMP003 - BLUEBELL				
Salaries	4,829.99	7,110.39	-2,280.40	4,829.99
Employee W/H Payments	0.00	0.00	0.00	0.00
Management Fees	4,458.91	4,620.09	-161.18	4,458.91
Administrative Expenses	458.30	1,243.30	-785.00	458.30
Teneant Services	0.00	0.00	0.00	0.00
Utilities	-651.39	734.66	-1,386.05	-651.39
Maintenance Supplies/Contracts	1,301.55	933.66	367.89	1,301.55
Mileage	0.00	0.00	0.00	0.00
General Expenses	2,450.71	3,002.63	-551.92	2,450.71
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL BLUEBELL CLAIMS	12,848.07	17,644.73	-4,796.66	12,848.07
COCC				
Salaries	35,931.92	25,894.10	10,037.82	35,931.92
Employee W/H Payments	-1,264.81	-6.97	-1,257.84	-1,264.81
Management Fees	0.00	0.00	0.00	0.00
Administrative Expenses	3,432.91	4,857.63	-1,424.72	3,432.91
Teneant Services	0.00	0.00	0.00	0.00
Utilities	10.80	-33.48	44.28	10.80
Maintenance Supplies/Contracts	174.85	96.03	78.82	174.85
Mileage	0.00	0.00	0.00	0.00
General Expenses	1,529.66	1,339.04	190.62	1,529.66
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL COCC CLAIMS	39,815.33	32,146.35	7,668.98	39,815.33
COMBINED - AMP1, AMP2, AMP3, & COCC				
Salaries	98,838.75	87,720.45	11,118.30	98,838.75
Employee W/H Payments	-1,264.81	-6.97	-1,257.84	-1,264.81
Management Fees	37,604.26	37,383.08	221.18	37,604.26
Administrative Expenses	5,831.11	12,407.92	-6,576.81	5,831.11
Teneant Services	0.00	-17.49	17.49	0.00
Utilities	-3,705.33	-31.17	-3,674.16	-3,705.33
Maintenance Supplies	2,622.81	11,780.97	-9,158.16	2,622.81
Mileage	0.00	0.00	0.00	0.00
General Expenses	16,376.01	10,782.51	5,593.50	16,376.01
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL LOW RENT CLAIMS	156,302.80	160,019.30	-3,716.50	156,302.80

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

	Current Period	Last Year Same Period	Variance
BRENTWOOD			
Salaries	8,575.88	7,095.72	1,480.16
Employee W/H Payments	0.00	0.00	0.00
Management Fees	5,910.48	5,746.30	164.18
Administrative Expenses	-2,948.79	-121.86	-2,826.93
Utilities	-656.81	122.45	-779.26
Maintenance Supplies/Contracts	1,168.93	984.43	184.50
Tax & Insurance Expenses	3,010.58	3,031.03	-20.45
Finacial Expenses	1,974.45	193.26	1,781.19
TOTAL BRENTWOOD CLAIMS	<u>17,034.72</u>	<u>17,051.33</u>	<u>-16.61</u>
PRAIRIELAND			
Salaries	8,575.78	7,095.60	1,480.18
Employee W/H Payments	0.00	0.00	0.00
Management Fees	5,171.67	5,253.76	-82.09
Administrative Expenses	-194.80	-557.21	362.41
Utilities	-427.02	83.47	-510.49
Maintenance Supplies/Contracts	-229.01	655.71	-884.72
Taxes & Insurance Expenses	2,738.23	2,784.45	-46.22
Financial Expenses	1,974.45	2,100.49	-126.04
TOTAL PRAIRIELAND CLAIMS	<u>17,609.30</u>	<u>17,416.27</u>	<u>193.03</u>
AHP - BRENTWOOD & PRAIRIELAND			
Salaries	17,151.66	14,191.32	2,960.34
Employee W/H Payments	0.00	0.00	0.00
Management Fees	11,082.15	11,000.06	82.09
Administrative Expenses	-3,143.59	-679.07	-2,464.52
Utilities	-1,083.83	205.92	-1,289.75
Maintenance Supplies	939.92	1,640.14	-700.22
Taxes & Insurance Expenses	5,748.81	5,815.48	-66.67
Financial Expenses	3,948.90	2,293.75	1,655.15
TOTAL AHP CLAIMS	<u>34,644.02</u>	<u>34,467.60</u>	<u>176.42</u>
HOUSING CHOICE VOUCHER - HCV			
Salaries	6,586.22	5,561.15	1,025.07
Employee W/H Payments	0.00	0.00	0.00
Management Fees	3,471.00	3,685.50	-214.50
Administrative Expenses	41.69	162.90	-121.21
General Expense-Admin	1,193.71	518.43	675.28
Total HCV Expenses	11,292.62	9,927.98	1,364.64
HAP Expenses	79,007.00	75,077.00	3,930.00
General Expenses	490.20	-207.50	697.70
Total HAP Expenses	79,497.20	74,869.50	4,627.70
TOTAL HCV CLAIMS	<u>90,789.82</u>	<u>84,797.48</u>	<u>5,992.34</u>

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

	Current Period	Last Year Same	Current Year	Cumulative
CFG 2019 - \$1,083,874				
Admin / Operations	0.00	0.00	0.00	300,000.00
General CFP Activity	-2,000.00	0.00	-2,000.00	6,735.00
TOTAL CFG 2019 CLAIMS	-2,000.00	0.00	-2,000.00	306,735.00
CFG 2018 - \$1,044,578				
Admin. / Operations	0.00	0.00	0.00	0.00
General CFP Activity	0.00	0.00	0.00	1,044,578.00
TOTAL CFG 2018 CLAIMS	0.00	0.00	0.00	1,044,578.00
CFG 2017 - \$673,386				
Admin. / Operations	0.00	0.00	0.00	0.00
General CFP Activity	0.00	0.00	0.00	673,386.00
TOTAL CFG 2017 CLAIMS	0.00	0.00	0.00	673,386.00
CFG 2016 - \$608,598				
Admin. / Operations	0.00	0.00	0.00	0.00
Fees & Costs	0.00	0.00	0.00	14,000.00
Site Improvement	0.00	0.00	0.00	0.00
Dwelling Structure	0.00	0.00	0.00	594,598.00
Dwelling Equipment	0.00	0.00	0.00	0.00
Non-Dwelling Equipment	0.00	0.00	0.00	0.00
TOTAL CFG 2016 CLAIMS	0.00	0.00	0.00	608,598.00
TOTAL CFG GRANT(S) CLAIMS	-2,000.00	0.00	-2,000.00	2,633,297.00

Knox County Housing Authority
CLAIMS REPORT TOTALS
April, 2020

	Current Period	Last Year Same	Variance	Current Year
TOTALS				
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<u>LOW RENT</u>				
AMP001 - MOON TOWERS	42,521.02	47,994.18	-5,473.16	42,521.02
AMP002 - FAMILY	61,118.38	62,234.04	-1,115.66	61,118.38
AMP003 - BLUEBELL	12,848.07	17,644.73	-4,796.66	12,848.07
COCC	39,815.34	32,116.36	7,698.98	39,815.34
TOTAL LOW RENT	156,302.81	159,989.31	-3,686.50	156,302.81
<u>A.H.P.</u>				
BRENTWOOD	17,034.72	17,051.33	-16.61	17,034.72
PRAIRIELAND	17,609.30	17,416.27	193.03	17,609.30
TOTAL A.H.P.	34,644.02	34,467.60	176.42	34,644.02
<u>HOUSING CHOICE VOUCHER - HCV</u>				
HCV (Administrative Only)	11,292.62	9,927.98	1,364.64	11,292.62
TOTAL HCV	11,292.62	9,927.98	1,364.64	11,292.62
<u>GRANTS</u>				
CAPITAL FUND GRANT 2019	-2,000.00	0.00	-2,000.00	-2,000.00
CAPITAL FUND GRANT 2018	0.00	0.00	0.00	0.00
CAPITAL FUND GRANT 2017	0.00	0.00	0.00	0.00
CAPITAL FUND GRANT 2016	0.00	0.00	0.00	0.00
TOTAL GRANTS	-2,000.00	0.00	-2,000.00	-2,000.00
<hr/>				
TOTAL CLAIMS FOR MONTH	200,239.45	204,384.89	-4,145.44	200,239.45

COCC

	<u>May-20</u>	<u>Current YTD</u>
Operating Income	\$52,425.71	\$104,975.71
Operating Expenses	\$45,763.61	\$86,843.75
Net Revenue Income/(Loss)	\$6,662.10	\$18,131.96

Discussion:

COCC's revenue increased by the following for the month: **\$6,662.10**

\$52,256 of COCC's income comes from these monthly fee revenues: management fees, bookkeeping fees, and asset management fees.

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

COCC's Cash, Investments, A/R, & A/P **\$1,356,950.42**

MOON TOWERS

	<u>May-20</u>	<u>Current YTD</u>
Operating Income	\$69,448.44	\$138,860.59
Operating Expenses	\$56,669.04	\$99,190.06
Net Revenue Income/(Loss)	\$12,779.40	\$39,670.53

Discussion:

Moon's revenue increased by the following for the month: **\$12,779.40**

Moon Towers received \$37,951 from HUD for operations. The rest coming from tenant revenue, interest, and income from other Amps.

Made PILOT payment for \$30,934.67.

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

Moon Towers' Cash, Investments, A/R, & A/P **\$501,636.90**

Minimum Reserve Position **\$33,063.35**

Over/(Under) minimum reserve position **\$468,573.55**

FAMILY SITES

	<u>May-20</u>	<u>Current YTD</u>
Operating Income	\$101,339.97	\$204,092.42
Operating Expenses	\$73,986.48	\$135,104.86
Net Revenue Income/(Loss)	\$27,353.49	\$68,987.56

Discussion:

Family's revenue increased by the following for the month: **\$27,353.49**

Family received \$82,520 from HUD for operations. The rest coming from tenant revenue, interest, and income from other Amps.

Made PILOT payment for \$18,128.60 and repaired broken water line.

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

Family's Cash, Investments, A/R, & A/P **\$419,036.06**

Minimum Reserve Position **\$45,034.95**

Over/(Under) minimum reserve position **\$374,001.11**

BLUEBELL

	<u>May-20</u>	<u>Current YTD</u>
Operating Income	\$19,838.17	\$39,022.90
Operating Expenses	\$17,789.18	\$30,637.25
Net Revenue Income/(Loss)	\$2,048.99	\$8,385.65

Discussion:

Bluebell's revenue increased by the following for April: **\$2,048.99**

Bluebell received \$6,184 from HUD for operations. The rest coming from tenant revenue, interest, and income from other Amps.

Made PILOT payment for \$15,030.

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

Bluebell's Cash, Investments, A/R, & A/P **\$169,633.16**

Minimum Reserve Position **\$10,212.42**

Over/(Under) minimum reserve position **\$159,420.74**

BRENTWOOD

	<u>May-20</u>	<u>Current YTD</u>
Operating Income	\$33,065.98	\$65,604.09
Operating Expenses	\$26,860.90	\$43,895.62
Net Revenue Income/(Loss)	\$6,205.08	\$21,708.47

Discussion:

Brentwood's revenue increased by the following for the month: **\$6,205.08**

Brentwood's tenant revenue totaled \$31,732 for the month, and the rest of the revenue comes from interest income and other income.

Made PILOT payment for \$17,577.66.

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

Brentwood's Cash, Investments, A/R, & A/P **\$105,933.94**

PRAIRIELAND

	<u>May-20</u>	<u>Current YTD</u>
Operating Income	\$28,740.00	\$57,013.00
Operating Expenses	\$26,340.35	\$43,949.65
Net Revenue Income/(Loss)	\$2,399.65	\$13,063.35

Discussion:

Prairieland's revenue decreased by the following for the month: **\$2,399.65**

Prairieland's tenant revenue totaled \$28,395 for the month, and the rest of the revenue comes from interest income and other income.

Made PILOT payment for \$14,991.14.

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

Prairieland's Cash, Investments, A/R, & A/P	\$76,293.68
Restricted - Security Deposits	(\$367.00)
Restricted - Replacement Reserve	(\$151,580.54)
Restricted - Residual Receipts	(\$54,521.06)
PL's Total Cash	<u>(\$130,174.92)</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>May-20</u>	<u>Current YTD</u>
Operating Income	\$32,448.30	\$44,724.64
Operating Expenses	\$11,449.88	\$22,742.50
Net Revenue Income/(Loss)	\$20,998.42	\$21,982.14

Discussion:

The Voucher Program (HCV) received \$11,887 from HUD for administrative expenses which ended up showing an increase of \$983.72 for the month.

Deficit covered by the UNP.

Unrestricted Net Position (UNP)	\$79,410.72	2/29/2020 Balance
Investment in Fixed Assets	\$0.00	
Monthly VMS Net Revenue Income/(Loss)	\$20,998.42	
	\$0.00	Transfer to NRP or Adjustment
UNP Ending Balance	\$100,409.14	For Admin Expenses and HAP (if needed)

HAP

	<u>May-20</u>	<u>Current YTD</u>
Operating Income	\$75,056.50	\$150,278.50
Operating Expenses	\$77,120.56	\$156,617.76
Net Revenue Income/(Loss)	(\$2,064.06)	(\$6,339.26)

Discussion:

The Voucher Program (HCV) received \$74,885 from HUD for HAP expenses which the program overspent by \$4,275.20 for the month.

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

Net Restricted Position (NRP)	\$41,327.00	2/29/2020 Balance
	\$0.00	Transfer from UNP or Adjustment
Monthly VMS Net Revenue - Income/(Loss)	(\$1,521.50)	
NRP Ending Balance for HAP	\$39,805.50	For HAP Expenses (Only)

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

	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	-42,347.50	-43,345.00	997.50	-86,690.00	-84,609.91	-520,140.00	-83.73
10-1-000-000-3810.010 Mgmt Fees CFP	0.00	0.00	0.00	0.00	0.00	0.00	
Total Management Fees	-42,347.50	-43,345.00	997.50	-86,690.00	-84,609.91	-520,140.00	-83.73
Asset Management Fees							
10-1-000-000-3820.000 Asset Mgmt Fee Inc	-4,240.00	-4,240.00	0.00	-8,480.00	-8,480.00	-50,880.00	-83.33
Total Asset Management Fees	-4,240.00	-4,240.00	0.00	-8,480.00	-8,480.00	-50,880.00	-83.33
Book Keeping Fees							
10-1-000-000-3830.000 Bookkeeping Fee Inc	-5,668.50	-5,672.00	3.50	-11,344.00	-11,323.50	-68,064.00	-83.36
Total Book Keeping Fees	-5,668.50	-5,672.00	3.50	-11,344.00	-11,323.50	-68,064.00	-83.36
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	-52,256.00	-53,257.00	1,001.00	-106,514.00	-104,413.41	-639,084.00	-83.66
OTHER REVENUE							
Other Grants & Investment Income							
10-1-000-000-3404.000 Revenue-other gov grants	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3610.000 Interest Income	-169.71	-909.67	739.96	-1,819.34	-562.30	-10,916.00	-94.85
10-1-000-000-3610.010 Interest - Restricted	0.00	0.00	0.00	0.00	0.00	0.00	
Total Other Grants & Investment Income	-169.71	-909.67	739.96	-1,819.34	-562.30	-10,916.00	-94.85
Other Revenue							
10-1-000-000-3690.000 Other Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3690.010 Other Income-Training	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3850.000 Inspection(s) Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3850.005 Income from 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	0.00	0.00	0.00	0.00	0.00	
TOTAL OTHER REVENUE	-169.71	-909.67	739.96	-1,819.34	-562.30	-10,916.00	-94.85
TOTAL REVENUE	-52,425.71	-54,166.67	1,740.96	-108,333.34	-104,975.71	-650,000.00	-83.85
EXPENSES							
ADMINISTRATIVE							
Administrative Salaries							
10-1-000-000-4110.000 Admin Salaries	27,218.67	30,437.50	-3,218.83	60,875.00	54,643.24	365,250.00	-85.04
10-1-000-000-4110.001 Salaries Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4110.200 Admin - Other Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Administrative Salaries	27,218.67	30,437.50	-3,218.83	60,875.00	54,643.24	365,250.00	-85.04
Administrative Benefits							
10-1-000-000-4110.500 Emp Benefit - Admin	8,993.09	10,250.00	-1,256.91	20,500.00	17,500.44	123,000.00	-85.77
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.	434.44	0.00	434.44	0.00	434.44	0.00	
Total Administrative Benefits	9,427.53	10,250.00	-822.47	20,500.00	17,934.88	123,000.00	-85.42
Fee Expenses							

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
10-1-000-000-4171.000 Audit Fee	0.00	229.17	-229.17	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	0.00	750.00	-100.00
Total Advertising & Marketing	0.00	62.50	-62.50	125.00	0.00	750.00	-100.00
Office Expense							
10-1-000-000-4140.000 Training - Staff	239.00	1,666.67	-1,427.67	3,333.34	2,339.00	20,000.00	-88.31
10-1-000-000-4180.000 Telephone	526.61	416.67	109.94	833.34	904.63	5,000.00	-81.91
10-1-000-000-4190.100 Postage	-335.75	125.00	-460.75	250.00	297.72	1,500.00	-80.15
10-1-000-000-4190.200 Office Supplies	49.91	125.00	-75.09	250.00	-0.36	1,500.00	-100.02
10-1-000-000-4190.300 Paper Supplies	83.06	83.33	-0.27	166.66	0.00	1,000.00	-100.00
10-1-000-000-4190.400 Printing/printers	0.00	16.67	-16.67	33.34	0.00	200.00	-100.00
10-1-000-000-4190.401 Printing Supplies	0.00	166.67	-166.67	333.34	0.00	2,000.00	-100.00
10-1-000-000-4190.500 Printer/Copier Supp-Cont	185.98	208.33	-22.35	416.66	185.98	2,500.00	-92.56
10-1-000-000-4190.550 Computers	89.00	583.33	-494.33	1,166.66	89.00	7,000.00	-98.73
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	156.87	250.00	-93.13	500.00	412.74	3,000.00	-86.24
10-1-000-000-4190.850 IT Support	1,000.27	416.67	583.60	833.34	1,131.52	5,000.00	-77.37
Total Office Expense	1,994.95	4,933.34	-2,938.39	9,866.68	5,360.23	59,200.00	-90.95
Legal Expense							
10-1-000-000-4130.000 Legal Expense	800.00	833.33	-33.33	1,666.66	800.00	10,000.00	-92.00
10-1-000-000-4190.900 Court Costs	0.00	0.00	0.00	0.00	0.00	0.00	
Total Legal Expense	800.00	833.33	-33.33	1,666.66	800.00	10,000.00	-92.00
Travel Expense							
10-1-000-000-4150.000 Travel - Staff	0.00	333.33	-333.33	666.66	1,250.63	4,000.00	-68.73
10-1-000-000-4150.010 Travel - Commissioners	0.00	416.67	-416.67	833.34	0.00	5,000.00	-100.00
10-1-000-000-4150.100 Mileage - Admin	0.00	8.33	-8.33	16.66	0.00	100.00	-100.00
Total Travel Expense	0.00	758.33	-758.33	1,516.66	1,250.63	9,100.00	-86.26
Other Expense							
10-1-000-000-4140.010 Training-Commissioners	0.00	833.33	-833.33	1,666.66	-2,100.00	10,000.00	-121.00
10-1-000-000-4160.000 Consulting Services	917.00	1,250.00	-333.00	2,500.00	1,834.00	15,000.00	-87.77
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	0.00	137.50	-137.50	275.00	0.00	1,650.00	-100.00
10-1-000-000-4190.950 Background Verification	0.00	20.83	-20.83	41.66	0.00	250.00	-100.00
Total Other Expense	917.00	2,266.66	-1,349.66	4,533.32	-266.00	27,200.00	-100.98
TOTAL OPERATING EXPENSE - Admin	40,358.15	49,770.83	-9,412.68	99,541.66	79,722.98	597,250.00	-86.65

UTILITIES EXPENSE

Utilities Expense							
10-1-000-000-4310.000 Water	18.41	25.00	-6.59	50.00	18.41	300.00	-93.86
10-1-000-000-4315.000 Sewer	6.99	12.50	-5.51	25.00	6.99	150.00	-95.34
10-1-000-000-4320.000 Electric	0.00	229.17	-229.17	458.34	0.00	2,750.00	-100.00
10-1-000-000-4330.000 Gas	96.80	200.00	-103.20	400.00	107.60	2,400.00	-95.52
10-1-000-000-4340.000 Fuel	0.00	0.00	0.00	0.00	0.00	0.00	
Total Utilites Expense	122.20	466.67	-344.47	933.34	133.00	5,600.00	-97.63
TOTAL UTILITIES EXPENSE	122.20	466.67	-344.47	933.34	133.00	5,600.00	-97.63

MAINTENANCE & OPERATIONS EXPENSE

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Maintenance - Labor & OT							
10-1-000-000-4410.200 Maint - Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Maintenance - Labor & OT	0.00	0.00	0.00	0.00	0.00	0.00	
Benefit Contributions - Maintenance							
10-1-000-000-4410.500 Emp Benefit - Maint	0.00	25.00	-25.00	50.00	0.00	300.00	-100.00
Total Benefit Contributions - Maint.	0.00	25.00	-25.00	50.00	0.00	300.00	-100.00
Maintenance - Materials/Supplies							
10-1-000-000-4420.010 Garbage&Trash Supp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4420.020 Htg & Cooling	0.00	20.83	-20.83	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	88.60	25.00	63.60	50.00	88.60	300.00	-70.47
10-1-000-000-4420.110 Routine Maint. Supply	0.00	25.00	-25.00	50.00	-1.84	300.00	-100.61
10-1-000-000-4420.120 Other Misc Supply	0.00	8.33	-8.33	16.66	88.95	100.00	-11.05
10-1-000-000-4420.125 Mileage	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4420.126 Vehicle Supplies	0.00	25.00	-25.00	50.00	0.00	300.00	-100.00
Total Maintenance - Materials/Supplies	88.60	166.65	-78.05	333.30	175.71	2,000.00	-91.21
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	58.34	0.00	350.00	-100.00
10-1-000-000-4430.020 Heating&Cooling Cont	0.00	83.33	-83.33	166.66	0.00	1,000.00	-100.00
10-1-000-000-4430.030 Snow Removal Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.050 Landscape & Grds Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.060 Unit Turnaround Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.070 Electrical Contract	0.00	41.67	-41.67	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	12.50	-12.50	25.00	0.00	150.00	-100.00
10-1-000-000-4431.000 Trash Removal	0.00	0.00	0.00	0.00	0.00	0.00	
Total Maintenance - Contracts	0.00	291.65	-291.65	583.30	87.74	3,500.00	-97.49
TOTAL MAINTENANCE EXPENSES	88.60	483.30	-394.70	966.60	263.45	5,800.00	-95.46
<u>INSURANCE PREMIUMS EXPENSE</u>							
Insurance Expense							
10-1-000-000-4510.010 Property Insurance	82.92	85.42	-2.50	170.84	165.84	1,025.00	-83.82
10-1-000-000-4510.015 Equipment Insurance	10.40	10.83	-0.43	21.66	20.80	130.00	-84.00
10-1-000-000-4510.020 Liability Insurance	35.82	37.50	-1.68	75.00	71.64	450.00	-84.08
10-1-000-000-4510.025 PE & PO Insurance	278.50	283.33	-4.83	566.66	557.00	3,400.00	-83.62
10-1-000-000-4510.030 Work Comp Insurance	1,080.09	1,093.75	-13.66	2,187.50	2,160.18	13,125.00	-83.54
10-1-000-000-4510.035 Auto Insurance	41.93	43.33	-1.40	86.66	83.86	520.00	-83.87
10-1-000-000-4510.040 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Insurance Expense	1,529.66	1,554.16	-24.50	3,108.32	3,059.32	18,650.00	-83.60
TOTAL INSURANCE PREMIUMS EXPENSE	1,529.66	1,554.16	-24.50	3,108.32	3,059.32	18,650.00	-83.60

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
<u>TOTAL PROTECTIVE SERVICES EXPENSE</u>							
Protective Services - Contract							
10-1-000-000-4480.000 Protect Service	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4480.500 Security Contract	3,665.00	0.00	3,665.00	0.00	3,665.00	0.00	
Total Protective Services - Contract	3,665.00	0.00	3,665.00	0.00	3,665.00	0.00	
TOTAL PROTECTIVE SERVICES EXPENSE	3,665.00	0.00	3,665.00	0.00	3,665.00	0.00	
<u>GENERAL EXPENSES</u>							
General Expenses							
10-1-000-000-4530.000 Term Leave Pay	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4590.000 Other General	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4595.000 Compensated Absences	0.00	0.00	0.00	0.00	0.00	0.00	
Total General Expenses	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL OTHER GENERAL EXPENSES	0.00	0.00	0.00	0.00	0.00	0.00	
<u>INTEREST EXP & AMORTIZATION COST</u>							
Interest Expense							
10-1-000-000-5230.100 Int on DSF Invest	0.00	0.00	0.00	0.00	0.00	0.00	
Total Interest Expense	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL INTEREST EXP & AMORT COST	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL OPERATING EXPENSE	45,763.61	52,274.96	-6,511.35	104,549.92	86,843.75	627,300.00	-86.16
NET REVENUE/EXPENSE (GAIN/-LOSS)	-6,662.10	-1,891.71	-4,770.39	-3,783.42	-18,131.96	-22,700.00	-20.12
<u>MISCELLANEOUS EXPENSE</u>							
Extraordinary & Casualty Expense							
10-1-000-000-4610.010 Extraordinary Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4610.020 Extraordinary Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4610.030 Extraordinary Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Extraordinary Expense	0.00	0.00	0.00	0.00	0.00	0.00	
Total Casualty Expense	0.00	0.00	0.00	0.00	0.00	0.00	
Depreciation Expense							
10-1-000-000-4800.000 Depreciation Exp COCC	45.00	50.00	-5.00	100.00	90.00	600.00	-85.00
Total Depreciation Expense	45.00	50.00	-5.00	100.00	90.00	600.00	-85.00
TOTAL MISCELLANEOUS EXPENSES	45.00	50.00	-5.00	100.00	90.00	600.00	-85.00
<u>OTHER FINANCING SOURCES (USES)</u>							
Operating Transfers In/Out							
10-1-000-000-6010.000 Prior Yr Adj-ARR	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-6020.000 Prior Yr Adj-NARR	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-7010.000 Prov Oper Reserve	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-9111.000 Operating Xfers - In	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-9111.100 Operating Xfers - Out	0.00	0.00	0.00	0.00	0.00	0.00	
Total Operating Transfers In/Out	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL OTHER FINANCING SOURCES	0.00	0.00	0.00	0.00	0.00	0.00	
EXCESS REVENUE/EXPENSE GAIN/-LOSS	-6,617.10	-1,841.71	-4,775.39	-3,683.42	-18,041.96	-22,100.00	-18.36

Date:
Time:
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Knox County Housing Authority
INCOME STATEMENT - AMP 1, Moon Towers
May, 2020

	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	-30,219.00	-33,333.33	3,114.33	-66,666.66	-61,109.00	-400,000.00	-84.72
10-1-000-001-3111.000 Utility Allowance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Tenant Rent Revenue	-30,219.00	-33,333.33	3,114.33	-66,666.66	-61,109.00	-400,000.00	-84.72
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	-300.00	0.00	-1,800.00	-100.00
10-1-000-001-3690.000 Other Income	-142.68	-33.33	-109.35	-66.66	-142.68	-400.00	-64.33
10-1-000-001-3690.100 Late Fees	0.00	-291.67	291.67	-583.34	25.00	-3,500.00	-100.71
10-1-000-001-3690.120 Violation Fees	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3690.130 Court Cost Fees	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3690.140 Returned Check Charge	0.00	-6.25	6.25	-12.50	0.00	-75.00	-100.00
10-1-000-001-3690.150 Laundry Income	0.00	-833.33	833.33	-1,666.66	0.00	-10,000.00	-100.00
10-1-000-001-3690.160 Vending Machines Inc.	-175.51	-141.67	-33.84	-283.34	-175.51	-1,700.00	-89.68
10-1-000-001-3690.180 Labor	-395.00	-291.67	-103.33	-583.34	-395.00	-3,500.00	-88.71
10-1-000-001-3690.200 Materials	-23.50	-100.00	76.50	-200.00	-23.50	-1,200.00	-98.04
10-1-000-001-3690.300 T.S. Income - Grants	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3690.500 Resid.Council Activ	0.00	0.00	0.00	0.00	0.00	0.00	
Total Tenant Revenue Other	-736.69	-1,847.92	1,111.23	-3,695.84	-711.69	-22,175.00	-96.79
TOTAL TENANT REVENUE	-30,955.69	-35,181.25	4,225.56	-70,362.50	-61,820.69	-422,175.00	-85.36
OTHER REVENUE							
HUD PH Operating Subsidy							
10-1-000-001-8020.000 Oper Sub - Curr Yr	-37,951.00	-33,156.25	-4,794.75	-66,312.50	-75,901.00	-397,875.00	-80.92
Total HUD PH Operating Subsidy	-37,951.00	-33,156.25	-4,794.75	-66,312.50	-75,901.00	-397,875.00	-80.92
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	-155.83	-870.83	715.00	-1,741.66	-432.54	-10,450.00	-95.86
Total Other Grants & Investment Income	-155.83	-870.83	715.00	-1,741.66	-432.54	-10,450.00	-95.86
Other Revenue							
10-1-000-001-3850.005 Income from Other Amps	-385.92	-458.33	72.41	-916.66	-706.36	-5,500.00	-87.16
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	-385.92	-458.33	72.41	-916.66	-706.36	-5,500.00	-87.16
TOTAL OTHER REVENUE	-38,492.75	-34,485.41	-4,007.34	-68,970.82	-77,039.90	-413,825.00	-81.38
TOTAL REVENUE	-69,448.44	-69,666.66	218.22	-139,333.32	-138,860.59	-836,000.00	-83.39
EXPENSES							

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
10-1-000-001-4170.000 Accounting Fee	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4190.000 Other Sundry	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4190.950 Background Verification	0.00	83.33	-83.33	166.66	0.00	1,000.00	-100.00
Total Other Expense	0.00	83.33	-83.33	166.66	-1,575.00	1,000.00	-257.50
TOTAL ADMINISTRATIVE EXPENSE	24,395.39	25,230.84	-835.45	50,461.68	49,563.42	302,770.00	-83.63
TENANT SERVICES							
Tenant Services - Salaries & Benefits							
10-1-000-001-4210.000 Ten Services-Salary	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4210.500 Emp Benefit-TenSer	0.00	0.00	0.00	0.00	0.00	0.00	
Total Ten. Ser. - Salaries & Benefits	0.00	0.00	0.00	0.00	0.00	0.00	
Tenant Services - Other							
10-1-000-001-4220.000 Ten Ser-Incentives	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4220.050 Ten Ser-Cable/TV Exp	76.94	0.00	76.94	0.00	76.94	0.00	
10-1-000-001-4220.100 Ten Ser-Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4220.110 Ten Ser-Recreation	0.00	16.67	-16.67	33.34	0.00	200.00	-100.00
10-1-000-001-4220.120 Ten Ser-Education	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4220.130 Ten Ser-Phone	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4220.140 Ten Ser-Transportation	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4220.155 National Night Out	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4220.160 TenSer-Printing&Postage	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4220.161 Ten Serv-advertizing	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4220.171 Summer Prog Functions	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4220.172 Summer Prog Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4220.175 Garden Program Expense	0.00	25.00	-25.00	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	76.94	41.67	35.27	83.34	76.94	500.00	-84.61
TOTAL TENANT SERVICES EXPENSE	76.94	41.67	35.27	83.34	76.94	500.00	-84.61
MAINTENANCE & OPERATIONS EXPENSE							
Maintenance - Labor & OT							
10-1-000-001-4410.000 Maintenance - Labor	6,975.64	11,666.67	-4,691.03	23,333.34	13,951.28	140,000.00	-90.03
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	0.00	291.67	-291.67	583.34	0.00	3,500.00	-100.00
10-1-000-001-4410.200 Maint - Other Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Maintenance - Labor & OT	6,975.64	11,958.34	-4,982.70	23,916.68	13,951.28	143,500.00	-90.28
Benefit Contributions - Maintenance							
10-1-000-001-4410.500 Emp Benefit-Maint	2,483.69	4,583.33	-2,099.64	9,166.66	4,798.99	55,000.00	-91.27
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.	2,483.69	4,583.33	-2,099.64	9,166.66	4,798.99	55,000.00	-91.27
Maintenance - Materials/Supplies							
10-1-000-001-4420.010 Garbage&Trash Supp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4420.020 Heating&Cooling Supp	1,412.12	333.33	1,078.79	666.66	1,412.12	4,000.00	-64.70

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
10-1-000-001-4420.030 Snow Removal Supplies	0.00	16.67	-16.67	33.34	0.00	200.00	-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	0.00	50.00	-50.00	100.00	0.00	600.00	-100.00
10-1-000-001-4420.051 Gasoline for Mowing	0.00	29.17	-29.17	58.34	0.00	350.00	-100.00
10-1-000-001-4420.070 Electrical Supplies	32.35	83.33	-50.98	166.66	34.22	1,000.00	-96.58
10-1-000-001-4420.080 Plumbing Supplies	88.68	125.00	-36.32	250.00	97.93	1,500.00	-93.47
10-1-000-001-4420.090 Extermination Supplies	0.00	125.00	-125.00	250.00	0.00	1,500.00	-100.00
10-1-000-001-4420.100 Janitorial Supplies	626.36	375.00	251.36	750.00	741.24	4,500.00	-83.53
10-1-000-001-4420.110 Routine Maint. Supplies	205.40	1,083.33	-877.93	2,166.66	304.01	13,000.00	-97.66
10-1-000-001-4420.120 Other Misc Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4420.121 Laundry Equip Suppllies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4420.125 Mileage	0.00	20.83	-20.83	41.66	0.00	250.00	-100.00
10-1-000-001-4420.126 Vehicle Supplies	34.44	25.00	9.44	50.00	34.44	300.00	-88.52
10-1-000-001-4420.130 Securty Supplies	0.00	250.00	-250.00	500.00	0.00	3,000.00	-100.00
Total Maintenance - Materials/Supplies	2,399.35	2,520.83	-121.48	5,041.66	2,623.96	30,250.00	-91.33
Maintenance - Contracts							
10-1-000-001-4430.010 Garbage & Trash Con	349.31	416.67	-67.36	833.34	701.21	5,000.00	-85.98
10-1-000-001-4430.020 Heating & Cooling Cont	2,226.28	125.00	2,101.28	250.00	2,406.28	1,500.00	60.42
10-1-000-001-4430.030 Snow Removal Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4430.040 Elevator Maintenance	4,112.16	1,375.00	2,737.16	2,750.00	4,112.16	16,500.00	-75.08
10-1-000-001-4430.050 Landscape & Grds Cont	996.29	62.50	933.79	125.00	996.29	750.00	32.84
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	33.34	0.00	200.00	-100.00
10-1-000-001-4430.080 Plumbing Contracts	302.00	1,250.00	-948.00	2,500.00	302.00	15,000.00	-97.99
10-1-000-001-4430.090 Extermination Contracts	0.00	1,250.00	-1,250.00	2,500.00	1,136.34	15,000.00	-92.42
10-1-000-001-4430.100 Janitorial Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4430.110 Routine Mainten Cont	182.34	125.00	57.34	250.00	252.34	1,500.00	-83.18
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	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4430.126 Vehicle Maint Cont	0.00	83.33	-83.33	166.66	0.00	1,000.00	-100.00
Total Maintenance - Contracts	8,168.38	4,829.17	3,339.21	9,658.34	9,906.62	57,950.00	-82.90
TOTAL MAINTENANCE EXPENSES	20,027.06	23,891.67	-3,864.61	47,783.34	31,280.85	286,700.00	-89.09
UTILITIES EXPENSE							
Utilities Expense							
10-1-000-001-4310.000 Water	1,219.35	1,083.33	136.02	2,166.66	1,219.35	13,000.00	-90.62
10-1-000-001-4315.000 Sewer	2,073.36	1,250.00	823.36	2,500.00	2,073.36	15,000.00	-86.18
10-1-000-001-4320.000 Electric	0.00	2,083.33	-2,083.33	4,166.66	-486.27	25,000.00	-101.95
10-1-000-001-4330.000 Gas	2,323.09	4,583.33	-2,260.24	9,166.66	-107.60	55,000.00	-100.20
10-1-000-001-4330.010 Refuse	0.00	0.00	0.00	0.00	0.00	0.00	
Total Utilities Expense	5,615.80	8,999.99	-3,384.19	17,999.98	2,698.84	108,000.00	-97.50
TOTAL UTILITIES EXPENSE	5,615.80	8,999.99	-3,384.19	17,999.98	2,698.84	108,000.00	-97.50
TOTAL PROTECTIVE SERVICES EXPENSE							
Protective Services - Contract							
10-1-000-001-4480.000 Police Contract	0.00	250.00	-250.00	500.00	0.00	3,000.00	-100.00
10-1-000-001-4480.100 ADT Contract	0.00	45.83	-45.83	91.66	0.00	550.00	-100.00
10-1-000-001-4480.500 Security Contract	0.00	416.67	-416.67	833.34	0.00	5,000.00	-100.00
Total Protective Services - Contract	0.00	712.50	-712.50	1,425.00	0.00	8,550.00	-100.00
TOTAL PROTECTIVE SERVICES EXPENSE	0.00	712.50	-712.50	1,425.00	0.00	8,550.00	-100.00
INSURANCE PREMIUMS EXPENSE							
Insurance Expenses							

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
10-1-000-001-4510.000 Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4510.010 Property	2,819.31	2,858.33	-39.02	5,716.66	5,638.62	34,300.00	-83.56
10-1-000-001-4510.015 Equipment Insurance	123.95	127.08	-3.13	254.16	247.90	1,525.00	-83.74
10-1-000-001-4510.020 Liability Insurance	427.08	433.33	-6.25	866.66	854.16	5,200.00	-83.57
10-1-000-001-4510.025 PE & PO Insurance	199.00	204.17	-5.17	408.34	398.00	2,450.00	-83.76
10-1-000-001-4510.030 Work Comp Insurance	671.28	683.33	-12.05	1,366.66	1,342.56	8,200.00	-83.63
10-1-000-001-4510.035 Auto Insurance	41.93	43.75	-1.82	87.50	83.86	525.00	-84.03
10-1-000-001-4510.040 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Insurance Expenses	4,282.55	4,349.99	-67.44	8,699.98	8,565.10	52,200.00	-83.59
TOTAL INSURANCE PREMIUMS EXPENSE	4,282.55	4,349.99	-67.44	8,699.98	8,565.10	52,200.00	-83.59
<u>GENERAL EXPENSES</u>							
General Expenses							
10-1-000-001-4530.000 Term Leave Pay	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4590.000 Other General	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4595.000 Compensated Absences	0.00	0.00	0.00	0.00	0.00	0.00	
Total General Expenses	0.00	0.00	0.00	0.00	0.00	0.00	
Payment In Lieu Of Taxes - PILOT Tax							
10-1-000-001-4520.000 Pay in lieu of Tax	2,460.32	2,433.33	26.99	4,866.66	5,841.02	29,200.00	-80.00
Total Payment In Lieu Of Taxes - PILOT	2,460.32	2,433.33	26.99	4,866.66	5,841.02	29,200.00	-80.00
Bad Debt Write-Offs - Tenant Rents							
10-1-000-001-4570.000 Collection Losses	-189.02	0.00	-189.02	0.00	1,163.89	0.00	
Total Bad Debt Write-Offs - Tenant Rents	-189.02	0.00	-189.02	0.00	1,163.89	0.00	
TOTAL OTHER GENERAL EXPENSES	2,271.30	2,433.33	-162.03	4,866.66	7,004.91	29,200.00	-76.01
<u>INTEREST EXP & AMORTIZATION COST</u>							
Interest Expense							
10-1-000-001-5230.100 Int on DSF Invest	0.00	0.00	0.00	0.00	0.00	0.00	
Total Interest Expense	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL INTEREST EXP & AMORT COST	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL OPERATING EXPENSE	56,669.04	65,659.99	-8,990.95	131,319.98	99,190.06	787,920.00	-87.41
NET (REVENUE)/EXPENSE	-12,779.40	-4,006.67	-8,772.73	-8,013.34	-39,670.53	-48,080.00	-17.49
<u>MISCELLANEOUS EXPENSE</u>							
Extraordinary Expense							
10-1-000-001-4610.010 Extraordinary Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4610.020 Extraordinary Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4610.030 Extraordinary Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Extraordinary Expense	0.00	0.00	0.00	0.00	0.00	0.00	
Casualty Losses - Non-capitalized							
10-1-000-001-4620.010 Casualty Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4620.020 Casualty Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4620.030 Casualty Contract Costs	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4620.040 Insur Proceeds	0.00	0.00	0.00	0.00	0.00	0.00	
Total Casualty Losses - Non-capitalized	0.00	0.00	0.00	0.00	0.00	0.00	
Depreciation Expense							
10-1-000-001-4800.000 Depreciation Exp MT	14,500.00	29,583.33	-15,083.33	59,166.66	29,000.00	355,000.00	-91.83
Total Depreciation Expense	14,500.00	29,583.33	-15,083.33	59,166.66	29,000.00	355,000.00	-91.83
TOTAL MISCELLANEOUS EXPENSES	14,500.00	29,583.33	-15,083.33	59,166.66	29,000.00	355,000.00	-91.83

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

	<u>Monthly Amt</u>	<u>Monthly Budget</u>	<u>Variance</u>	<u>YTD Budget</u>	<u>Current YTD</u>	<u>Budget</u>	<u>Variance %</u>
TOTAL EXPENSES	1,720.60	25,576.66	-23,856.06	51,153.32	-10,670.53	306,920.00	-103.48
<u>OTHER FINANCING SOURCES (USES)</u>							
Prior Period Adjustment							
10-1-000-001-6010.000 Prior Yr Adj-ARR	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-6020.000 Prior Yr Adj-NARR	0.00	0.00	0.00	0.00	0.00	0.00	
Total Prior Period Adjustment	0.00	0.00	0.00	0.00	0.00	0.00	
Operating Transfers In/Out							
10-1-000-001-7010.000 Prov Oper Reserve	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-9111.000 Operating Xfers - In	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-9111.100 Operating Xfers - Out	0.00	0.00	0.00	0.00	0.00	0.00	
Total Operating Transfers In/Out	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL OTHER FINANCING SOURCES (USES)	0.00	0.00	0.00	0.00	0.00	0.00	
EXCESS (REVENUE)/EXPENSE	1,720.60	25,576.66	-23,856.06	51,153.32	-10,670.53	306,920.00	-103.48

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
REVENUE							
pum	196.00	196.00	0.00	392.00	392.00	2,352.00	0.00
TENANT REVENUE							
Tenant Rent Revenue							
10-1-000-002-3110.000 Dwelling Rent	-17,673.00	-16,666.67	-1,006.33	-33,333.34	-36,275.00	-200,000.00	-81.86
10-1-000-002-3111.000 Utility Allowance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Tenant Rent Revenue	-17,673.00	-16,666.67	-1,006.33	-33,333.34	-36,275.00	-200,000.00	-81.86
Tenant Revenue - Other							
10-1-000-002-3190.000 Nondwell Rent	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3690.000 Other Income	-48.31	-166.67	118.36	-333.34	-407.04	-2,000.00	-79.65
10-1-000-002-3690.100 Late Fees	0.00	-833.33	833.33	-1,666.66	0.00	-10,000.00	-100.00
10-1-000-002-3690.120 Violation Fees	-450.00	-416.67	-33.33	-833.34	-450.00	-5,000.00	-91.00
10-1-000-002-3690.130 Court Cost Fees	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3690.140 Returned Check Charge	0.00	-6.25	6.25	-12.50	0.00	-75.00	-100.00
10-1-000-002-3690.180 Labor	-334.75	-1,333.33	998.58	-2,666.66	-1,159.50	-16,000.00	-92.75
10-1-000-002-3690.200 Materials	-65.00	-583.33	518.33	-1,166.66	-201.50	-7,000.00	-97.12
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	-898.06	-3,339.58	2,441.52	-6,679.16	-2,218.04	-40,075.00	-94.47
TOTAL TENANT REVENUE	-18,571.06	-20,006.25	1,435.19	-40,012.50	-38,493.04	-240,075.00	-83.97
OTHER REVENUE							
HUD PH Operating Subsidy							
10-1-000-002-8020.000 Oper Sub - Curr Yr	-82,520.00	-68,566.75	-13,953.25	-137,133.50	-165,041.00	-822,801.00	-79.94
Total HUD PH Operating Subsidy	-82,520.00	-68,566.75	-13,953.25	-137,133.50	-165,041.00	-822,801.00	-79.94
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	-123.91	-583.33	459.42	-1,166.66	-308.38	-7,000.00	-95.59
Total Other Grants & Investment Income	-123.91	-583.33	459.42	-1,166.66	-308.38	-7,000.00	-95.59
Other Revenue							
10-1-000-002-3195.000 Day Care Income	-125.00	-125.00	0.00	-250.00	-250.00	-1,500.00	-83.33
10-1-000-002-3850.005 Income from Other Amps	0.00	-250.00	250.00	-500.00	0.00	-3,000.00	-100.00
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	-125.00	-375.00	250.00	-750.00	-250.00	-4,500.00	-94.44
TOTAL OTHER REVENUE	-82,768.91	-69,525.08	-13,243.83	-139,050.16	-165,599.38	-834,301.00	-80.15
TOTAL REVENUE	-101,339.97	-89,531.33	-11,808.64	-179,062.66	-204,092.42	-1,074,376.00	-81.00

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
10-1-000-002-4410.100 Maint Labor - OT	0.00	333.33	-333.33	666.66	0.00	4,000.00	-100.00
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	0.00	0.00	0.00	1,846.40	0.00	
Total Maintenance - Labor & OT	21,109.60	23,250.00	-2,140.40	46,500.00	41,869.60	279,000.00	-84.99
Benefit Contributions - Maintenance							
10-1-000-002-4410.500 Emp Benefit - Maint	8,975.99	9,479.17	-503.18	18,958.34	16,020.08	113,750.00	-85.92
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	0.00	0.00	0.00	581.83	0.00	
Total Benefit Contributions - Maint.	8,975.99	9,479.17	-503.18	18,958.34	16,601.91	113,750.00	-85.40
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	965.94	208.33	757.61	416.66	611.97	2,500.00	-75.52
10-1-000-002-4420.030 Snow Removal Supplies	0.00	16.67	-16.67	33.34	0.00	200.00	-100.00
10-1-000-002-4420.031 Gas for Snow Removal	0.00	16.67	-16.67	33.34	0.00	200.00	-100.00
10-1-000-002-4420.040 Roofing Contract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4420.050 Landscape/Grounds Sup	558.00	116.67	441.33	233.34	558.00	1,400.00	-60.14
10-1-000-002-4420.051 Gasoline for mowing	0.00	70.83	-70.83	141.66	0.00	850.00	-100.00
10-1-000-002-4420.070 Electrical Supplies	46.38	416.67	-370.29	833.34	76.35	5,000.00	-98.47
10-1-000-002-4420.080 Plumbing Supplies	94.22	416.67	-322.45	833.34	539.80	5,000.00	-89.20
10-1-000-002-4420.090 Extermination Supplies	475.95	125.00	350.95	250.00	475.95	1,500.00	-68.27
10-1-000-002-4420.100 Janitorial Supplies	534.61	166.67	367.94	333.34	572.91	2,000.00	-71.35
10-1-000-002-4420.110 Routine Maint. Supplies	2,427.20	2,083.33	343.87	4,166.66	3,584.26	25,000.00	-85.66
10-1-000-002-4420.120 Other Misc. Supplies	0.00	12.50	-12.50	25.00	0.00	150.00	-100.00
10-1-000-002-4420.125 Mileage	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4420.126 Vehicle Supplies	169.96	375.00	-205.04	750.00	119.83	4,500.00	-97.34
10-1-000-002-4420.130 Security Supplies	0.00	125.00	-125.00	250.00	0.00	1,500.00	-100.00
Total Maintenance - Materials/Supplies	5,272.26	4,150.01	1,122.25	8,300.02	6,539.07	49,800.00	-86.87
Maintenance - Contracts							
10-1-000-002-4430.010 Garbage&Trash Cont	110.00	250.00	-140.00	500.00	110.00	3,000.00	-96.33
10-1-000-002-4430.020 Heating&Cooling Cont	0.00	208.33	-208.33	416.66	0.00	2,500.00	-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	166.67	-166.67	333.34	0.00	2,000.00	-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	29.17	-29.17	58.34	0.00	350.00	-100.00
10-1-000-002-4430.080 Plumbing Contracts	2,777.12	833.33	1,943.79	1,666.66	2,947.87	10,000.00	-70.52
10-1-000-002-4430.090 Extermination Contracts	350.00	833.33	-483.33	1,666.66	350.00	10,000.00	-96.50
10-1-000-002-4430.100 Reg Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4430.110 Routine Maint Contr	0.00	250.00	-250.00	500.00	0.00	3,000.00	-100.00
10-1-000-002-4430.120 Other Misc Cont Cost	2,254.00	0.00	2,254.00	0.00	0.00	0.00	
10-1-000-002-4430.126 Vehicle Maint Cont	38.00	250.00	-212.00	500.00	38.00	3,000.00	-98.73
10-1-000-002-4431.000 Trash Removal	0.00	0.00	0.00	0.00	0.00	0.00	
Total Maintenance - Contracts	5,529.12	2,820.83	2,708.29	5,641.66	3,445.87	33,850.00	-89.82
TOTAL MAINTENANCE EXPENSES	40,886.97	39,700.01	1,186.96	79,400.02	68,456.45	476,400.00	-85.63
UTILITIES EXPENSE							
Utilities Expense							
10-1-000-002-4310.000 Water	132.51	183.33	-50.82	366.66	-160.47	2,200.00	-107.29
10-1-000-002-4315.000 Sewer	41.95	29.17	12.78	58.34	49.13	350.00	-85.96
10-1-000-002-4320.000 Electric	101.96	1,250.00	-1,148.04	2,500.00	401.14	15,000.00	-97.33

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
10-1-000-002-4330.000 Gas	249.00	750.00	-501.00	1,500.00	81.54	9,000.00	-99.09
10-1-000-002-4330.010 Refuse	42.00	83.33	-41.33	166.66	48.30	1,000.00	-95.17
Total Utilities Expense	567.42	2,295.83	-1,728.41	4,591.66	419.64	27,550.00	-98.48
TOTAL UTILITIES EXPENSE	567.42	2,295.83	-1,728.41	4,591.66	419.64	27,550.00	-98.48
<u>TOTAL PROTECTIVE SERVICES EXPENSE</u>							
Protective Services - Contract							
10-1-000-002-4480.000 Police Contract	0.00	233.33	-233.33	466.66	0.00	2,800.00	-100.00
10-1-000-002-4480.100 ADT Contract	488.07	156.67	331.40	313.34	488.07	1,880.00	-74.04
10-1-000-002-4480.500 Security Contract	0.00	833.33	-833.33	1,666.66	0.00	10,000.00	-100.00
Total Protective Services - Contract	488.07	1,223.33	-735.26	2,446.66	488.07	14,680.00	-96.68
TOTAL PROTECTIVE SERVICES EXPENSE	488.07	1,223.33	-735.26	2,446.66	488.07	14,680.00	-96.68
<u>INSURANCE PREMIUMS EXPENSE</u>							
Insurance Expenses							
10-1-000-002-4510.000 Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4510.010 Property Ins	2,819.31	2,866.67	-47.36	5,733.34	5,638.62	34,400.00	-83.61
10-1-000-002-4510.015 Equipment Insurance	135.54	141.67	-6.13	283.34	271.08	1,700.00	-84.05
10-1-000-002-4510.020 Liability Ins	467.03	475.00	-7.97	950.00	934.06	5,700.00	-83.61
10-1-000-002-4510.025 PE & PO Insurance	397.76	408.33	-10.57	816.66	795.52	4,900.00	-83.76
10-1-000-002-4510.030 Work Comp Insurance	1,209.90	1,229.17	-19.27	2,458.34	2,419.80	14,750.00	-83.59
10-1-000-002-4510.035 Auto Insurance	209.63	212.50	-2.87	425.00	419.26	2,550.00	-83.56
10-1-000-002-4510.040 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Insurance Expenses	5,239.17	5,333.34	-94.17	10,666.68	10,478.34	64,000.00	-83.63
TOTAL INSURANCE PREMIUMS EXPENSE	5,239.17	5,333.34	-94.17	10,666.68	10,478.34	64,000.00	-83.63
<u>GENERAL EXPENSES</u>							
General Expenses							
10-1-000-002-4530.000 Term Leave Pay	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4590.000 Other General	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4595.000 Compensated Absences	0.00	0.00	0.00	0.00	0.00	0.00	
Total General Expenses	0.00	0.00	0.00	0.00	0.00	0.00	
Payment In Lieu Of Taxes - PILOT Tax							
10-1-000-002-4520.000 Pay in lieu of Tax	1,710.56	2,230.25	-519.69	4,460.50	3,585.54	26,763.00	-86.60
Total Payment In Lieu Of Taxes - PILOT	1,710.56	2,230.25	-519.69	4,460.50	3,585.54	26,763.00	-86.60
Bad Debt Write-Offs - Tenant Rents							
10-1-000-002-4570.000 Collection Losses	-6,007.59	0.00	-6,007.59	0.00	-9,742.26	0.00	
Total Bad Debt Write-Offs - Tenant Rents	-6,007.59	0.00	-6,007.59	0.00	-9,742.26	0.00	
TOTAL OTHER GENERAL EXPENSES	-4,297.03	2,230.25	-6,527.28	4,460.50	-6,156.72	26,763.00	-123.00
<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	73,986.48	93,888.74	-19,902.26	187,777.48	135,104.86	1,126,665.00	-88.01

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
NET (REVENUE)/EXPENSE	-27,353.49	4,357.41	-31,710.90	8,714.82	-68,987.56	52,289.00	-231.94
<u>MISCELLANEOUS EXPENSE</u>							
Extraordinary Expense							
10-1-000-002-4610.010 Extraordinary Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4610.020 Extraordinary Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4610.030 Extraordinary Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Extraordinary Expense	0.00	0.00	0.00	0.00	0.00	0.00	
Casualty Losses - Non-capitalized							
10-1-000-002-4620.010 Casualty Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4620.020 Casualty Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4620.030 Casualty Contract Costs	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4620.040 Insur Proceeds	0.00	0.00	0.00	0.00	0.00	0.00	
Total Casualty Losses - Non-capitalized	0.00	0.00	0.00	0.00	0.00	0.00	
Depreciation Expense							
10-1-000-002-4800.000 Depreciation Exp Fam	29,000.00	35,416.67	-6,416.67	70,833.34	58,000.00	425,000.00	-86.35
Total Depreciation Expense	29,000.00	35,416.67	-6,416.67	70,833.34	58,000.00	425,000.00	-86.35
TOTAL MISCELLANEOUS EXPENSES	29,000.00	35,416.67	-6,416.67	70,833.34	58,000.00	425,000.00	-86.35
TOTAL EXPENSES	1,646.51	39,774.08	-38,127.57	79,548.16	-10,987.56	477,289.00	-102.30
<u>OTHER FINANCING SOURCES (USES)</u>							
Prior Period Adjustment							
10-1-000-002-6010.000 Prior Yr Adj-ARR	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-6020.000 Prior Yr Adj-NARR	0.00	0.00	0.00	0.00	0.00	0.00	
Total Prior Period Adjustment	0.00	0.00	0.00	0.00	0.00	0.00	
Operating Transfers In/Out							
10-1-000-002-7010.000 Prov Oper Reserve	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-9111.000 Operating Xfers - In	0.00	-16,666.67	16,666.67	-33,333.34	0.00	-200,000.00	-100.00
10-1-000-002-9111.100 Operating Xfers - Out	0.00	0.00	0.00	0.00	0.00	0.00	
Total Operating Transfers In/Out	0.00	-16,666.67	16,666.67	-33,333.34	0.00	-200,000.00	-100.00
TOTAL OTHER FINANCING SOURCES (USES)	0.00	-16,666.67	16,666.67	-33,333.34	0.00	-200,000.00	-100.00
EXCESS (REVENUE)/EXPENSE	1,646.51	23,107.41	-21,460.90	46,214.82	-10,987.56	277,289.00	-103.96

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Knox County Housing Authority
INCOME STATEMENT - AMP 3, Bluebell
May, 2020

	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	-13,581.00	-14,583.33	1,002.33	-29,166.66	-26,459.00	-175,000.00	-84.88
10-1-000-006-3111.000 Utility Allowance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Tenant Rent Revenue	-13,581.00	-14,583.33	1,002.33	-29,166.66	-26,459.00	-175,000.00	-84.88
Tenant Revenue - Other							
10-1-000-006-3120.000 Excess Utilities	0.00	-4.17	4.17	-8.34	0.00	-50.00	-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	-16.67	16.67	-33.34	0.00	-200.00	-100.00
10-1-000-006-3690.100 Late Fees	0.00	-14.58	14.58	-29.16	0.00	-175.00	-100.00
10-1-000-006-3690.120 Violation Fees	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3690.140 Returned Check Charge	0.00	-4.17	4.17	-8.34	0.00	-50.00	-100.00
10-1-000-006-3690.150 Laundry Income	0.00	-500.00	500.00	-1,000.00	0.00	-6,000.00	-100.00
10-1-000-006-3690.160 Vending Machine Inc	-19.59	-20.83	1.24	-41.66	-45.26	-250.00	-81.90
10-1-000-006-3690.180 Labor	0.00	-41.67	41.67	-83.34	0.00	-500.00	-100.00
10-1-000-006-3690.200 Materials	0.00	-8.33	8.33	-16.66	0.00	-100.00	-100.00
Total Tenant Revenue Other	-19.59	-610.42	590.83	-1,220.84	-45.26	-7,325.00	-99.38
TOTAL TENANT REVENUE	-13,600.59	-15,193.75	1,593.16	-30,387.50	-26,504.26	-182,325.00	-85.46
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	-53.58	-191.67	138.09	-383.34	-148.64	-2,300.00	-93.54
10-1-000-006-8020.000 Oper Sub - Curr Yr	-6,184.00	-5,012.67	-1,171.33	-10,025.34	-12,370.00	-60,152.00	-79.44
Total HUD/Other Grants & Invest Income	-6,237.58	-5,204.34	-1,033.24	-10,408.68	-12,518.64	-62,452.00	-79.95
Other Revenue							
10-1-000-006-3850.000 Inspection(s) Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.005 Income from Other Amps	0.00	-20.83	20.83	-41.66	0.00	-250.00	-100.00
10-1-000-006-3850.010 Garbage&Trash Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.020 Htg & Cooling Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.030 Snow Removal Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.040 Elevator Maint Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.050 Landscape&Grds Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.060 Unit Turnaround Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.070 Electric Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.080 Plumbing Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.090 Exterminator Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.100 Janitorial Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.110 Routine Main. Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.120 Other Misc Inc	0.00	0.00	0.00	0.00	0.00	0.00	
Total Other Revenue	0.00	-20.83	20.83	-41.66	0.00	-250.00	-100.00
TOTAL OTHER REVENUE	-6,237.58	-5,225.17	-1,012.41	-10,450.34	-12,518.64	-62,702.00	-80.03
TOTAL REVENUE	-19,838.17	-20,418.92	580.75	-40,837.84	-39,022.90	-245,027.00	-84.07

EXPENSES

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
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	10.70	12.50	-1.80	25.00	10.70	150.00	-92.87
Total Other Expense	10.70	12.50	-1.80	25.00	-514.30	150.00	-442.87
TOTAL OPERATING EXPENSE - Admin	6,407.54	8,116.41	-1,708.87	16,232.82	12,731.77	97,397.00	-86.93
<u>TENANT SERVICES</u>							
Tenant Services - Other							
10-1-000-006-4220.100 Ten Ser-Supplies	0.00	20.83	-20.83	41.66	0.00	250.00	-100.00
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	41.66	-41.66	83.32	0.00	500.00	-100.00
TOTAL TENANT SERVICES EXPENSE	0.00	41.66	-41.66	83.32	0.00	500.00	-100.00
<u>MAINTENANCE & OPERATIONS EXPENSE</u>							
Maintenance - Labor & OT							
10-1-000-006-4410.000 Maintenance - Labor	2,774.40	3,083.33	-308.93	6,166.66	5,548.80	37,000.00	-85.00
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	83.33	-83.33	166.66	0.00	1,000.00	-100.00
10-1-000-006-4410.200 Maint - Other Amps	111.36	0.00	111.36	0.00	111.36	0.00	
Total Maintenance - Labor & OT	2,885.76	3,166.66	-280.90	6,333.32	5,660.16	38,000.00	-85.10
Benefit Contributions - Maintenance							
10-1-000-006-4410.500 Emp Benefit - Maint	632.49	750.00	-117.51	1,500.00	1,281.06	9,000.00	-85.77
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.	632.49	750.00	-117.51	1,500.00	1,281.06	9,000.00	-85.77
Maintenance - Materials/Supplies							
10-1-000-006-4420.010 Garbage&Trash Supp	0.00	12.50	-12.50	25.00	0.00	150.00	-100.00
10-1-000-006-4420.020 Heating&Cooling Supp	21.04	125.00	-103.96	250.00	21.04	1,500.00	-98.60
10-1-000-006-4420.030 Snow Removal Supplies	0.00	12.50	-12.50	25.00	0.00	150.00	-100.00
10-1-000-006-4420.031 Gas for Snow Removal	0.00	4.17	-4.17	8.34	0.00	50.00	-100.00
10-1-000-006-4420.050 Landscape/Grounds Sup	0.00	50.00	-50.00	100.00	0.00	600.00	-100.00
10-1-000-006-4420.051 Gasoline for mowing	0.00	16.67	-16.67	33.34	0.00	200.00	-100.00
10-1-000-006-4420.070 Electrical Supplies	0.00	29.17	-29.17	58.34	41.38	350.00	-88.18
10-1-000-006-4420.080 Plumbing Supplies	258.86	70.83	188.03	141.66	258.86	850.00	-69.55
10-1-000-006-4420.090 Extermination Supplies	0.00	20.83	-20.83	41.66	0.00	250.00	-100.00
10-1-000-006-4420.100 Janitorial Supplies	144.93	125.00	19.93	250.00	144.93	1,500.00	-90.34
10-1-000-006-4420.110 Routine Maint.Supplies	0.00	458.33	-458.33	916.66	23.75	5,500.00	-99.57
10-1-000-006-4420.120 Other Misc Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4420.121 Laundry Equip Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4420.125 Mileage	0.00	4.17	-4.17	8.34	0.00	50.00	-100.00
10-1-000-006-4420.130 Security Supplies	0.00	83.33	-83.33	166.66	0.00	1,000.00	-100.00
Total Maintenance - Materials/Supplies	424.83	1,012.50	-587.67	2,025.00	489.96	12,150.00	-95.97
Maintenance - Contracts							
10-1-000-006-4430.010 Garbage & Trash Cont	120.00	166.67	-46.67	333.34	240.00	2,000.00	-88.00
10-1-000-006-4430.020 Heating & Cooling Cont	352.00	166.67	185.33	333.34	352.00	2,000.00	-82.40
10-1-000-006-4430.030 Snow Removal Contract	0.00	29.17	-29.17	58.34	0.00	350.00	-100.00
10-1-000-006-4430.040 Elevator Maint Cont	1,067.70	500.00	567.70	1,000.00	1,067.70	6,000.00	-82.21
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	0.00	83.33	-83.33	166.66	0.00	1,000.00	-100.00
10-1-000-006-4430.080 Plumbing Contracts	1,296.75	750.00	546.75	1,500.00	1,296.75	9,000.00	-85.59
10-1-000-006-4430.090 Extermination Contracts	0.00	291.67	-291.67	583.34	0.00	3,500.00	-100.00

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
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	194.70	291.67	-96.97	583.34	1,311.12	3,500.00	-62.54
10-1-000-006-4430.120 Other Misc. Cont Cost	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4430.121 Laundry Equip Contract	0.00	25.00	-25.00	50.00	0.00	300.00	-100.00
10-1-000-006-4431.000 Trash Removal	0.00	0.00	0.00	0.00	0.00	0.00	
Total Maintenance - Contracts	3,126.15	2,345.85	780.30	4,691.70	4,362.57	28,150.00	-84.50
TOTAL MAINTENANCE EXPENSES	7,069.23	7,275.01	-205.78	14,550.02	11,793.75	87,300.00	-86.49
<u>UTILITIES EXPENSE</u>							
Utilities Expense							
10-1-000-006-4310.000 Water	273.59	312.50	-38.91	625.00	137.81	3,750.00	-96.33
10-1-000-006-4315.000 Sewer	219.97	250.00	-30.03	500.00	116.86	3,000.00	-96.10
10-1-000-006-4320.000 Electric	38.68	1,000.00	-961.32	2,000.00	81.00	12,000.00	-99.33
10-1-000-006-4330.000 Gas	454.82	750.00	-295.18	1,500.00	0.00	9,000.00	-100.00
Total Utilities Expense	987.06	2,312.50	-1,325.44	4,625.00	335.67	27,750.00	-98.79
TOTAL UTILITIES EXPENSE	987.06	2,312.50	-1,325.44	4,625.00	335.67	27,750.00	-98.79
<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	562.80	208.33	354.47	416.66	562.80	2,500.00	-77.49
10-1-000-006-4480.500 Security Contract	0.00	333.33	-333.33	666.66	0.00	4,000.00	-100.00
Total Protective Services - Contract	562.80	541.66	21.14	1,083.32	562.80	6,500.00	-91.34
TOTAL PROTECTIVE SERVICES EXPENSE	562.80	541.66	21.14	1,083.32	562.80	6,500.00	-91.34
<u>INSURANCE PREMIUMS EXPENSE</u>							
Insurance Expenses							
10-1-000-006-4510.010 Property Insurance	912.13	925.00	-12.87	1,850.00	1,824.26	11,100.00	-83.57
10-1-000-006-4510.015 Equipment Insurance	35.19	37.50	-2.31	75.00	70.38	450.00	-84.36
10-1-000-006-4510.020 Liability Insurance	121.24	125.00	-3.76	250.00	242.48	1,500.00	-83.83
10-1-000-006-4510.025 PE & PO Insurance	79.62	83.33	-3.71	166.66	159.24	1,000.00	-84.08
10-1-000-006-4510.030 Work Comp	142.94	145.83	-2.89	291.66	285.88	1,750.00	-83.66
10-1-000-006-4510.035 Auto Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4510.040 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Insurance Expenses	1,291.12	1,316.66	-25.54	2,633.32	2,582.24	15,800.00	-83.66
TOTAL INSURANCE PREMIUMS EXPENSE	1,291.12	1,316.66	-25.54	2,633.32	2,582.24	15,800.00	-83.66
<u>GENERAL EXPENSES</u>							
General Expenses							
10-1-000-006-4530.000 Term Leave Pay	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4590.000 Other General	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4595.000 Compensated Absences	0.00	0.00	0.00	0.00	0.00	0.00	
Total General Expenses	0.00	0.00	0.00	0.00	0.00	0.00	
Payment In Lieu Of Taxes - PILOT Tax							
10-1-000-006-4520.000 Pay in lieu of Tax	1,259.39	1,750.67	-491.28	3,501.34	2,612.33	21,008.00	-87.57
Total Payment In Lieu Of Taxes - PILOT	1,259.39	1,750.67	-491.28	3,501.34	2,612.33	21,008.00	-87.57
Bad Debt Write-Offs - Tenant Rents							
10-1-000-006-4570.000 Collection Losses	212.04	0.00	212.04	0.00	18.69	0.00	

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Total Bad Debt Write-Offs - Tenant Rents	212.04	0.00	212.04	0.00	18.69	0.00	
TOTAL OTHER GENERAL EXPENSES	1,471.43	1,750.67	-279.24	3,501.34	2,631.02	21,008.00	-87.48
<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	17,789.18	21,354.57	-3,565.39	42,709.14	30,637.25	256,255.00	-88.04
NET (REVENUE)/EXPENSE	-2,048.99	935.65	-2,984.64	1,871.30	-8,385.65	11,228.00	-174.69
<u>MISCELLANEOUS EXPENSE</u>							
Extraordinary & Casualty Expense							
10-1-000-006-4610.010 Extraordinary Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4610.020 Extraordinary Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4610.030 Extraordinary Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Extraordinary Expense	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4620.010 Casualty Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4620.020 Casualty Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4620.030 Casualty Contract Costs	0.00	0.00	0.00	0.00	0.00	0.00	
Total Casualty Losses - Non-capitalized	0.00	0.00	0.00	0.00	0.00	0.00	
Depreciation Expense							
10-1-000-006-4800.000 Depreciation Exp BB	11,000.00	14,083.33	-3,083.33	28,166.66	22,000.00	169,000.00	-86.98
Total Depreciation Expense	11,000.00	14,083.33	-3,083.33	28,166.66	22,000.00	169,000.00	-86.98
TOTAL MISCELLANEOUS EXPENSES	11,000.00	14,083.33	-3,083.33	28,166.66	22,000.00	169,000.00	-86.98
TOTAL EXPENSES	8,951.01	15,018.98	-6,067.97	30,037.96	13,614.35	180,228.00	-92.45
<u>OTHER FINANCING SOURCES (USES)</u>							
Prior Period Adjustment							
10-1-000-006-6010.000 Prior Yr Adj-ARR	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-6020.000 Prior Yr Adj-NARR	0.00	0.00	0.00	0.00	0.00	0.00	
Total Prior Period Adjustment	0.00	0.00	0.00	0.00	0.00	0.00	
Operating/Reserve Transfers In/Out							
10-1-000-006-7010.000 Prov Oper Reserve	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-9111.000 Operating Xfers - In	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-9111.100 Operating Xfers - Out	0.00	0.00	0.00	0.00	0.00	0.00	
Total Operating/Reserve Transfers In/Out	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL OTHER FINANCING SOURCES	0.00	0.00	0.00	0.00	0.00	0.00	
EXCESS (REVENUE)/EXPENSE	8,951.01	15,018.98	-6,067.97	30,037.96	13,614.35	180,228.00	-92.45

Date:
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Knox County Housing Authority
INCOME STATEMENT - HCV (ADMIN & HAP) HAP
May, 2020

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
30-1-000-000-4190.401 Printing Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4190.550 Computers	89.00	250.00	-161.00	500.00	89.00	3,000.00	-97.03
30-1-000-000-4190.800 Internet Services	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4190.850 IT Support	0.00	33.33	-33.33	66.66	0.00	400.00	-100.00
30-1-000-000-4190.950 Background Verification	0.00	66.67	-66.67	133.34	0.00	800.00	-100.00
Total Admin Sundry & w/o Sundry	477.39	1,162.50	-685.11	2,325.00	519.08	13,950.00	-96.28
TOTAL ADMIN EXPENSE	10,757.81	12,298.84	-1,541.03	24,597.68	20,856.72	147,586.00	-85.87
General Expense							
30-1-000-000-4400.000 Maint & Operation	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4510.000 Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4510.025 PE & PO Insurance	79.62	83.33	-3.71	166.66	159.24	1,000.00	-84.08
30-1-000-000-4510.030 Work Comp Insurance	252.20	256.25	-4.05	512.50	504.40	3,075.00	-83.60
30-1-000-000-4510.035 Auto Insurance	41.93	43.75	-1.82	87.50	83.86	525.00	-84.03
30-1-000-000-4510.040 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4530.000 Term Leave Pay	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4540.000 Employee Benefits	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4570.100 Collection Loss Admin	-11.44	41.67	-53.11	83.34	478.76	500.00	-4.25
30-1-000-000-4590.000 Other General Exp	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4590.010 Admin Gen Exp-Port	329.76	400.00	-70.24	800.00	659.52	4,800.00	-86.26
30-1-000-000-4595.000 Compensated Absences	0.00	0.00	0.00	0.00	0.00	0.00	
Total General Expense	692.07	825.00	-132.93	1,650.00	1,885.78	9,900.00	-80.95
TOTAL GENERAL EXPENSE	692.07	825.00	-132.93	1,650.00	1,885.78	9,900.00	-80.95
Surplus Adjustments							
30-1-000-000-6010.000 Prior Yr Adj - ARR	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-6020.000 Prior Yr Adj - NARR	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-6120.000 Gain/Loss-Nonex Eq	0.00	0.00	0.00	0.00	0.00	0.00	
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	0.00	
Provision for Reserve							
30-1-000-000-7016.000 Prov for Oper Rsrve	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-7027.000 Prov for Proj Rsrve	0.00	0.00	0.00	0.00	0.00	0.00	
Total Provision for Reserve	0.00	0.00	0.00	0.00	0.00	0.00	
Capital Expenditures							
30-1-000-000-7520.000 Replace Nonexp Eq	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-7530.000 Repts Nonex Eq NR	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-7540.010 Labor	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-7540.020 Materials	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-7540.030 NonExp Equipment	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-7540.040 Contract Costs	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-7590.000 Oper Exp Prop Contra	0.00	0.00	0.00	0.00	0.00	0.00	
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	0.00	
Depreciation Expense							
30-1-000-000-4800.000 Dpreciation Expense	0.00	0.00	0.00	0.00	0.00	0.00	
Total Depreciation Expense	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL ADMIN EXPENSES	11,449.88	13,123.84	-1,673.96	26,247.68	22,742.50	157,486.00	-85.56

ADMIN (Profit)/Loss w/ Depreciation	-20,998.42	3,693.59	-24,692.01	7,387.18	-21,982.14	44,323.00	-149.60
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Date:
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Knox County Housing Authority
INCOME STATEMENT - HCV (ADMIN & HAP) HAP
May, 2020

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
HAP REVENUE							
HAP Income							
30-1-000-000-3300.200 Fraud Recovery - HAP	-171.50	-416.67	245.17	-833.34	-508.50	-5,000.00	-89.83
30-1-000-000-3300.500 Int Reserve Surplus-HAP	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-8026.000 Ann Contr-Cur Yr	-74,885.00	-77,052.08	2,167.08	-154,104.16	-149,770.00	-924,625.00	-83.80
30-1-000-000-8027.000 Ann Contr - Pr Yr	0.00	0.00	0.00	0.00	0.00	0.00	
Total Income	-75,056.50	-77,468.75	2,412.25	-154,937.50	-150,278.50	-929,625.00	-83.83
TOTAL HAP INCOME	-75,056.50	-77,468.75	2,412.25	-154,937.50	-150,278.50	-929,625.00	-83.83
HAP EXPENSES							
HAP Expenses							
30-1-000-000-4715.010 HAP-Occupied Units	60,961.00	61,544.00	-583.00	123,088.00	120,543.00	738,528.00	-83.68
30-1-000-000-4715.015 HAP Mid Month Lease	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4715.020 HAP-Repayments	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4715.021 HAP-FraudRepay-HUD	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4715.030 HAP-Port Ins	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4715.040 HAP-Util Payments	3,710.00	2,333.33	1,376.67	4,666.66	6,842.00	28,000.00	-75.56
30-1-000-000-4715.050 HAP-Homeownership	243.00	175.00	68.00	350.00	486.00	2,100.00	-76.86
30-1-000-000-4715.070 HAP-Portable	12,218.00	14,583.33	-2,365.33	29,166.66	28,268.00	175,000.00	-83.85
30-1-000-000-4715.080 HAP Hard to House	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4718.000 HAP-Escrow Certs	0.00	0.00	0.00	0.00	0.00	0.00	
Total HAP Expenses	77,132.00	78,635.66	-1,503.66	157,271.32	156,139.00	943,628.00	-83.45
TOTAL HAP EXPENSE	77,132.00	78,635.66	-1,503.66	157,271.32	156,139.00	943,628.00	-83.45
General HAP Expenses							
30-1-000-000-4570.200 Collection Loss HUD	-11.44	41.67	-53.11	83.34	478.76	500.00	-4.25
Total General HAP Expenses	-11.44	41.67	-53.11	83.34	478.76	500.00	-4.25
TOTAL GENERAL HAP EXPENSES	-11.44	41.67	-53.11	83.34	478.76	500.00	-4.25
Prior Year Adj - HAP							
30-1-000-000-6010.010 Prior Year Adj HAP	0.00	0.00	0.00	0.00	0.00	0.00	
Total Prior Year Adj HAP	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL HAP EXPENSES	77,120.56	78,677.33	-1,556.77	157,354.66	156,617.76	944,128.00	-83.41
Remaining HAP to/from Reserve	2,064.06	1,208.58	855.48	2,417.16	6,339.26	14,503.00	-56.29

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

	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	-28,228.00	-28,060.00	-168.00	-56,120.00	-56,911.00	-336,720.00	-83.10
60-1-000-000-5125.000 PHA Rent	-3,677.00	-4,300.00	623.00	-8,600.00	-7,354.00	-51,600.00	-85.75
60-1-000-000-5320.000 Rent Adjustments	173.00	0.00	173.00	0.00	583.00	0.00	
Total Tenant Rent Revenue	-31,732.00	-32,360.00	628.00	-64,720.00	-63,682.00	-388,320.00	-83.60
Excess Rent							
60-1-000-000-5970.000 Excess Rent	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5971.000 Excess Rent to HUD	0.00	0.00	0.00	0.00	0.00	0.00	
Total Excess Rent	0.00	0.00	0.00	0.00	0.00	0.00	
Vacancies Revenue							
60-1-000-000-5220.000 Vacancies - Brentwood	0.00	566.25	-566.25	1,132.50	0.00	6,795.00	-100.00
Total Vacancies Revenue	0.00	566.25	-566.25	1,132.50	0.00	6,795.00	-100.00
TOTAL TENANT REVENUE	-31,732.00	-31,793.75	61.75	-63,587.50	-63,682.00	-381,525.00	-83.31
<u>INVESTMENT REVENUE</u>							
Investment Revenue							
60-1-000-000-5410.000 Interest Income	-68.48	-366.67	298.19	-733.34	-180.09	-4,400.00	-95.91
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	-68.48	-366.67	298.19	-733.34	-180.09	-4,400.00	-95.91
TOTAL INVESTMENT INCOME	-68.48	-366.67	298.19	-733.34	-180.09	-4,400.00	-95.91
<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	-29.17	29.17	-58.34	0.00	-350.00	-100.00
60-1-000-000-5910.000 Laundry Income	-998.50	-733.33	-265.17	-1,466.66	-1,459.00	-8,800.00	-83.42
60-1-000-000-5920.000 Bad Check Charges	0.00	-1.67	1.67	-3.34	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	-175.00	-416.67	241.67	-833.34	-175.00	-5,000.00	-96.50
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	-92.00	-183.33	91.33	-366.66	-108.00	-2,200.00	-95.09
60-1-000-000-5926.000 Violation Charges	0.00	-37.92	37.92	-75.84	0.00	-455.00	-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	-1,265.50	-1,406.26	140.76	-2,812.52	-1,742.00	-16,875.00	-89.68
TOTAL OTHER REVENUE	-1,265.50	-1,406.26	140.76	-2,812.52	-1,742.00	-16,875.00	-89.68
TOTAL REVENUE	-33,065.98	-33,566.68	500.70	-67,133.36	-65,604.09	-402,800.00	-83.71
EXPENSES							

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

	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	2,368.50	2,583.33	-214.83	5,166.66	4,737.00	31,000.00	-84.72
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	802.31	883.33	-81.02	1,766.66	1,556.90	10,600.00	-85.31
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	3,170.81	3,466.66	-295.85	6,933.32	6,293.90	41,600.00	-84.87
Admin Sundry							
60-1-000-000-6210.000 Admin. Advertisement	9.50	33.33	-23.83	66.66	9.50	400.00	-97.63
60-1-000-000-6250.000 Misc Renting Expense	68.00	108.33	-40.33	216.66	68.00	1,300.00	-94.77
60-1-000-000-6311.000 Office Expense-Brent	293.47	150.00	143.47	300.00	232.21	1,800.00	-87.10
60-1-000-000-6311.050 Office Rental Expense	225.00	225.00	0.00	450.00	450.00	2,700.00	-83.33
60-1-000-000-6311.100 Phone/Internet Service	101.60	108.33	-6.73	216.66	211.10	1,300.00	-83.76
60-1-000-000-6311.150 IT Support	0.00	33.33	-33.33	66.66	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	150.00	0.00	900.00	-100.00
60-1-000-000-6360.000 Training - Staff	0.00	87.50	-87.50	175.00	0.00	1,050.00	-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	42.56	129.17	-86.61	258.34	61.53	1,550.00	-96.03
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	1,054.71	83.33	971.38	166.66	-2,186.29	1,000.00	-318.63
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	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6399.000 Other Administrative	0.00	75.00	-75.00	150.00	0.00	900.00	-100.00
Total Admin Sundry	1,794.84	1,149.99	644.85	2,299.98	-1,153.95	13,800.00	-108.36
Fee Expense							
60-1-000-000-6320.000 Management Fees	5,116.30	5,263.00	-146.70	10,526.00	10,378.78	63,156.00	-83.57
60-1-000-000-6351.000 Bookkeeping Fees	630.00	648.00	-18.00	1,296.00	1,278.00	7,776.00	-83.56
Total Fee Expense	5,746.30	5,911.00	-164.70	11,822.00	11,656.78	70,932.00	-83.57
TOTAL OPERATING EXPENSES	10,711.95	10,527.65	184.30	21,055.30	16,796.73	126,332.00	-86.70
<u>UTILITIES</u>							
Utilities Expense							
60-1-000-000-6450.000 Utilites - Electric	498.30	458.33	39.97	916.66	56.06	5,500.00	-98.98
60-1-000-000-6451.000 Utilities - Water	864.70	850.00	14.70	1,700.00	864.70	10,200.00	-91.52
60-1-000-000-6452.000 Utilities - Gas	153.96	125.00	28.96	250.00	-60.61	1,500.00	-104.04
60-1-000-000-6453.000 Utilities - Sewer	1,164.66	808.33	356.33	1,616.66	1,164.66	9,700.00	-87.99
Total Utilities	2,681.62	2,241.66	439.96	4,483.32	2,024.81	26,900.00	-92.47
TOTAL UTILITIES	2,681.62	2,241.66	439.96	4,483.32	2,024.81	26,900.00	-92.47
<u>MAINTENANCE EXPENSES</u>							
Maintenance Salaries							
60-1-000-000-6510.000 Maintenance Salaries	3,862.40	4,416.67	-554.27	8,833.34	7,724.80	53,000.00	-85.42
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	20.83	-20.83	41.66	0.00	250.00	-100.00
60-1-000-000-6510.500 Maint. Employee Ben.	1,790.36	2,166.67	-376.31	4,333.34	3,380.75	26,000.00	-87.00
60-1-000-000-6510.501 Wellness Benefit - Maint	0.00	0.00	0.00	0.00	0.00	0.00	
Total Maintenance Salaries	5,652.76	6,625.00	-972.24	13,250.00	11,105.55	79,500.00	-86.03
Maintenance Supplies							

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

	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	0.00	91.67	-91.67	183.34	0.00	1,100.00	-100.00
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	0.00	258.33	-258.33	516.66	0.00	3,100.00	-100.00
60-1-000-000-6515.070 Electrical Supplies	168.63	472.92	-304.29	945.84	168.63	5,675.00	-97.03
60-1-000-000-6515.080 Plumbing Supplies	64.97	400.00	-335.03	800.00	64.97	4,800.00	-98.65
60-1-000-000-6515.100 Janitorial Supplies	101.25	108.33	-7.08	216.66	185.82	1,300.00	-85.71
60-1-000-000-6515.110 Routine Maint. Supplies	0.00	1,509.17	-1,509.17	3,018.34	0.00	18,110.00	-100.00
60-1-000-000-6515.114 Painting Supplies - BW	0.00	200.00	-200.00	400.00	0.00	2,400.00	-100.00
60-1-000-000-6515.115 Refrigerators	1,497.00	125.00	1,372.00	250.00	1,497.00	1,500.00	-0.20
60-1-000-000-6515.116 Stoves	0.00	85.00	-85.00	170.00	0.00	1,020.00	-100.00
60-1-000-000-6515.120 Misc. Other Supplies	32.06	41.67	-9.61	83.34	32.06	500.00	-93.59
Total Maintenance Supplies	1,863.91	3,333.76	-1,469.85	6,667.52	1,948.48	40,005.00	-95.13
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	962.51	1,008.33	-45.82	2,016.66	1,934.36	12,100.00	-84.01
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	416.67	-416.67	833.34	0.00	5,000.00	-100.00
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	162.50	-162.50	325.00	142.50	1,950.00	-92.69
60-1-000-000-6520.090 Extermination Contract	0.00	212.50	-212.50	425.00	0.00	2,550.00	-100.00
60-1-000-000-6520.100 Janitorial Contract	225.00	108.33	116.67	216.66	225.00	1,300.00	-82.69
60-1-000-000-6520.110 Routine Maint. Contract	29.99	100.00	-70.01	200.00	0.00	1,200.00	-100.00
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	2,866.67	-2,866.67	5,733.34	0.00	34,400.00	-100.00
Total Maintenance Contracts	1,217.50	5,706.67	-4,489.17	11,413.34	2,301.86	68,480.00	-96.64
TOTAL MAINTENANCE	8,734.17	15,665.43	-6,931.26	31,330.86	15,355.89	187,985.00	-91.83
TAXES & INSURANCE EXPENSE							
Taxes & Insurance Expense							
60-1-000-000-6710.000 PILOT - Real Estate Tax	1,452.52	1,477.58	-25.06	2,955.16	3,082.86	17,731.00	-82.61
60-1-000-000-6720.000 Property Insurance	829.21	841.67	-12.46	1,683.34	1,658.42	10,100.00	-83.58
60-1-000-000-6720.500 Equipment Insurance	49.98	52.08	-2.10	104.16	99.96	625.00	-84.01
60-1-000-000-6721.000 Liability Insurance	172.21	175.00	-2.79	350.00	344.42	2,100.00	-83.60
60-1-000-000-6721.500 PE & PO Insuranace	79.62	83.33	-3.71	166.66	159.24	1,000.00	-84.08
60-1-000-000-6722.000 Work Comp Insurance	249.22	254.17	-4.95	508.34	498.44	3,050.00	-83.66
60-1-000-000-6722.500 Auto Insurnace	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6724.000 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6790.000 Other General Exp	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6795.000 Compensated Absences	0.00	0.00	0.00	0.00	0.00	0.00	
Total Taxes & Insurance Expense	2,832.76	2,883.83	-51.07	5,767.66	5,843.34	34,606.00	-83.11
TOTAL TAXES & INSURANCE EXPENSE	2,832.76	2,883.83	-51.07	5,767.66	5,843.34	34,606.00	-83.11

MISCELLANEOUS EXPENSE
Financial Expenses

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
60-1-000-000-6810.000 Interest Expense Payable	1,900.40	1,878.17	22.23	3,756.34	3,874.85	22,538.00	-82.81
60-1-000-000-6860.000 Security Deposit Interest	0.00	0.00	0.00	0.00	0.00	0.00	
Total Financial Expenses	1,900.40	1,878.17	22.23	3,756.34	3,874.85	22,538.00	-82.81
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	1,900.40	1,878.17	22.23	3,756.34	3,874.85	22,538.00	-82.81
TOTAL EXPENSES BEFORE DEPRECIATION	26,860.90	33,196.74	-6,335.84	66,393.48	43,895.62	398,361.00	-88.98
NET REVENUE/EXPENSES (PROFIT)/LOSS	-6,205.08	-369.94	-5,835.14	-739.88	-21,708.47	-4,439.00	389.04
Depreciation Expense							
60-1-000-000-6600.000 Depreciation Expense	8,000.00	7,500.00	500.00	15,000.00	16,000.00	90,000.00	-82.22
Total Depreciation Expense	8,000.00	7,500.00	500.00	15,000.00	16,000.00	90,000.00	-82.22
TOTAL DEPRECIATION EXPENSE	8,000.00	7,500.00	500.00	15,000.00	16,000.00	90,000.00	-82.22
NET REVENUE/EXPENSE (PROFIT)/LOSS AFTER DEPRECIATION EXPENSE	1,794.92	7,130.06	-5,335.14	14,260.12	-5,708.47	85,561.00	-106.67
TOTAL BOND PAYMENT	1,987.11	0.00	1,987.11	0.00	3,900.16	0.00	

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

	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							
TENANT REVENUE							
Tenant Rent Revenue							
60-1-000-001-5120.000 Rent - Prairieland	-22,531.00	-22,811.00	280.00	-45,622.00	-45,277.00	-273,732.00	-83.46
60-1-000-001-5125.000 PHA Rent	-1,412.00	-1,816.67	404.67	-3,633.34	-3,055.00	-21,800.00	-85.99
60-1-000-001-5126.000 Georgia HAP - Prairie S8	-3,438.00	-3,083.33	-354.67	-6,166.66	-6,005.00	-37,000.00	-83.77
60-1-000-001-5320.000 Rent Adjustments	-277.00	0.00	-277.00	0.00	-291.00	0.00	
Total Tenant Rent Revenue	-27,658.00	-27,711.00	53.00	-55,422.00	-54,628.00	-332,532.00	-83.57
Excess Rent							
60-1-000-001-5970.000 Excess Rent	-737.00	-625.00	-112.00	-1,250.00	-1,450.00	-7,500.00	-80.67
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	-737.00	-625.00	-112.00	-1,250.00	-1,450.00	-7,500.00	-80.67
Vacancies Revenue							
60-1-000-001-5220.000 Vacancies	0.00	497.33	-497.33	994.66	0.00	5,968.00	-100.00
Total Vacancies Revenue	0.00	497.33	-497.33	994.66	0.00	5,968.00	-100.00
TOTAL TENANT REVENUE	-28,395.00	-27,838.67	-556.33	-55,677.34	-56,078.00	-334,064.00	-83.21
INVESTMENT REVENUE							
Investment Revenue							
60-1-000-001-5410.000 Interest Income	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5420.000 Interest Sec Dep	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5440.000 Rep Res Interest	0.00	-2.00	2.00	-4.00	0.00	-24.00	-100.00
60-1-000-001-5450.000 Residual Res Int Inc	0.00	-1.00	1.00	-2.00	0.00	-12.00	-100.00
60-1-000-001-5500.000 HUD Interest Payment	0.00	0.00	0.00	0.00	0.00	0.00	
Total Investment Revenue	0.00	-3.00	3.00	-6.00	0.00	-36.00	-100.00
TOTAL INVESTMENT INCOME	0.00	-3.00	3.00	-6.00	0.00	-36.00	-100.00
OTHER REVENUE							
Other Revenue							
60-1-000-001-5127.000 Office Rent Receipt	-225.00	-225.00	0.00	-450.00	-450.00	-2,700.00	-83.33
60-1-000-001-5900.000 Other Income	0.00	-12.50	12.50	-25.00	0.00	-150.00	-100.00
60-1-000-001-5901.000 Income - LR Amps	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5910.000 Laundry Income	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5920.000 Bad Check Charges	0.00	-1.67	1.67	-3.34	0.00	-20.00	-100.00
60-1-000-001-5920.100 Deposits Forfeited	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5922.000 Labor & Materials	-120.00	-350.00	230.00	-700.00	-455.00	-4,200.00	-89.17
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	0.00	-200.00	200.00	-400.00	-30.00	-2,400.00	-98.75
60-1-000-001-5926.000 Violation Charges	0.00	-35.42	35.42	-70.84	0.00	-425.00	-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	-345.00	-824.59	479.59	-1,649.18	-935.00	-9,895.00	-90.55
TOTAL OTHER REVENUE	-345.00	-824.59	479.59	-1,649.18	-935.00	-9,895.00	-90.55
TOTAL REVENUE	-28,740.00	-28,666.26	-73.74	-57,332.52	-57,013.00	-343,995.00	-83.43

EXPENSES

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
<u>OPERATING EXPENSES</u>							
Administrative Salaries & Benefits							
60-1-000-001-6330.000 Manager's Salaries	2,368.50	2,583.33	-214.83	5,166.66	4,737.00	31,000.00	-84.72
60-1-000-001-6330.001 Salary - Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6330.500 Manager's Benefits	802.30	883.33	-81.03	1,766.66	1,556.89	10,600.00	-85.31
60-1-000-001-6330.501 Wellness Benefit-Admin	0.00	0.00	0.00	0.00	0.00	0.00	
Total Administrative Salaries & Benefits	3,170.80	3,466.66	-295.86	6,933.32	6,293.89	41,600.00	-84.87
Admin Sundry							
60-1-000-001-6210.000 Admin. Advertisement	9.50	33.33	-23.83	66.66	9.50	400.00	-97.63
60-1-000-001-6250.000 Misc. Rent Expense	68.00	100.00	-32.00	200.00	68.00	1,200.00	-94.33
60-1-000-001-6311.000 Office Expense-Prairie	292.54	150.00	142.54	300.00	231.28	1,800.00	-87.15
60-1-000-001-6311.050 Office Rental Expense	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6311.100 Phone/Internet Service	101.60	108.33	-6.73	216.66	183.59	1,300.00	-85.88
60-1-000-001-6311.150 IT Support	0.00	33.33	-33.33	66.66	0.00	400.00	-100.00
60-1-000-001-6340.000 Legal	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6350.000 Audit	0.00	75.00	-75.00	150.00	0.00	900.00	-100.00
60-1-000-001-6350.500 Accounting Fee	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6360.000 Training - Staff	0.00	87.50	-87.50	175.00	0.00	1,050.00	-100.00
60-1-000-001-6360.010 Training - Commiss	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6365.000 Travel - Staff	42.54	129.17	-86.63	258.34	61.51	1,550.00	-96.03
60-1-000-001-6365.010 Travel - Commissioners	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6370.000 Bad Debt	77.50	208.33	-130.83	416.66	-157.00	2,500.00	-106.28
60-1-000-001-6380.000 Consulting Services	0.00	41.67	-41.67	83.34	0.00	500.00	-100.00
60-1-000-001-6380.500 Translating/Interp Serv.	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6399.000 Other Administrative	0.00	100.00	-100.00	200.00	0.00	1,200.00	-100.00
Total Admin Sundry	591.68	1,066.66	-474.98	2,133.32	396.88	12,800.00	-96.90
Fee Expense							
60-1-000-001-6320.000 Management Fees	4,677.76	4,751.00	-73.24	9,502.00	9,282.43	57,012.00	-83.72
60-1-000-001-6351.000 Bookkeeping Fees	576.00	585.00	-9.00	1,170.00	1,143.00	7,020.00	-83.72
60-1-000-001-6352.000 Computer Fees	0.00	0.00	0.00	0.00	0.00	0.00	
Total Fee Expense	5,253.76	5,336.00	-82.24	10,672.00	10,425.43	64,032.00	-83.72
TOTAL OPERATING EXPENSES	9,016.24	9,869.32	-853.08	19,738.64	17,116.20	118,432.00	-85.55
<u>UTILITIES</u>							
Utilities Expense							
60-1-000-001-6450.000 Utilities Electric	303.19	425.00	-121.81	850.00	-117.23	5,100.00	-102.30
60-1-000-001-6451.000 Utilities Water	1,051.10	858.33	192.77	1,716.66	1,051.10	10,300.00	-89.80
60-1-000-001-6452.000 Utilities Gas	175.64	125.00	50.64	250.00	169.04	1,500.00	-88.73
60-1-000-001-6453.000 Utilities Sewer	1,442.85	858.33	584.52	1,716.66	1,442.85	10,300.00	-85.99
Total Utilities	2,972.78	2,266.66	706.12	4,533.32	2,545.76	27,200.00	-90.64
TOTAL UTILITIES	2,972.78	2,266.66	706.12	4,533.32	2,545.76	27,200.00	-90.64
<u>MAINTENANCE EXPENSES</u>							
Maintenance Salaries							
60-1-000-001-6510.000 Maintenance Salaries	3,862.40	4,416.67	-554.27	8,833.34	7,724.80	53,000.00	-85.42
60-1-000-001-6510.001 Salaries Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6510.100 OT Maintenance	0.00	20.83	-20.83	41.66	0.00	250.00	-100.00
60-1-000-001-6510.200 Maint from Amps	0.00	20.83	-20.83	41.66	0.00	250.00	-100.00
60-1-000-001-6510.500 Maint. Employee Ben.	1,790.24	2,166.67	-376.43	4,333.34	3,380.53	26,000.00	-87.00
60-1-000-001-6510.501 Wellness Benefit - Maint	0.00	0.00	0.00	0.00	0.00	0.00	
Total Maintenance Salaries	5,652.64	6,625.00	-972.36	13,250.00	11,105.33	79,500.00	-86.03
Maintenance Supplies							

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Surplus Adjustments							
60-1-000-001-6010.000 Prior Yr Adj - PL	0.00	0.00	0.00	0.00	0.00	0.00	
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	0.00	
Provision for Reserve							
60-1-000-001-7010.000 Provision For Reserve	0.00	0.00	0.00	0.00	0.00	0.00	
Total Provision for Reserve	0.00	0.00	0.00	0.00	0.00	0.00	
Capital Expenditures							
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	0.00	
Vandalism Expenditures							
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	0.00	
Transfers In/Out							
60-1-000-001-9111.000 Operating Xfers - In	0.00	0.00	0.00	0.00	0.00	0.00	
Total Transfers In/Out	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL MISCELLANEOUS EXPENSE	1,900.39	1,878.08	22.31	3,756.16	3,874.84	22,537.00	-82.81
TOTAL EXPENSES BEFORE DEPRECIATION	26,340.35	27,767.24	-1,426.89	55,534.48	43,949.65	333,207.00	-86.81
NET REVENUE/EXPENSES (PROFIT)/LOSS	-2,399.65	-899.02	-1,500.63	-1,798.04	-13,063.35	-10,788.00	21.09
Depreciation Expense							
60-1-000-001-6600.000 Depreciation Expense	6,257.00	6,258.33	-1.33	12,516.66	12,514.00	75,100.00	-83.34
Total Depreciation Expense	6,257.00	6,258.33	-1.33	12,516.66	12,514.00	75,100.00	-83.34
TOTAL DEPRECIATION EXPENSE	6,257.00	6,258.33	-1.33	12,516.66	12,514.00	75,100.00	-83.34
NET REVENUE/EXPENSE (PROFIT)/LOSS AFTER DEPRECIATION EXPENSE	3,857.35	5,359.31	-1,501.96	10,718.62	-549.35	64,312.00	-100.85
TOTAL BOND PAYMENT	1,987.11	0.00	1,987.11	0.00	3,900.16	0.00	

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

COCC - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	52,425.71	0.00	52,425.71	104,975.71	0.00	
TOTAL OPERATING INCOME	52,425.71	0.00	52,425.71	104,975.71	0.00	
OPERATING EXPENSE						
Total Administration Expenses	40,358.15	0.00	40,358.15	79,722.98	0.00	
Total Tenant Services	0.00	0.00	0.00	0.00	0.00	
Total Utilities Expenses	122.20	0.00	122.20	133.00	0.00	
Total Maintenance Expenses	3,753.60	0.00	3,753.60	3,928.45	0.00	
General Expense	1,529.66	0.00	1,529.66	3,059.32	0.00	
TOTAL ROUTINE OPERATING EXPENSES	45,763.61	0.00	45,763.61	86,843.75	0.00	
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	45,763.61	0.00	45,763.61	86,843.75	0.00	
NET REVENUE/-EXPENSE PROFIT/-LOSS						
	6,662.10	0.00	6,662.10	18,131.96	0.00	
Total Depreciation Expense						
	45.00	0.00	45.00	90.00	0.00	
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	6,617.10	0.00	6,617.10	18,041.96	0.00	

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

MOON TOWERS - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	69,448.44	65,790.60	3,657.84	138,860.59	789,487.00	-82.41
TOTAL OPERATING INCOME	69,448.44	65,790.60	3,657.84	138,860.59	789,487.00	-82.41
OPERATING EXPENSE						
Total Administration Expenses	24,395.39	25,909.99	-1,514.60	49,563.42	310,920.00	-84.06
Total Tenant Services	76.94	41.67	35.27	76.94	500.00	-84.61
Total Utilities Expenses	5,615.80	7,916.67	-2,300.87	2,698.84	95,000.00	-97.16
Total Maintenance Expenses	20,027.06	22,902.12	-2,875.06	31,280.85	274,825.00	-88.62
General Expense	6,553.85	5,938.26	615.59	15,570.01	71,259.00	-78.15
TOTAL ROUTINE OPERATING EXPENSES	56,669.04	62,708.71	-6,039.67	99,190.06	752,504.00	-86.82
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	-26,218.08	26,218.08	0.00	-314,617.00	-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	56,669.04	36,490.63	20,178.41	99,190.06	437,887.00	-77.35
NET REVENUE/EXPENSE PROFIT/-LOSS	12,779.40	29,299.97	-16,520.57	39,670.53	351,600.00	-88.72
Total Depreciation Expense						
Total Depreciation Expense	14,500.00	29,300.00	-14,800.00	29,000.00	351,600.00	-91.75
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	-1,720.60	-0.03	-1,720.57	10,670.53	0.00	

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

FAMILY - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	101,339.97	0.00	101,339.97	204,092.42	0.00	
TOTAL OPERATING INCOME	101,339.97	0.00	101,339.97	204,092.42	0.00	
OPERATING EXPENSE						
Total Administration Expenses	31,101.88	0.00	31,101.88	61,419.08	0.00	
Total Tenant Services	0.00	0.00	0.00	0.00	0.00	
Total Utilities Expenses	567.42	0.00	567.42	419.64	0.00	
Total Maintenance Expenses	41,375.04	0.00	41,375.04	68,944.52	0.00	
General Expense	942.14	0.00	942.14	4,321.62	0.00	
TOTAL ROUTINE OPERATING EXPENSES	73,986.48	0.00	73,986.48	135,104.86	0.00	
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	73,986.48	0.00	73,986.48	135,104.86	0.00	
NET REVENUE/EXPENSE PROFIT/-LOSS	27,353.49	0.00	27,353.49	68,987.56	0.00	
Total Depreciation Expense	29,000.00	0.00	29,000.00	58,000.00	0.00	
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	-1,646.51	0.00	-1,646.51	10,987.56	0.00	

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

BLUEBELL - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	19,838.17	0.00	19,838.17	39,022.90	0.00	
TOTAL OPERATING INCOME	19,838.17	0.00	19,838.17	39,022.90	0.00	
OPERATING EXPENSE						
Total Administration Expenses	6,407.54	0.00	6,407.54	12,731.77	0.00	
Total Tenant Services	0.00	0.00	0.00	0.00	0.00	
Total Utilities Expenses	987.06	0.00	987.06	335.67	0.00	
Total Maintenance Expenses	7,632.03	0.00	7,632.03	12,356.55	0.00	
General Expense	2,762.55	0.00	2,762.55	5,213.26	0.00	
TOTAL ROUTINE OPERATING EXPENSES	17,789.18	0.00	17,789.18	30,637.25	0.00	
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	17,789.18	0.00	17,789.18	30,637.25	0.00	
NET REVENUE/EXPENSE PROFIT/-LOSS						
	2,048.99	0.00	2,048.99	8,385.65	0.00	
Total Depreciation Expense						
Total Depreciation Expense	11,000.00	0.00	11,000.00	22,000.00	0.00	
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	-8,951.01	0.00	-8,951.01	-13,614.35	0.00	

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

COCC, MT, FAMILY, BB COMBINED OS	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	243,052.29	65,790.60	177,261.69	486,951.62	789,487.00	-38.32
TOTAL OPERATING INCOME	243,052.29	65,790.60	177,261.69	486,951.62	789,487.00	-38.32
OPERATING EXPENSE						
Total Administration Expenses	102,262.96	25,909.99	76,352.97	203,437.25	310,920.00	-34.57
Total Tenant Services	76.94	41.67	35.27	76.94	500.00	-84.61
Total Utilities Expenses	7,292.48	7,916.67	-624.19	3,587.15	95,000.00	-96.22
Total Maintenance Expenses	72,787.73	22,902.12	49,885.61	116,510.37	274,825.00	-57.61
General Expense	11,788.20	5,938.26	5,849.94	28,164.21	71,259.00	-60.48
TOTAL ROUTINE OPERATING EXPENSES	194,208.31	62,708.71	131,499.60	351,775.92	752,504.00	-53.25
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	-26,218.08	26,218.08	0.00	-314,617.00	-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	194,208.31	36,490.63	157,717.68	351,775.92	437,887.00	-19.67
NET REVENUE/EXPENSE PROFIT/-LOSS	48,843.98	29,299.97	19,544.01	135,175.70	351,600.00	-61.55
Total Depreciation Expense						
Total Depreciation Expense	54,545.00	29,300.00	25,245.00	109,090.00	351,600.00	-68.97
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	-5,701.02	-0.03	-5,700.99	26,085.70	0.00	

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

HCV - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
ADMIN OPERATING INCOME						
Total Admin Operating Income	9,659.80	0.00	9,659.80	22,273.14	0.00	
TOTAL ADMIN OPERATING INCOME	9,659.80	0.00	9,659.80	22,273.14	0.00	
OPERATING EXPENSES						
Total Admin Expenses	7,267.31	0.00	7,267.31	13,895.22	0.00	
Total Fees Expenses	3,490.50	0.00	3,490.50	6,961.50	0.00	
Total General Expenses	692.07	0.00	692.07	1,885.78	0.00	
TOTAL OPERATING EXPENSES	11,449.88	0.00	11,449.88	22,742.50	0.00	
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	11,449.88	0.00	11,449.88	22,742.50	0.00	
NET REVENUE PROFIT/-LOSS	-1,790.08	0.00	-1,790.08	-469.36	0.00	
Total Depreciation Expense	0.00	0.00	0.00	0.00	0.00	
NET REVENUE w/Deprecitation PROFIT/-LOSS	-1,790.08	0.00	-1,790.08	-469.36	0.00	

HAP - OPERATING STATEMENT

HAP INCOME						
Total Income	98,016.50	0.00	98,016.50	173,238.50	0.00	
TOTAL HAP INCOME	98,016.50	0.00	98,016.50	173,238.50	0.00	
HAP EXPENSES						
Total HAP Expenses	77,132.00	0.00	77,132.00	156,139.00	0.00	
Total General HAP Expenses	-11.44	0.00	-11.44	478.76	0.00	
TOTAL HAP EXPENSES	77,120.56	0.00	77,120.56	156,617.76	0.00	
Total Prior Year Adj HAP	0.00	0.00	0.00	0.00	0.00	
REMAINING HAP from RESERVE +/-LOSS	20,895.94	0.00	20,895.94	16,620.74	0.00	

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

BRENTWOOD - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	33,065.98	0.00	33,065.98	65,604.09	0.00	
TOTAL OPERATING INCOME	33,065.98	0.00	33,065.98	65,604.09	0.00	
OPERATING EXPENSE						
Total Administration Expenses	4,965.65	0.00	4,965.65	5,139.95	0.00	
Total Fee Expenses	5,746.30	0.00	5,746.30	11,656.78	0.00	
Total Utilities Expenses	2,681.62	0.00	2,681.62	2,024.81	0.00	
Total Maintenance Expenses	8,734.17	0.00	8,734.17	15,355.89	0.00	
Total Taxes & Insurance Expense	2,832.76	0.00	2,832.76	5,843.34	0.00	
Total Financial Expenses	1,900.40	0.00	1,900.40	3,874.85	0.00	
TOTAL ROUTINE OPERATING EXPENSE	26,860.90	0.00	26,860.90	43,895.62	0.00	
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	26,860.90	0.00	26,860.90	43,895.62	0.00	
NET REVENUE PROFIT/-LOSS						
	6,205.08	0.00	6,205.08	21,708.47	0.00	
Total Depreciation Expense						
	8,000.00	0.00	8,000.00	16,000.00	0.00	
NET REVENUE w/Depreciation PROFIT/-LOSS	-1,794.92	0.00	-1,794.92	5,708.47	0.00	

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

PRAIRIELAND - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	28,740.00	28,318.58	421.42	57,013.00	339,823.00	-83.22
TOTAL OPERATING INCOME	28,740.00	28,318.58	421.42	57,013.00	339,823.00	-83.22
OPERATING EXPENSE						
Total Administration Expenses	3,762.48	4,517.49	-755.01	6,690.77	54,210.00	-87.66
Total Fee Expenses	5,253.76	5,460.00	-206.24	10,425.43	65,520.00	-84.09
Total Utilities Expenses	2,972.78	2,223.33	749.45	2,545.76	26,680.00	-90.46
Total Maintenance Expenses	9,848.30	14,813.50	-4,965.20	15,071.98	177,762.00	-91.52
Total Taxes & Insurance Expense	2,602.64	2,983.34	-380.70	5,340.87	35,800.00	-85.08
Total Financial Expenses	1,900.39	2,150.00	-249.61	3,874.84	25,800.00	-84.98
TOTAL ROUTINE OPERATING EXPENSE	26,340.35	32,147.66	-5,807.31	43,949.65	385,772.00	-88.61
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	26,340.35	32,147.66	-5,807.31	43,949.65	385,772.00	-88.61
NET REVENUE PROFIT/-LOSS						
	2,399.65	-3,829.08	6,228.73	13,063.35	-45,949.00	-128.43
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	-3,857.35	-10,086.58	6,229.23	549.35	-121,039.00	-100.45

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

BRENTWOOD & PRAIRIELAND COMBINED	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	61,805.98	28,318.58	33,487.40	122,617.09	339,823.00	-63.92
TOTAL OPERATING INCOME	61,805.98	28,318.58	33,487.40	122,617.09	339,823.00	-63.92
OPERATING EXPENSE						
Total Administration Expenses	8,728.13	4,517.49	4,210.64	11,830.72	54,210.00	-78.18
Total Fee Expenses	11,000.06	5,460.00	5,540.06	22,082.21	65,520.00	-66.30
Total Utilities Expenses	5,654.40	2,223.33	3,431.07	4,570.57	26,680.00	-82.87
Total Maintenance Expenses	18,582.47	14,813.50	3,768.97	30,427.87	177,762.00	-82.88
Total Taxes & Insurance Expense	5,435.40	2,983.34	2,452.06	11,184.21	35,800.00	-68.76
Total Financial Expenses	3,800.79	2,150.00	1,650.79	7,749.69	25,800.00	-69.96
TOTAL ROUTINE OPERATING EXPENSE	53,201.25	32,147.66	21,053.59	87,845.27	385,772.00	-77.23
Total Amortization Expense	0.00	0.00	0.00	0.00	0.00	
Total Provision for Reserve	0.00	0.00	0.00	0.00	0.00	
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Transfers In/Out	0.00	0.00	0.00	0.00	0.00	
TOTAL ALL EXPENSES BEFORE DEPRECIATION	53,201.25	32,147.66	21,053.59	87,845.27	385,772.00	-77.23
NET REVENUE PROFIT/-LOSS						
	8,604.73	-3,829.08	12,433.81	34,771.82	-45,949.00	-175.67
Total Depreciation Expense						
	14,257.00	6,257.50	7,999.50	28,514.00	75,090.00	-62.03
NET REVENUE w/Depreciation PROFIT/-LOSS	-5,652.27	-10,086.58	4,434.31	6,257.82	-121,039.00	-105.17

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

	Current Period	Last Year Same	Variance	Current Year
AMP001 - MOON TOWERS				
Salaries	17,421.96	22,351.13	-4,929.17	34,523.32
Employee W/H Payments	0.00	0.00	0.00	0.00
Management Fees	15,792.66	15,953.84	-161.18	31,665.91
Administrative Expenses	640.10	790.98	-150.88	2,124.46
Tenant Services	76.94	149.98	-73.04	76.94
Utilities	5,615.80	4,048.32	1,567.48	2,698.84
Maintenance Supplies/Contracts	10,567.73	9,298.10	1,269.63	12,530.58
Mileage	0.00	0.00	0.00	0.00
General Expenses	6,553.85	7,574.01	-1,020.16	15,570.01
Non-Routine Expense	0.00	0.00	0.00	0.00
TOTAL MOON TOWERS CLAIMS	56,669.04	60,166.36	-3,497.32	99,190.06
AMP002 - FAMILY				
Salaries	42,275.62	41,657.08	618.54	83,251.10
Employee W/H Payments	0.00	0.00	0.00	0.00
Management Fees	17,433.28	16,970.33	462.95	34,705.38
Administrative Expenses	1,478.57	4,406.93	-2,928.36	1,934.11
Tenant Services	0.00	0.00	0.00	0.00
Utilities	567.42	1,673.01	-1,105.59	419.64
Maintenance Supplies/Contracts	11,289.45	14,610.65	-3,321.20	10,473.01
Mileage	0.00	0.00	0.00	0.00
General Expenses	942.14	-1,524.93	2,467.07	4,321.62
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL FAMILY CLAIMS	73,986.48	77,793.07	-3,806.59	135,104.86
AMP003 - BLUEBELL				
Salaries	4,900.64	6,295.08	-1,394.44	9,730.63
Employee W/H Payments	0.00	0.00	0.00	0.00
Management Fees	4,539.50	4,620.09	-80.59	8,998.41
Administrative Expenses	485.65	744.65	-259.00	943.95
Tenant Services	0.00	0.00	0.00	0.00
Utilities	987.06	1,447.32	-460.26	335.67
Maintenance Supplies/Contracts	4,113.78	6,001.83	-1,888.05	5,415.33
Mileage	0.00	0.00	0.00	0.00
General Expenses	2,762.55	2,897.37	-134.82	5,213.26
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL BLUEBELL CLAIMS	17,789.18	22,006.34	-4,217.16	30,637.25
COCC				
Salaries	36,646.20	33,000.50	3,645.70	72,578.12
Employee W/H Payments	21.71	21.09	0.62	-1,243.10
Management Fees	0.00	0.00	0.00	0.00
Administrative Expenses	3,711.95	2,886.44	825.51	7,144.86
Tenant Services	0.00	0.00	0.00	0.00
Utilities	122.20	198.61	-76.41	133.00
Maintenance Supplies/Contracts	3,753.60	171.19	3,582.41	3,928.45
Mileage	0.00	0.00	0.00	0.00
General Expenses	1,529.66	1,339.04	190.62	3,059.32
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL COCC CLAIMS	45,785.32	37,616.87	8,168.45	85,600.65
COMBINED - AMP1, AMP2, AMP3, & COCC				
Salaries	101,244.42	103,303.79	-2,059.37	200,083.17
Employee W/H Payments	21.71	21.09	0.62	-1,243.10
Management Fees	37,765.44	37,544.26	221.18	75,369.70
Administrative Expenses	6,316.27	8,829.00	-2,512.73	12,147.38
Tenant Services	76.94	149.98	-73.04	76.94
Utilities	7,292.48	7,367.26	-74.78	3,587.15
Maintenance Supplies	29,724.56	30,081.77	-357.21	32,347.37
Mileage	0.00	0.00	0.00	0.00
General Expenses	11,788.20	10,285.49	1,502.71	28,164.21
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL LOW RENT CLAIMS	194,230.02	197,582.64	-3,352.62	350,532.82

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

	Current Period	Last Year Same Period	Variance
BRENTWOOD			
Salaries	8,823.57	8,343.59	479.98
Employee W/H Payments	0.00	0.00	0.00
Management Fees	5,746.30	5,828.39	-82.09
Administrative Expenses	1,794.84	-730.86	2,525.70
Utilities	2,681.62	1,996.94	684.68
Maintenance Supplies/Contracts	3,081.41	1,821.42	1,259.99
Tax & Insurance Expenses	2,832.76	2,937.65	-104.89
Finacial Expenses	1,900.40	2,023.06	-122.66
TOTAL BRENTWOOD CLAIMS	<u>26,860.90</u>	<u>22,220.19</u>	<u>4,640.71</u>
PRAIRIELAND			
Salaries	8,823.44	8,343.45	479.99
Employee W/H Payments	0.00	0.00	0.00
Management Fees	5,253.76	5,253.76	0.00
Administrative Expenses	591.68	810.94	-219.26
Utilities	2,972.78	1,808.73	1,164.05
Maintenance Supplies/Contracts	4,195.66	1,871.96	2,323.70
Taxes & Insurance Expenses	2,602.64	2,717.39	-114.75
Financial Expenses	1,900.39	2,023.06	-122.67
TOTAL PRAIRIELAND CLAIMS	<u>26,340.35</u>	<u>22,829.29</u>	<u>3,511.06</u>
AHP - BRENTWOOD & PRAIRIELAND			
Salaries	17,647.01	16,687.04	959.97
Employee W/H Payments	0.00	0.00	0.00
Management Fees	11,000.06	11,082.15	-82.09
Administrative Expenses	2,386.52	80.08	2,306.44
Utilities	5,654.40	3,805.67	1,848.73
Maintenance Supplies	7,277.07	3,693.38	3,583.69
Taxes & Insurance Expenses	5,435.40	5,655.04	-219.64
Financial Expenses	3,800.79	4,046.12	-245.33
TOTAL AHP CLAIMS	<u>53,201.25</u>	<u>45,049.48</u>	<u>8,151.77</u>
HOUSING CHOICE VOUCHER - HCV			
Salaries	6,789.92	6,532.31	257.61
Employee W/H Payments	0.00	0.00	0.00
Management Fees	3,490.50	3,705.00	-214.50
Administrative Expenses	477.39	368.21	109.18
General Expense-Admin	692.07	576.93	115.14
Total HCV Expenses	<u>11,449.88</u>	<u>11,182.45</u>	<u>267.43</u>
HAP Expenses	77,132.00	74,758.00	2,374.00
General Expenses	-11.44	-149.00	137.56
Total HAP Expenses	<u>77,120.56</u>	<u>74,609.00</u>	<u>2,511.56</u>
TOTAL HCV CLAIMS	<u>88,570.44</u>	<u>85,791.45</u>	<u>2,778.99</u>

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

	Current Period	Last Year Same	Current Year	Cumulative
CFG 2019 - \$1,083,874				
Admin / Operations	0.00	0.00	0.00	300,000.00
General CFP Activity	2,000.00	0.00	0.00	8,735.00
TOTAL CFG 2019 CLAIMS	2,000.00	0.00	0.00	308,735.00
CFG 2018 - \$1,044,578				
Admin. / Operations	0.00	0.00	0.00	0.00
General CFP Activity	0.00	240,152.14	0.00	1,044,578.00
TOTAL CFG 2018 CLAIMS	0.00	240,152.14	0.00	1,044,578.00
CFG 2017 - \$673,386				
Admin. / Operations	0.00	0.00	0.00	0.00
General CFP Activity	0.00	0.00	0.00	673,386.00
TOTAL CFG 2017 CLAIMS	0.00	0.00	0.00	673,386.00
CFG 2016 - \$608,598				
Admin. / Operations	0.00	0.00	0.00	0.00
Fees & Costs	0.00	0.00	0.00	14,000.00
Site Improvement	0.00	0.00	0.00	0.00
Dwelling Structure	0.00	0.00	0.00	594,598.00
Dwelling Equipment	0.00	0.00	0.00	0.00
Non-Dwelling Equipment	0.00	0.00	0.00	0.00
TOTAL CFG 2016 CLAIMS	0.00	0.00	0.00	608,598.00
TOTAL CFG GRANT(S) CLAIMS	2,000.00	240,152.14	0.00	2,635,297.00

Knox County Housing Authority
CLAIMS REPORT TOTALS
May, 2020

	Current Period	Last Year Same	Variance	Current Year
TOTALS				
<hr/>				
<u>LOW RENT</u>				
AMP001 - MOON TOWERS	56,669.04	60,166.36	-3,497.32	99,190.06
AMP002 - FAMILY	73,986.48	77,793.07	-3,806.59	135,104.86
AMP003 - BLUEBELL	17,789.18	22,006.34	-4,217.16	30,637.25
COCC	45,785.33	37,646.88	8,138.45	85,600.67
TOTAL LOW RENT	194,230.03	197,612.65	-3,382.62	350,532.84
<u>A.H.P.</u>				
BRENTWOOD	26,860.90	22,220.19	4,640.71	43,895.62
PRAIRIELAND	26,340.35	22,829.29	3,511.06	43,949.65
TOTAL A.H.P.	53,201.25	45,049.48	8,151.77	87,845.27
<u>HOUSING CHOICE VOUCHER - HCV</u>				
HCV (Administrative Only)	11,449.88	11,182.45	267.43	22,742.50
TOTAL HCV	11,449.88	11,182.45	267.43	22,742.50
<u>GRANTS</u>				
CAPITAL FUND GRANT 2019	2,000.00	0.00	2,000.00	0.00
CAPITAL FUND GRANT 2018	0.00	240,152.14	-240,152.14	0.00
CAPITAL FUND GRANT 2017	0.00	0.00	0.00	0.00
CAPITAL FUND GRANT 2016	0.00	0.00	0.00	0.00
TOTAL GRANTS	2,000.00	240,152.14	-238,152.14	0.00
<hr/>				
TOTAL CLAIMS FOR MONTH	260,881.16	493,996.72	-233,115.56	461,120.61

BOARD MEMO

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Galesburg, IL 61401

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www.knoxcountyhousing.org

TO: Board of Commissioners
Knox County Housing Authority

DATE: 06/25/2020

FROM: Derek Antoine 
Executive Director

BOARD MEETING: 06/30/2020

SUBJECT: Review/Approve Purchase of Desktop Computers

Executive Summary

Support for Windows 7 ended on 01/14/2020. Windows 7 computers still function, but Microsoft no longer provides technical support for any issues, software updates or security updates or fixes. Additionally, if continuing to use Windows 7 computers, doing so would pose a greater risk for viruses and malware. Going forward, the best way to stay secure is upgrading to Windows 10. While it is possible to install Windows 10 on older computers, it is not recommended.

Thus, the Agency published a Quotation for Small Purchases (QSP) on 06/03/2020 with quotes due on 06/24/2020 for the purchase of up to 15 new desktop computers. Many staff are using computers that are 7-10 years old and still running on Windows 7. The purchase of new machines will allow for greater speed and improved security.

Attached is the bid tabulation for the Desktop Computers QSP. Office Specialists, Inc. submitted the lowest bid.

Outreach efforts for this solicitation were as follows:

- 660 total vendors notified by the eProcurement System
- 17 vendors viewed the online solicitation
- Area vendors were notified via email from the agency;
- 2 bids submitted by:
 - Office Specialists, Inc.; and
 - Tiles in Style LLC DBA Taza Supplies

A full review of the quote submissions has been conducted. Office Specialists, Inc. has been deemed to be the lowest responsive and responsible quoter.

Fiscal Impact

This purchase will be paid from the 2020 Capital Fund Grant. This expense is eligible and allowable under federal guidelines located at 2 CFR 200—Uniform

Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards and 24 CFR 905—The Public Housing Capital Fund Program.

Recommendation

It is the recommendation of the Executive Director the Board approve the purchase of up to 15 desktop computers for the quoted price of \$21,465.00 from Office Specialists, Inc.

Desktop Computers Quote Tabulation

6/24/2020

	Office Specialists, Inc.		Tiles in Style LLC DBA Taza Supplies	
Responsive & Responsible	Yes		No*	
	unit price	extended (quantity of 15)	unit price	extended (quantity of 15)
Desktop Tower with specified requirements	\$ 999.00	\$ 14,985.00	\$ 1,088.00	\$ 16,320.00
27" widescreen LCD monitor	\$ 199.00	\$ 2,985.00	\$ 280.00	\$ 4,200.00
Wireless keyboard/mouse combo	\$ 59.00	\$ 885.00	\$ 54.00	\$ 810.00
Installation set up price per desktop computer	\$ 105.00	\$ 1,575.00	not quoted	-
Other items no listed but necessary for installation setup	-	\$ -	not quoted	-
SUBTOTAL	\$ 1,362.00	\$ 20,430.00	\$ 1,422.00	\$ 21,330.00
Additional 8 GB memory	\$ 69.00	\$ 1,035.00	not quoted	-
TOTAL		\$ 21,465.00		\$ 21,330.00

*Did not fully complete quote submittal form and did not submit installation and set up time or warranty information as required

**BOARD
MEMO**

216 W. Simmons St.
 Galesburg, IL 61401

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www.knoxcountyhousing.org

TO: Board of Commissioners
 Knox County Housing Authority

DATE: 06/25/2020

FROM: Derek Antoine 
 Executive Director

BOARD MEETING: 06/30/2020

SUBJECT: Review/Approve Purchase Agency Maintenance & Fleet Vehicles

Executive Summary

The Agency is seeking to purchase three maintenance cargo vans, one maintenance truck, one minivan and one standard SUV. The Agency needs new vehicles due to the age and condition of the current fleet of vehicles. For example, one of the maintenance vans recently quit running, and the repair estimate is in excess of \$1000.00.

The Agency's current fleet of vehicles excluding the truck purchase in August 2019 is as follows:

2000 Ford E150 Carryall Cargo Van
2000 Ford E150 Carryall Cargo Van
2000 Ford E150 Carryall Cargo Van
1998 Chevrolet GMT-400 Truck
2004 Chevrolet Venture Van
2005 Ford Taurus SE

Thus, the Agency published an Invitation to Bid (IFB) on 06/05/2020 with bids due on 06/24/2020 for the purchase of up to six vehicles.

Attached is the bid tabulation for the Agency Maintenance and Fleet Vehicles IFB. Yemm Automotive Group submitted the only bid.

Outreach efforts for this solicitation were as follows:

- 138 total vendors notified by the eProcurement System;
- 7 vendors viewed the online solicitation;
- Area vendors were notified via email and telephone calls from the agency;
- 1 bid submitted by Yemm Automotive Group

A full review of the bid submission has been conducted. Yemm Automotive Group has been deemed to be the lowest responsive and responsible quoter.

Fiscal Impact

This purchase will be paid from operating budgets as follows: three maintenance cargo vans from Family Sites; one maintenance truck from Moon Towers; one minivan from Central Office Cost Center and one standard SUV from Housing Choice Voucher. This expense is eligible and allowable under federal guidelines located at 2 CFR 200—Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards

Recommendation

It is the recommendation of the Executive Director the Board approve the purchase of six agency maintenance and fleet vehicles for the bid price of \$180,703.00 from Yemm Automotive Group.

Agency Maintenance & Fleet Vehicles Bid Tabulation

6/26/2020

	Yemm Automotive Group		
Responsive & Responsible	Yes		
	Unit Price	Extended	Vehicle Information
Maintenance Cargo Van (3)	\$ 28,995.00	\$ 86,985.00	2020 Ram Promaster
Maintenance Truck (3/4 ton) (1)	\$ 36,962.00	\$ 36,962.00	2020 Ram 2500
Minivan (1)	\$ 28,935.00	\$ 28,935.00	2020 Dodge Grand Caravan
Standard SUV (1)	\$ 27,821.00	\$ 27,821.00	2020 Jeep Grand Cherokee
TOTAL		\$ 180,703.00	

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: 06/25/2020

FROM: Derek Antoine 
Executive Director

BOARD MEETING: 06/30/2020

SUBJECT: Employee Bonus – COVID Hazard Pay

Executive Summary

Nationwide, essential workers have been providing necessary services on the front lines of the COVID pandemic. Employees at the Knox County Housing Authority are deemed essential under Section 8 of State of Illinois Executive Order 2020-10, which states “Human Service Operations include, but is not limited to ... residential settings and shelters for adults, seniors, children, and/or people with developmental disabilities, intellectual disabilities, substance use disorders, and/or mental illness; transitional facilities; home-based settings to provide services to individuals with physical, intellectual, and/or developmental disabilities, seniors, adults, and children.”

KCHA employees have been at work, often exposed to what has been deemed statistically as a high-risk population. Performance benchmarks have not been compromised, and our resident and participant population continue to receive a high level of service and support from these dedicated employees. Most impressive and appreciated, they have done so with much pride and without complaint.

To that end, it is recommended the employees be given a “hazard pay” compensation bonus based on the daily risk of exposure to COVID. For employees with direct exposure, it is recommended to institute a hazard bonus in the amount of \$3.00 per hour worked, and for employees with indirect or incidental exposure a \$2.00 per hour hazard bonus. This bonus would be paid on an actual hours-worked basis, backdated to March 23, 2020. Moving forward, this “hazard pay” would be given quarterly consideration.

This bonus is similar and in line with considerations provided by several other PHAs in Illinois.

Fiscal Impact

Based on calculations, it is estimated the pool for employees to receive this bonus would not exceed \$30,000. This compensation bonus would be paid from the Coronavirus Aid, Relief, and Economic Recovery Act (CARES) funds received by the

agency. To date, the agency has received approximately \$211,987 in CARES Act funding. HUD has indicated, in its COVID FAQ (dated 04/22/2020), that hazard pay for exposed employed during a pandemic is allowable if the PHA complies with personal compensation requirements set forth at 2 CFR 200.430. The recommended hazard bonus is compliant with said requirements.

Recommendation

It is the recommendation of the Executive Director the Board approve the pool for hazard pay compensation bonuses in an amount not to exceed \$30,000, as outlined above.

BOARD MEMO

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www.knoxcountyhousing.org

TO: Board of Commissioners
Knox County Housing Authority

DATE: 6/26/2020

FROM: Derek Antoine 
Executive Director

BOARD MEETING: 06/30/2020

SUBJECT: COVID-19 Update – Agency Operations

Executive Summary

The purpose of this memo is to update the Board on agency operations during the COVID-19 pandemic.

The Knox County Housing Authority has been, and shall remain, compliant with all requirements set forth in the Restore Illinois reopening plan. As of June 26, Illinois had entered Phase Four of this plan, which includes the following stipulations pertinent to KCHA operations:

- All gatherings of 50 people or fewer are allowed subject to change based on latest data & guidance
- Travel should follow IDPH and CDC approved guidance
- Social distancing to remain in place

Moving to Phase 5, which is generally considered “back to normal,” may prove to be a lengthy process. Transition into Phase 5 requires an effective vaccine or widely available treatment, or the elimination of new cases through herd immunity or other factors over a sustained period. It is expected Phase Four will last through 2020 and possibly well into 2021.

To comply with Phase Four requirements, the Knox County Housing Authority shall implement the following operational protocol:

- All KCHA offices shall remain closed to the public (walk-ins) until Illinois enters Phase Five of the Restore Illinois reopening plan
- Essential and necessary appointments will be considered
- Most business conducted with the Authority shall be done electronically
- KCHA staff returned to work full time on 06/01/2020, and this remains in place unless new data or guidance deems it unsafe or necessary to curb the further spread of COVID
- KCHA staff shall perform all regular duties, except for limiting face-to-face contact with residents to essential and emergency situations
- Routine inspections and work orders shall remain suspended or postponed
- Emergency, urgent, and unit-turn work orders shall be completed

- Coordination with legal counsel regarding lease enforcement and terminations due to violations and failure to pay rent
- Community rooms and spaces shall reopen, with the limitation of fifty (50) or fewer people

Fiscal Impact

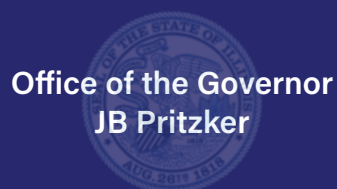
None

Recommendation

No action is required as a result of this memo.

RESTORE ILLINOIS

A Public Health Approach To Safely Reopen Our State

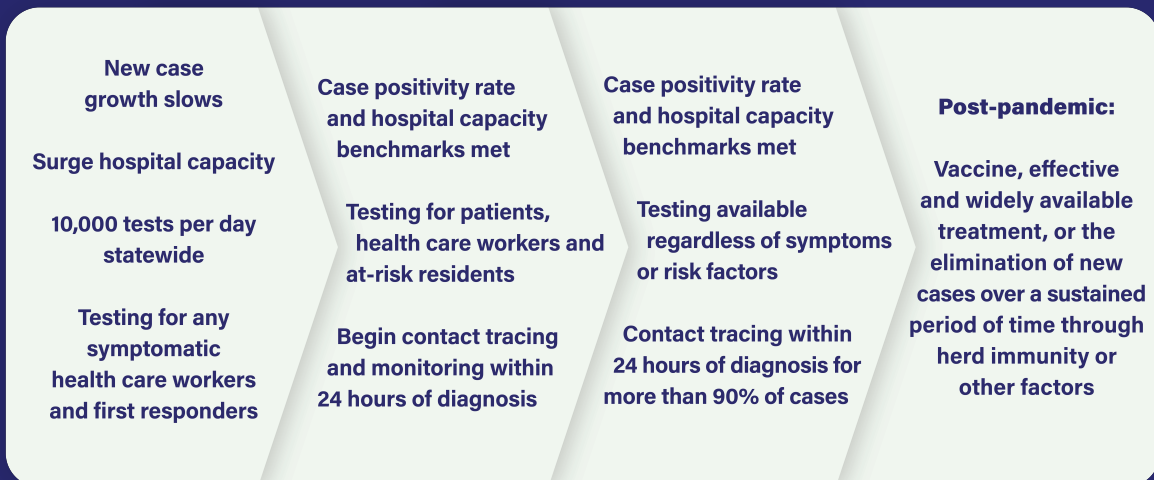


May 5, 2020

RESTORE ILLINOIS

A Public Health Approach To Safely Reopen Our State

Phase 1 Rapid Spread	Phase 2 Flattening	Phase 3 Recovery	Phase 4 Revitalization	Phase 5 Illinois Restored
<p>Strict stay at home and social distancing guidelines are put in place, and only essential businesses remain open.</p> <p>Every region has experienced this phase once already and could return to it if mitigation efforts are unsuccessful.</p>	<p>Non-essential retail stores reopen for curb-side pickup and delivery.</p> <p>Illinoisans are directed to wear a face covering when outside the home and can begin enjoying additional outdoor activities like golf, boating & fishing while practicing social distancing.</p>	<p>Manufacturing, offices, retail, barbershops and salons can reopen to the public with capacity and other limits and safety precautions.</p> <p>Gatherings of 10 people or fewer are allowed.</p> <p>Face coverings and social distancing are the norm.</p>	<p>Gatherings of 50 people or fewer are allowed, restaurants and bars reopen, travel resumes, child care and schools reopen under guidance from the Illinois Department of Public Health.</p> <p>Face coverings and social distancing are the norm.</p>	<p>The economy fully reopens with safety precautions continuing.</p> <p>Conventions, festivals and large events are permitted, and all businesses, schools and places of recreation can open with new safety guidance and procedures.</p>



An Introduction



From the beginning of the new coronavirus pandemic, Illinois' response has been guided by data, science, and public health experts. As community spread rapidly increased, Governor Pritzker moved quickly to issue a Disaster Proclamation on March 9, restrict visitors to nursing homes on March 11, close bars and restaurants for on-site consumption on March 16, move schools to remote learning on March 17, and issue a Stay at Home order on March 21. This virus has caused painful, cascading consequences for everyone in Illinois, but the science has been clear: in the face of a new coronavirus with unknown characteristics and in the absence of widespread testing availability and contact tracing, mitigation and maintaining a 6-foot social distance have been the only options to reduce the spread and save as many lives as possible.

Millions of Illinoisans working together by staying at home and following experts' recommendations have proven these mitigation and social distancing measures effective so far. The result has been a lower infection rate, fewer hospitalizations, and lower number of fatalities than projected without these measures. Our curve has begun to flatten. Nevertheless, the risk of spread remains, and modeling and data point to a rapid surge in new cases if all mitigation measures were to be immediately lifted.

Now that Illinois is bending the curve, it is vitally important that we follow a safe and deliberate path forward to get our Illinois economy moving. That path forward is not what everyone wants or hopes for, but it will keep Illinoisans as safe as possible from this virus as our economy is reopening.

Restore Illinois is about saving lives and livelihoods. This five-phased plan will reopen our state, guided by health metrics and with distinct business, education, and recreation activities characterizing each phase. This is an initial framework that will likely be updated as research and science develop and as the potential for treatments or vaccines is realized. The plan is based upon regional healthcare availability, and it recognizes the distinct impact COVID-19 has had on different regions of our state as well as regional variations in hospital capacity. The Illinois Department of Public Health (IDPH) has 11 Emergency Medical Services Regions that have traditionally guided its statewide public health work and will continue to inform this reopening plan. For the purposes of this plan, from those 11, four health regions are established, each with the ability to independently move through a phased approach: Northeast Illinois; North-Central Illinois; Central Illinois; and Southern Illinois.

The five phases for each health region are as follows:

Phase 1 - Rapid Spread: The rate of infection among those tested and the number of patients admitted to the hospital is high or rapidly increasing. Strict stay at home and social distancing guidelines are put in place and only essential businesses remain open. Every region has experienced this phase once already, and could return to it if mitigation efforts are unsuccessful.

Phase 2 - Flattening: The rate of infection among those tested and the number of patients admitted to the hospital beds and ICU beds increases at an ever slower rate, moving toward a flat and even a downward trajectory. Non-essential retail stores reopen for curbside pickup and delivery. Illinoisans are directed to wear a face covering when outside the home and can begin enjoying additional outdoor activities like golf, boating and fishing while practicing social distancing. To varying degrees, every region is experiencing flattening as of early May.

Phase 3 - Recovery: The rate of infection among those surveillance tested, the number of patients admitted to the hospital, and the number of patients needing ICU beds is stable or declining. Manufacturing, offices, retail, barbershops and salons can reopen to the public with capacity and other limits and safety precautions. Gatherings limited to 10 people or fewer are allowed. Face coverings and social distancing are the norm.

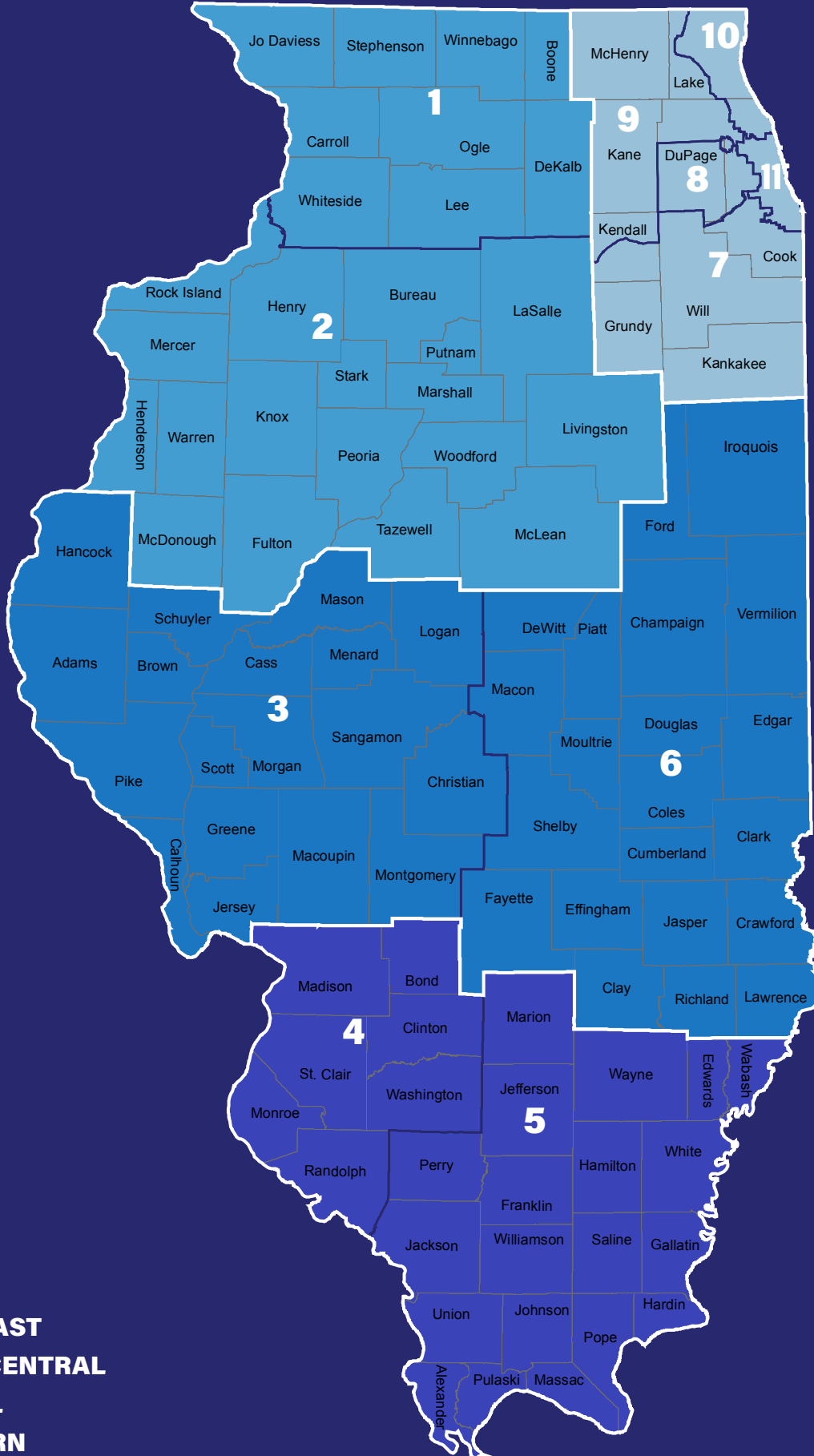
Phase 4 - Revitalization: The rate of infection among those surveillance tested and the number of patients admitted to the hospital continues to decline. Gatherings of 50 people or fewer are allowed, restaurants and bars reopen, travel resumes, child care and schools reopen under guidance from the Illinois Department of Public Health. Face coverings and social distancing are the norm.

Phase 5 - Illinois Restored: With a vaccine or highly effective treatment widely available or the elimination of any new cases over a sustained period, the economy fully reopens with safety precautions continuing. Conventions, festivals and large events are permitted, and all businesses, schools and places of recreation can open with new safety guidance and procedures in place reflecting the lessons learned during the COVID-19 pandemic.

Until COVID-19 is defeated, this plan also recognizes that just as health metrics will tell us it is safe to move forward, health metrics may also tell us to return to a prior phase. With a vaccine or highly effective treatment not yet available, IDPH will be closely monitoring key metrics to immediately identify trends in cases and hospitalizations to determine whether a return to a prior phase may become necessary.

*All public health criteria included in this document are subject to change.
As research and data on this novel coronavirus continue to develop, this plan
can and will be updated to reflect the latest science and data.*

RESTORE ILLINOIS HEALTH REGIONS



-  **NORTHEAST**
-  **NORTH-CENTRAL**
-  **CENTRAL**
-  **SOUTHERN**

Phase 1: Rapid Spread

WHAT THIS PHASE LOOKS LIKE

COVID-19 is rapidly spreading. The number of COVID-19 positive patients in the hospital, in ICU beds, and on ventilators is increasing. The public health response relies on dramatic mitigation measures, like stay at home orders and social distancing, to slow the spread of the virus and prevent a surge that overwhelms the health care system. With a Stay at Home order in place, only essential businesses are in operation and activities outside of the home are limited to essentials, like grocery shopping.

WHAT'S OPEN?

Gatherings: Essential gatherings, such as religious services, of 10 or fewer allowed; No non-essential gatherings of any size

Travel: Non-essential travel discouraged

Health care: Emergency procedures and COVID-19 care only

Education and child care: Remote learning in P-12 schools and higher education; Child care in groups of 10 or fewer for essential workers

Outdoor recreation: Walking, hiking and biking permitted; State parks closed

Businesses:

- **Manufacturing:** Essential manufacturing only
- **"Non-essential" businesses:** Employees of "non-essential" businesses are required to work from home except for Minimum Basic Operations
- **Bars and restaurants:** Open for delivery, pickup and drive-through only
- **Entertainment:** Closed
- **Personal care services and health clubs:** Closed
- **Retail:** Essential stores are open with strict restrictions; Non-essential stores are closed

HOW WE MOVE TO THE NEXT PHASE

Cases and Capacity:

- Slowing of new case growth
- Availability of surge capacity in adult medical and surgical beds, ICU beds, and ventilators

Testing:

- Ability to perform 10,000 tests per day statewide
- Testing available in region for any symptomatic health care workers and first responders

Phase 2: Flattening

WHAT THIS PHASE LOOKS LIKE

The rise in the rate of infection is beginning to slow and stabilize. Hospitalizations and ICU bed usage continue to increase but are flattening, and hospital capacity remains stable. Face coverings must always be worn when social distancing is not possible. Testing capacity increases and tracing programs are put in place to contain outbreaks and limit the spread.

WHAT'S OPEN

Gatherings: Essential gatherings, such as religious services, of 10 or fewer allowed; No non-essential gatherings

Travel: Non-essential travel discouraged

Health care: Emergency and COVID-19 care continue; Elective procedures allowed once IDPH criteria met

Education and child care: Remote learning in P-12 schools and higher education; Child care in groups of 10 or fewer for essential workers

Outdoor recreation: Walking, hiking, and biking permitted; Select state parks open; Boating and fishing permitted; Golf courses open; All with IDPH approved safety guidance

Businesses:

- **Manufacturing:** Essential manufacturing only
- **"Non-essential" businesses:** Employees of "non-essential" businesses are required to work from home except for Minimum Basic Operations
- **Bars and restaurants:** Open for delivery, pickup, and drive through only
- **Personal care services and health clubs:** Closed
- **Retail:** Essential stores are open with restrictions; Non-essential stores open for delivery and curbside pickup

HOW WE MOVE TO THE NEXT PHASE

Cases and Capacity: The determination of moving from Phase 2 to Phase 3 will be driven by the COVID-19 positivity rate in each region and measures of maintaining regional hospital surge capacity. This data will be tracked from the time a region enters Phase 2, onwards.

- At or under a 20 percent positivity rate and increasing no more than 10 percentage points over a 14-day period, AND
- No overall increase (i.e. stability or decrease) in hospital admissions for COVID-19-like illness for 28 days, AND
- Available surge capacity of at least 14 percent of ICU beds, medical and surgical beds, and ventilators

Testing: Testing available for all patients, health care workers, first responders, people with underlying conditions, and residents and staff in congregate living facilities

Tracing: Begin contact tracing and monitoring within 24 hours of diagnosis

WHAT COULD CAUSE US TO MOVE BACK

IDPH will closely monitor data and receive on-the-ground feedback from local health departments and regional healthcare councils and will recommend moving back to the previous phase based on the following factors:

- Sustained rise in positivity rate
- Sustained increase in hospital admissions for COVID-19 like illness
- Reduction in hospital capacity threatening surge capabilities
- Significant outbreak in the region that threatens the health of the region

Phase 3: Recovery

WHAT THIS PHASE LOOKS LIKE

The rate of infection among those surveillance tested is stable or declining. COVID-19-related hospitalizations and ICU capacity remains stable or is decreasing. Face coverings in public continue to be required. Gatherings of 10 people or fewer for any reason can resume. Select industries can begin returning to workplaces with social distancing and sanitization practices in place. Retail establishments reopen with limited capacity, and select categories of personal care establishments can also begin to reopen with social distancing guidelines and personal protective equipment. Robust testing is available along with contact tracing to limit spread and closely monitor the trend of new cases.

WHAT'S OPEN

Gatherings: All gatherings of 10 people or fewer are allowed with this limit subject to change based on latest data & guidance

Travel: Travel should follow IDPH and CDC approved guidance

Health Care: All health care providers are open with DPH approved safety guidance

Education and child care: Remote learning in P-12 schools and higher education; Limited child care and summer programs open with IDPH approved safety guidance

Outdoor recreation: State parks open; Activities permitted in groups of 10 or fewer with social distancing

Businesses:

- **Manufacturing:** Non-essential manufacturing that can safely operate with social distancing can reopen with IDPH approved safety guidance
- **"Non-essential" businesses:** Employees of "non-essential" businesses are allowed to return to work with IDPH approved safety guidance depending upon risk level, tele-work strongly encouraged wherever possible; Employers are encouraged to provide accommodations for COVID-19-vulnerable employees
- **Bars and restaurants:** Open for delivery, pickup, and drive through only
- **Personal care services and health clubs:** Barbershops and salons open with IDPH approved safety guidance; Health and fitness clubs can provide outdoor classes and one-on-one personal training with IDPH approved safety guidance
- **Retail:** Open with capacity limits and IDPH approved safety guidance, including face coverings

HOW WE MOVE TO THE NEXT PHASE

Cases and Capacity: The determination of moving from Phase 3 to Phase 4 will be driven by the COVID-19 positivity rate in each region and measures of maintaining regional hospital surge capacity. This data will be tracked from the time a region enters Phase 3, onwards.

- At or under a 20 percent positivity rate and increasing no more than 10 percentage points over a 14-day period, AND
- No overall increase (i.e. stability or decrease) in hospital admissions for COVID-19-like illness for 28 days, AND
- Available surge capacity of at least 14 percent of ICU beds, medical and surgical beds, and ventilators

Testing: Testing available in region regardless of symptoms or risk factors

Tracing: Begin contact tracing and monitoring within 24 hours of diagnosis for more than 90% of cases in region

WHAT COULD CAUSE US TO MOVE BACK

IDPH will closely monitor data and receive on-the-ground feedback from local health departments and regional healthcare councils and will recommend moving back to the previous phase based on the following factors:

- Sustained rise in positivity rate
- Sustained increase in hospital admissions for COVID-19 like illness
- Reduction in hospital capacity threatening surge capabilities
- Significant outbreak in the region that threatens the health of the region

Phase 4: Revitalization

WHAT THIS PHASE LOOKS LIKE

There is a continued decline in the rate of infection in new COVID-19 cases. Hospitals have capacity and can quickly adapt for a surge of new cases in their communities. Additional measures can be carefully lifted allowing for schools and child care programs to reopen with social distancing policies in place. Restaurants can open with limited capacity and following strict public health procedures, including personal protective equipment for employees. Gatherings with 50 people or fewer will be permitted. Testing is widely available, and tracing is commonplace.

WHAT'S OPEN

Gatherings: Gatherings of 50 people or fewer are allowed with this limit subject to change based on latest data and guidance

Travel: Travel should follow IDPH and CDC approved guidance

Health care: All health care providers are open

Education and child care: P-12 schools, higher education, all summer programs, and child care open with IDPH approved safety guidance

Outdoor Recreation: All outdoor recreation allowed

Businesses:

- **Manufacturing:** All manufacturing open with IDPH approved safety guidance
- **"Non-essential" businesses:** All employees return to work with IDPH approved safety guidance; Employers are encouraged to provide accommodations for COVID-19-vulnerable employees
- **Bars and restaurants:** Open with capacity limits and IDPH approved safety guidance
- **Personal care services and health clubs:** All barbershops, salons, spas and health and fitness clubs open with capacity limits and IDPH approved safety guidance
- **Entertainment:** Cinema and theaters open with capacity limits and IDPH approved safety guidance
- **Retail:** Open with capacity limits and IDPH approved safety guidance

HOW WE MOVE TO THE NEXT PHASE

Post-pandemic: Vaccine, effective and widely available treatment, or the elimination of new cases over a sustained period of time through herd immunity or other factors.

WHAT COULD CAUSE US TO MOVE BACK

IDPH will closely monitor data and receive on-the-ground feedback from local health departments and regional healthcare councils and will recommend moving back to the previous phase based on the following factors:

- Sustained rise in positivity rate
- Sustained increase in hospital admissions for COVID-19 like illness
- Reduction in hospital capacity threatening surge capabilities
- Significant outbreak in the region that threatens the health of the region

Phase 5: Illinois Restored

WHAT THIS PHASE LOOKS LIKE

Testing, tracing and treatment are widely available throughout the state. Either a vaccine is developed to prevent additional spread of COVID-19, a treatment option is readily available that ensures health care capacity is no longer a concern, or there are no new cases over a sustained period. All sectors of the economy reopen with new health and hygiene practices permanently in place. Large gatherings of all sizes can resume. Public health experts focus on lessons learned and building out the public health infrastructure needed to meet and overcome future challenges. Health care equity is made a priority to improve health outcomes and ensure vulnerable communities receive the quality care they deserve.

WHAT'S OPEN

- All sectors of the economy reopen with businesses, schools, and recreation resuming normal operations with new safety guidance and procedures.
- Conventions, festivals, and large events can take place.

BOARD MEMO

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www.knoxcountyhousing.org

TO: Board of Commissioners
Knox County Housing Authority

DATE: 06/25/2020

FROM: Derek Antoine 
Executive Director

BOARD MEETING: 06/30/2020

SUBJECT: STAND UP/SPEAK OUT Meetings

Executive Summary

During the month of June 2020, the Knox County Housing Authority partnered with the Brittany Grimes and other representatives from the Galesburg NAACP to engage with KCHA residents in a peaceful way regarding the civil unrest gripping the nation. Additionally, the following persons also participated in meaningful ways:

- Jeremy Karlin – Attorney, Candidate for Knox County State’s Attorney
- Joey Range – Director, YMCA Solutions Program
- Anthony Law – Carl Sandburg College

KCHA Resident Commissioner Paula Sanford was present at the meetings to interact and offer her services to KCHA residents.

Residents from Moon Towers, Woodland Bend, Whispering Hollow, and Cedar Creek Place were given an opportunity to speak their minds, voice their concerns, and engage with fellow residents and community leaders. Topics of discussion included areas of concern for the Galesburg community, voter registration, taxpayer advocacy, and participation in the 2020 Census.

The KCHA will continue its partnership with the NAACP and local leaders to provide a series of engagement sessions for our residents.

Fiscal Impact

None

Recommendation

None

8
JUNE

STAND UP
SPEAK OUT

4
PM



Darkness cannot drive out darkness; only light can do that.

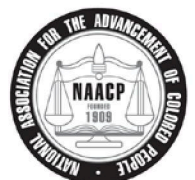
Hate cannot drive out hate; only love can do that.

-Dr. Martin Luther King, Jr.

Your life matters. You are necessary. Your voice is important.

Join us for peaceful, open discussion on racial injustice in our community.

255
W. TOMPKINS ST.
GALESBURG, IL
MOON TOWERS



The Knox County Housing Authority shall ensure safe social distancing, and masks will be encouraged and provided.

11
JUNE

STAND UP
SPEAK OUT

4
PM



Darkness cannot drive out darkness; only light can do that.

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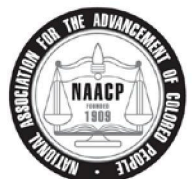
-Dr. Martin Luther King, Jr.

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1598
MCKNIGHT ST.
GALESBURG, IL

CEDAR CREEK PLACE



The Knox County Housing Authority shall ensure safe social distancing, and masks will be encouraged and provided.

16
JUNE

STAND UP
SPEAK OUT

4
PM



Darkness cannot drive out darkness; only light can do that.

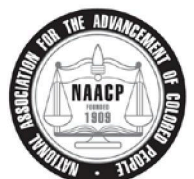
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480
IOWA AVENUE
GALESBURG, IL
WOODLAND BEND



The Knox County Housing Authority shall ensure safe social distancing, and masks will be encouraged and provided.

18
JUNE

STAND UP
SPEAK OUT

4
PM



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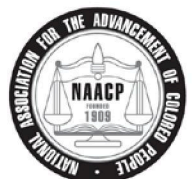
-Dr. Martin Luther King, Jr.

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1064
W. SOUTH ST.
GALESBURG, IL

WHISPERING HOLLOW



The Knox County Housing Authority shall ensure safe social distancing, and masks will be encouraged and provided.