

board agenda



Knox County Housing Authority
Regular Meeting of the Board of Commissioners
Zoom Teleconference
7/28/2020
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 06-2020 Financial Reports	Vice Chair Hawkinson
<input type="checkbox"/> Lomac Payton	Review/Ratify 06-2020 Claims and Bills	Vice Chair Hawkinson
<input type="checkbox"/> Joseph Riley	COCC:	\$ 49,308.39
<input type="checkbox"/> Sara Robison	Moon Towers:	\$ 84,724.67
<input type="checkbox"/> Paula Sanford	Family:	\$ 67,949.28
<input type="checkbox"/> Paul H. Stewart	Bluebell:	\$ 24,626.97
<u>Excused:</u>	HCV:	\$ 90,727.08
	Brentwood:	\$ 25,858.08
	Prairieland:	\$ 26,992.08
<u>Others Present:</u>	Capital Fund 2018:	\$ 0.00
	Capital Fund 2019:	\$ 0.00
	Capital Fund 2020:	\$ 0.00

Old Business	None	
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New Business	Review/Resolve Resolution 2020-07 Bad Debt Charge-Off for Period Ending 06/30/2020	Derek Antoine
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Reports	Executive Director's Report – No Report	Derek Antoine
	KCHA Legal Counsel Report – 07/2020	Jack Ball

Other Business	None	Derek Antoine
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Adjournment

**MINUTES OF THE MONTHLY MEETING
OF THE BOARD OF COMMISSIONERS
OF THE KNOX COUNTY HOUSING AUTHORITY
June 30, 2020**

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

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

EXCUSED: Lomac Payton

ABSENT:

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

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

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

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

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

Motion Carried, 6-0.

March 2020 claims against the HA Administration in the sum of \$199,884.89; Central Office Cost Center in the sum of \$68,698.94; Moon Towers in the sum of \$69,550.35; Family in the sum of \$-3,277.75; Bluebell in the sum of \$19,929.71; Housing Choice Voucher Program in the sum of \$78,810.32; Brentwood (A.H.P.) in the sum of \$-45,679.18; Prairieland (A.H.P.) in the sum of \$31,955.75; Capital Fund '18 in the sum of \$-35,393.75; and Capital Fund '19 in the sum of \$8,735.00 were presented for approval. Commissioner Sanford made a motion to ratify the claims and bills for March 2020; Commissioner Stewart seconded. Roll call was taken as follows:

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

Commissioner Stewart - aye
Motion Carried, 6-0.

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

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

Motion Carried, 6-0.

April 2020 claims against the HA Administration in the sum of \$279,736.64; Central Office Cost Center in the sum of \$39,815.33; Moon Towers in the sum of \$42,521.02; Family in the sum of \$61,118.38; Bluebell in the sum of \$12,848.07; Housing Choice Voucher Program in the sum of \$90,789.82; Brentwood (A.H.P.) in the sum of \$17,034.72; Prairieland (A.H.P.) in the sum of \$17,609.30; Capital Fund '18 in the sum of \$0.00; and Capital Fund '19 in the sum of \$-2,000.00 were presented for approval. Commissioner Sanford made a motion to ratify the claims and bills for April 2020; Commissioner Allen seconded. Roll call was taken as follows:

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

Motion Carried, 6-0.

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

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

Motion Carried, 6-0.

May 2020 claims against the HA Administration in the sum of \$338,001.71; Central Office Cost Center in the sum of \$45,785.32; Moon Towers in the sum of \$56,669.04; Family in the sum of \$73,986.48; Bluebell in the sum of \$17,789.18; Housing Choice Voucher Program in the sum of \$88,570.44; Brentwood (A.H.P.) in the sum of \$26,860.90; Prairieland (A.H.P.) in the sum of \$26,340.35; Capital Fund '18 in the sum of \$0.00; and Capital Fund '19 in the sum of \$2,000.00 were presented for approval. Commissioner Robison made a motion to ratify the claims and bills for May 2020; Commissioner Sanford seconded. Roll call was taken as follows:

Commissioner Allen - aye
Commissioner Hawkinson - aye
Commissioner Riley - aye

Commissioner Robison - aye
Commissioner Sanford - aye
Commissioner Stewart - aye
Motion Carried, 6-0.

OLD BUSINESS

None.

NEW BUSINESS

Mr. Antoine asked the Board to review and approve QSP S20024 - Desktop Computers. Mr. Antoine reported that a number of agency computers are still using Microsoft 7 despite support ending for them in January 2020. They still function, but Microsoft no longer provides technical support for any issues, software updates or fixes. Thus, Mr. Antoine recommended the purchase of up to 15 computers. After brief discussion, Commissioner Sanford made a motion to approve the purchase of up to 15 computers from Office Specialists, Inc. for the quoted price of \$21,465.00 to be paid from the operating budget; Commissioner Allen seconded. Roll call was taken as follows:

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

Motion Carried, 6-0.

Next, Mr. Antoine asked the Board to review and approve IFB B20023 - Agency Vehicle Fleet. Mr. Antoine reported that the agency is seeking to purchase six new vehicles as the fleet includes vehicles that have been in service for 15-22 years. Thus, Mr. Antoine recommended the purchase of six agency vehicles as outlined in the board memo. After brief discussion, Commissioner Sanford made a motion to approve the purchase of six agency maintenance and fleet vehicles for the bid price of \$180,703.00 from Yemm Automotive Group; Commissioner Allen seconded. Roll call was taken as follows:

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

Motion Carried, 6-0.

Next, Mr. Antoine asked the Board to review and approve CARES Act Hazard Pay Bonus Schedule. Mr. Antoine reviewed the memo which summarized his recommendation to give employees hazard pay based on the daily risk of exposure to COVID-19. The hazard pay compensation bonuses will be paid from CARES Act funds. After brief discussion, Commissioner Stewart made a motion to approve the pool of hazard pay compensation bonuses in an amount not to exceed \$30,000.00; Commissioner Sanford seconded. Roll call was taken as follows:

Commissioner Allen - aye
Commissioner Hawkinson - aye
Commissioner Riley - aye

Commissioner Robison - aye
Commissioner Sanford - aye
Commissioner Stewart - aye
Motion Carried, 6-0.

REPORTS

There was not a written Executive Director report, nor a written Legal Counsel report distributed this month. Mr. Antoine said that he was making changes to his report and those changes will be forthcoming in the July report. Mr. Ball gave an update relative to COVID-19 on the schedule at the Knox County Courthouse and said that the sheriff's department will not execute any orders until after 07/27/2020. Mr. Antoine also reported that that a letter will be sent to all non-rent paying residents informing them that terminations will be filed when the moratorium on evictions has been lifted.

OTHER BUSINESS

Mr. Antoine provided an update on KCHA operations related to COVID-19. Essential functions (interviews, move-ins and emergency work orders) have been ongoing during this time. Mr. Antoine reported that the offices remain closed to walk-in traffic but that resident community spaces have opened with masks and social distancing in place. Mr. Antoine also included a copy of the Restore Illinois Plan for information purposes.

Mr. Antoine reported that the agency partnered with the Galesburg NAACP to host four Stand Up/Speak Out meetings for residents during June. Topics of discussion included areas of concern for the Galesburg community, voter registration, taxpayer advocacy and participation in the 2020 Census.

The Executive Session has been rescheduled for 07/03/2020 at 1:30 p.m. Vice-Chairperson Hawkinson will send out the Zoom meeting invitation to commissioners.

Commissioner Allen left the meeting at 10:59 a.m.

ADJOURNMENT

Commissioner Stewart made a motion to adjourn the meeting at 11:02 a.m.; Commissioner Sanford seconded. Roll call was taken as follows:

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

Motion Carried, 5-0.

Respectfully submitted,

Secretary

COCC

	<u>June-20</u>	<u>Current YTD</u>
Operating Income	\$52,561.67	\$157,537.38
Operating Expenses	\$49,602.88	\$136,446.63
Net Revenue Income/(Loss)	\$2,958.79	\$21,090.75

Discussion:

Revenue increased/(decreased) by the following for the month: **\$2,958.79**

\$52,478.68 of COCC's income comes from these monthly fee revenues: management fees, bookkeeping fees, and asset management fees.

Purchased 4 portable 16 channel radios.

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

COCC's Cash, Investments, A/R, & A/P **\$1,361,806.27**

MOON TOWERS

	<u>June-20</u>	<u>Current YTD</u>
Operating Income	\$69,173.56	\$208,034.15
Operating Expenses	\$84,724.67	\$183,914.73
Net Revenue Income/(Loss)	(\$15,551.11)	\$24,119.42

Discussion:

Revenue increased/(decreased) by the following for the month: **(\$15,551.11)**

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

Purchased 6 portable 16 channel radios and 5 air conditioners. Also corrected the distribution settings in payroll because the system was still coding Terry Gray's payroll to family. His April and May payrolls along with benefits totaling \$14,580.51 were moved to Moon Towers.

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

Moon Towers' Cash, Investments, A/R, & A/P **\$485,382.19**

Minimum Reserve Position **\$61,304.91**

Over/(Under) minimum reserve position **\$424,077.28**

FAMILY SITES

	<u>June-20</u>	<u>Current YTD</u>
Operating Income	\$103,603.50	\$307,695.92
Operating Expenses	\$67,949.28	\$203,054.14
Net Revenue Income/(Loss)	\$35,654.22	\$104,641.78

Discussion:

Revenue increased/(decreased) by the following for the month: **\$35,654.22**

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

Purchased 9 portable 16 channel radios, repaired a compressor that shorted, put new flooring at 958 W. South, and the payroll correction mentioned above.

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

Family's Cash, Investments, A/R, & A/P **\$455,134.41**

Minimum Reserve Position **\$67,684.71**

Over/(Under) minimum reserve position **\$387,449.70**

BLUEBELL

	<u>June-20</u>	<u>Current YTD</u>
Operating Income	\$20,202.14	\$59,225.04
Operating Expenses	\$24,626.97	\$55,264.22
Net Revenue Income/(Loss)	(\$4,424.83)	\$3,960.82

Discussion:

Revenue increased/(decreased) by the following for the month: **(\$4,424.83)**

Bluebell received \$6,187 from HUD for operations. The rest coming from tenant revenue, interest, and income from other Amps.

Replaced sensor to regulate temperature, outlets, tv antenna, and purchased refrigerators

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

Bluebell's Cash, Investments, A/R, & A/P **\$164,782.65**

Minimum Reserve Position **\$18,421.41**

Over/(Under) minimum reserve position **\$146,361.24**

BRENTWOOD

	June-20	Current YTD
Operating Income	\$33,410.62	\$99,014.71
Operating Expenses	\$25,858.08	\$69,753.70
Net Revenue Income/(Loss)	\$7,552.54	\$29,261.01

Discussion:

Revenue increased/(decreased) by the following for the month: **\$7,552.54**

Brentwood's tenant revenue totaled \$31,916 for the month, and the rest of the revenue comes from interest income and other income.

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

Purchased new smoke detectors for the units.

Brentwood's Cash, Investments, A/R, & A/P **\$114,836.77**

PRAIRIELAND

	June-20	Current YTD
Operating Income	\$28,987.26	\$86,000.26
Operating Expenses	\$26,992.08	\$70,941.73
Net Revenue Income/(Loss)	\$1,995.18	\$15,058.53

Discussion:

Revenue increased/(decreased) by the following for the month: **\$1,995.18**

PrairieLand's tenant revenue totaled \$28,053 for the month, and the rest of the revenue comes from interest income and other income.

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

Purchased new smoke detectors for the units.

PrairieLand's Cash, Investments, A/R, & A/P **\$75,492.06**

Restricted - Security Deposits **(\$964.00)**

Restricted - Replacement Reserve **(\$153,422.48)**

Restricted - Residual Receipts **(\$54,523.35)**

PL's Total Cash **(\$133,417.77)**

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	June-20	Current YTD
Operating Income	\$9,891.25	\$54,615.89
Operating Expenses	\$12,536.71	\$35,279.21
Net Revenue Income/(Loss)	(\$2,645.46)	\$19,336.68

Discussion:

The Voucher Program (HCV) received \$9,396 from HUD for administrative expenses which ended up showing a decrease of \$2,645.46 for the month.

Deficit covered by the UNP.

Unrestricted Net Position (UNP)
Investment in Fixed Assets
Monthly VMS Net Revenue Income/(Loss)

\$100,421.61 05/31/2020 Balance

\$0.00

(\$2,966.96)

\$0.00

Transfer to NRP or Adjustment

UNP Ending Balance Per VMS

\$97,454.65

For Admin Expenses and HAP (if needed)

HAP	Jun-20	Current YTD
Operating Income	\$75,234.50	\$225,513.00
Operating Expenses	\$78,190.37	\$234,808.13
Net Revenue Income/(Loss)	(\$2,955.87)	(\$9,295.13)

Discussion:

The Voucher Program (HCV) received \$74,757 from HUD for HAP expenses which the program overspent by \$2,955.87 for the month.

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

Net Restricted Position (NRP)

\$39,837.00 05/31/2020 Balance

\$0.00

Transfer from UNP or Adjustment

(\$3,964.00)

Monthly VMS Net Revenue - Income/(Loss)

NRP Ending Balance for HAP Per VMS

\$35,873.00

For HAP Expenses (Only)

Tenant Online Payments

Property Sites	Month	FYE 2021
AMPS - Moon, Family, Bluebell	\$2,008.00	\$2,008.00
AHP - Brentwood & Prairieland	\$7,035.00	\$7,035.00
Housing Choice Voucher	\$0.00	\$0.00
Total PHA	\$9,043.00	\$9,043.00

IDROP Bad Debt Collection

Property Sites	Month	FYE 2021
AMPS - Moon, Family, Bluebell	\$2,180.00	\$15,198.41
AHP - Brentwood & Prairieland	\$1,279.20	\$5,058.29
Housing Choice Voucher	\$955.00	\$1,922.00
Total PHA	\$4,414.20	\$22,178.70

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
REVENUE							
pum	15.00	15.00	0.00	45.00	45.00	180.00	0.00
FEE REVENUE							
Management Fees							
10-1-000-000-3810.000 Management Fee Inc	-42,529.68	-43,345.00	815.32	-130,035.00	-127,139.59	-520,140.00	-75.56
10-1-000-000-3810.010 Mgmt Fees CFP	0.00	0.00	0.00	0.00	0.00	0.00	
Total Management Fees	-42,529.68	-43,345.00	815.32	-130,035.00	-127,139.59	-520,140.00	-75.56
Asset Management Fees							
10-1-000-000-3820.000 Asset Mgmt Fee Inc	-4,240.00	-4,240.00	0.00	-12,720.00	-12,720.00	-50,880.00	-75.00
Total Asset Management Fees	-4,240.00	-4,240.00	0.00	-12,720.00	-12,720.00	-50,880.00	-75.00
Book Keeping Fees							
10-1-000-000-3830.000 Bookkeeping Fee Inc	-5,709.00	-5,672.00	-37.00	-17,016.00	-17,032.50	-68,064.00	-74.98
Total Book Keeping Fees	-5,709.00	-5,672.00	-37.00	-17,016.00	-17,032.50	-68,064.00	-74.98
Other Fees							
10-1-000-000-3840.000 Other Fee Inc	0.00	0.00	0.00	0.00	0.00	0.00	
Total Other Fees	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL FEE REVENUE	-52,478.68	-53,257.00	778.32	-159,771.00	-156,892.09	-639,084.00	-75.45
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	-82.99	-909.67	826.68	-2,729.01	-645.29	-10,916.00	-94.09
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	-82.99	-909.67	826.68	-2,729.01	-645.29	-10,916.00	-94.09
Other Revenue							
10-1-000-000-3690.000 Other Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3690.010 Other Income-Training	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3850.000 Inspection(s) Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3850.005 Income from Amps	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	-82.99	-909.67	826.68	-2,729.01	-645.29	-10,916.00	-94.09
TOTAL REVENUE	-52,561.67	-54,166.67	1,605.00	-162,500.01	-157,537.38	-650,000.00	-75.76
EXPENSES							
ADMINISTRATIVE							
Administrative Salaries							
10-1-000-000-4110.000 Admin Salaries	30,531.98	30,437.50	94.48	91,312.50	85,175.22	365,250.00	-76.68
10-1-000-000-4110.001 Salaries Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4110.200 Admin - Other Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Administrative Salaries	30,531.98	30,437.50	94.48	91,312.50	85,175.22	365,250.00	-76.68
Administrative Benefits							
10-1-000-000-4110.500 Emp Benefit - Admin	10,308.28	10,250.00	58.28	30,750.00	27,808.72	123,000.00	-77.39
10-1-000-000-4110.501 Wellness Benefit-Admin	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4110.502 Benefit - Comp Absence	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4110.550 Benefit - Life Ins.	458.74	0.00	458.74	0.00	893.18	0.00	
Total Administrative Benefits	10,767.02	10,250.00	517.02	30,750.00	28,701.90	123,000.00	-76.67
Fee Expenses							

Date:
Time:
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Knox County Housing Authority
INCOME STATEMENT - COCC
June, 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	687.51	0.00	2,750.00	-100.00
Total Fee Expenses	0.00	229.17	-229.17	687.51	0.00	2,750.00	-100.00
Advertising & Marketing							
10-1-000-000-4190.650 Advertising	0.00	62.50	-62.50	187.50	0.00	750.00	-100.00
Total Advertising & Marketing	0.00	62.50	-62.50	187.50	0.00	750.00	-100.00
Office Expense							
10-1-000-000-4140.000 Training - Staff	129.00	1,666.67	-1,537.67	5,000.01	2,468.00	20,000.00	-87.66
10-1-000-000-4180.000 Telephone	362.15	416.67	-54.52	1,250.01	1,266.78	5,000.00	-74.66
10-1-000-000-4190.100 Postage	281.90	125.00	156.90	375.00	579.62	1,500.00	-61.36
10-1-000-000-4190.200 Office Supplies	87.71	125.00	-37.29	375.00	87.35	1,500.00	-94.18
10-1-000-000-4190.300 Paper Supplies	124.59	83.33	41.26	249.99	124.59	1,000.00	-87.54
10-1-000-000-4190.400 Printing/printers	0.00	16.67	-16.67	50.01	0.00	200.00	-100.00
10-1-000-000-4190.401 Printing Supplies	0.00	166.67	-166.67	500.01	0.00	2,000.00	-100.00
10-1-000-000-4190.500 Printer/Copier Supp-Cont	371.96	208.33	163.63	624.99	557.94	2,500.00	-77.68
10-1-000-000-4190.550 Computers	588.00	583.33	4.67	1,749.99	677.00	7,000.00	-90.33
10-1-000-000-4190.600 Publications	0.00	41.67	-41.67	125.01	0.00	500.00	-100.00
10-1-000-000-4190.700 Member Dues/Fees	275.00	833.33	-558.33	2,499.99	275.00	10,000.00	-97.25
10-1-000-000-4190.800 Internet Services	156.87	250.00	-93.13	750.00	569.61	3,000.00	-81.01
10-1-000-000-4190.850 IT Support	726.06	416.67	309.39	1,250.01	1,857.58	5,000.00	-62.85
Total Office Expense	3,103.24	4,933.34	-1,830.10	14,800.02	8,463.47	59,200.00	-85.70
Legal Expense							
10-1-000-000-4130.000 Legal Expense	800.00	833.33	-33.33	2,499.99	1,600.00	10,000.00	-84.00
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	2,499.99	1,600.00	10,000.00	-84.00
Travel Expense							
10-1-000-000-4150.000 Travel - Staff	0.00	333.33	-333.33	999.99	1,250.63	4,000.00	-68.73
10-1-000-000-4150.010 Travel - Commissioners	0.00	416.67	-416.67	1,250.01	0.00	5,000.00	-100.00
10-1-000-000-4150.100 Mileage - Admin	0.00	8.33	-8.33	24.99	0.00	100.00	-100.00
Total Travel Expense	0.00	758.33	-758.33	2,274.99	1,250.63	9,100.00	-86.26
Other Expense							
10-1-000-000-4140.010 Training-Commissioners	0.00	833.33	-833.33	2,499.99	-2,100.00	10,000.00	-121.00
10-1-000-000-4160.000 Consulting Services	917.00	1,250.00	-333.00	3,750.00	2,751.00	15,000.00	-81.66
10-1-000-000-4160.500 Translating/Interp Serv.	0.00	25.00	-25.00	75.00	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	1,248.00	137.50	1,110.50	412.50	1,248.00	1,650.00	-24.36
10-1-000-000-4190.950 Background Verification	0.00	20.83	-20.83	62.49	0.00	250.00	-100.00
Total Other Expense	2,165.00	2,266.66	-101.66	6,799.98	1,899.00	27,200.00	-93.02
TOTAL OPERATING EXPENSE - Admin	47,367.24	49,770.83	-2,403.59	149,312.49	127,090.22	597,250.00	-78.72
<u>UTILITIES EXPENSE</u>							
Utilities Expense							
10-1-000-000-4310.000 Water	18.41	25.00	-6.59	75.00	36.82	300.00	-87.73
10-1-000-000-4315.000 Sewer	6.99	12.50	-5.51	37.50	13.98	150.00	-90.68
10-1-000-000-4320.000 Electric	267.16	229.17	37.99	687.51	267.16	2,750.00	-90.29
10-1-000-000-4330.000 Gas	358.33	200.00	158.33	600.00	465.93	2,400.00	-80.59
10-1-000-000-4340.000 Fuel	0.00	0.00	0.00	0.00	0.00	0.00	
Total Utilites Expense	650.89	466.67	184.22	1,400.01	783.89	5,600.00	-86.00
TOTAL UTILITIES EXPENSE	650.89	466.67	184.22	1,400.01	783.89	5,600.00	-86.00
<u>MAINTENANCE & OPERATIONS EXPENSE</u>							

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Maintenance - Labor & OT							
10-1-000-000-4410.200 Maint - Amps	51.04	0.00	51.04	0.00	51.04	0.00	
Total Maintenance - Labor & OT	51.04	0.00	51.04	0.00	51.04	0.00	
Benefit Contributions - Maintenance							
10-1-000-000-4410.500 Emp Benefit - Maint	0.00	25.00	-25.00	75.00	0.00	300.00	-100.00
Total Benefit Contributions - Maint.	0.00	25.00	-25.00	75.00	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	62.49	0.00	250.00	-100.00
10-1-000-000-4420.050 Landscape/Grounds Sup	0.00	20.83	-20.83	62.49	0.00	250.00	-100.00
10-1-000-000-4420.060 Maint - Supplies-BB	0.00	20.83	-20.83	62.49	0.00	250.00	-100.00
10-1-000-000-4420.070 Electrical Supplies	0.00	20.83	-20.83	62.49	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	75.00	88.60	300.00	-70.47
10-1-000-000-4420.110 Routine Maint. Supply	0.00	25.00	-25.00	75.00	-1.84	300.00	-100.61
10-1-000-000-4420.120 Other Misc Supply	0.00	8.33	-8.33	24.99	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	4.05	25.00	-20.95	75.00	4.05	300.00	-98.65
Total Maintenance - Materials/Supplies	4.05	166.65	-162.60	499.95	179.76	2,000.00	-91.01
Maintenance - Contracts							
10-1-000-000-4430.000 Maint-Contracts-Gen	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.010 Garbage & Trash Cont	0.00	29.17	-29.17	87.51	0.00	350.00	-100.00
10-1-000-000-4430.020 Heating&Cooling Cont	0.00	83.33	-83.33	249.99	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	125.01	0.00	500.00	-100.00
10-1-000-000-4430.080 Plumbing Contracts	0.00	20.83	-20.83	62.49	0.00	250.00	-100.00
10-1-000-000-4430.090 Extermination Cont	0.00	33.33	-33.33	99.99	87.74	400.00	-78.07
10-1-000-000-4430.100 Janitorial Contracts	0.00	8.33	-8.33	24.99	0.00	100.00	-100.00
10-1-000-000-4430.110 Routine Maint Cont	0.00	20.83	-20.83	62.49	0.00	250.00	-100.00
10-1-000-000-4430.120 Other Misc Maint Cont	0.00	20.83	-20.83	62.49	0.00	250.00	-100.00
10-1-000-000-4430.126 Vehicle Maint Cont	0.00	20.83	-20.83	62.49	0.00	250.00	-100.00
10-1-000-000-4430.200 Copiers	0.00	12.50	-12.50	37.50	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	0.00	291.65	-291.65	874.95	87.74	3,500.00	-97.49
TOTAL MAINTENANCE EXPENSES	55.09	483.30	-428.21	1,449.90	318.54	5,800.00	-94.51
<u>INSURANCE PREMIUMS EXPENSE</u>							
Insurance Expense							
10-1-000-000-4510.010 Property Insurance	82.92	85.42	-2.50	256.26	248.76	1,025.00	-75.73
10-1-000-000-4510.015 Equipment Insurance	10.40	10.83	-0.43	32.49	31.20	130.00	-76.00
10-1-000-000-4510.020 Liability Insurance	35.82	37.50	-1.68	112.50	107.46	450.00	-76.12
10-1-000-000-4510.025 PE & PO Insurance	278.50	283.33	-4.83	849.99	835.50	3,400.00	-75.43
10-1-000-000-4510.030 Work Comp Insurance	1,080.09	1,093.75	-13.66	3,281.25	3,240.27	13,125.00	-75.31
10-1-000-000-4510.035 Auto Insurance	41.93	43.33	-1.40	129.99	125.79	520.00	-75.81
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	4,662.48	4,588.98	18,650.00	-75.39
TOTAL INSURANCE PREMIUMS EXPENSE	1,529.66	1,554.16	-24.50	4,662.48	4,588.98	18,650.00	-75.39

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
<u>TOTAL PROTECTIVE SERVICES EXPENSE</u>							
Protective Services - Contract							
10-1-000-000-4480.000 Protect Service	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4480.500 Security Contract	0.00	0.00	0.00	0.00	3,665.00	0.00	
Total Protective Services - Contract	0.00	0.00	0.00	0.00	3,665.00	0.00	
TOTAL PROTECTIVE SERVICES EXPENSE	0.00	0.00	0.00	0.00	3,665.00	0.00	
<u>GENERAL EXPENSES</u>							
General Expenses							
10-1-000-000-4530.000 Term Leave Pay	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4590.000 Other General	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4595.000 Compensated Absences	0.00	0.00	0.00	0.00	0.00	0.00	
Total General Expenses	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL OTHER GENERAL EXPENSES	0.00	0.00	0.00	0.00	0.00	0.00	
<u>INTEREST EXP & AMORTIZATION COST</u>							
Interest Expense							
10-1-000-000-5230.100 Int on DSF Invest	0.00	0.00	0.00	0.00	0.00	0.00	
Total Interest Expense	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL INTEREST EXP & AMORT COST	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL OPERATING EXPENSE	49,602.88	52,274.96	-2,672.08	156,824.88	136,446.63	627,300.00	-78.25
NET REVENUE/EXPENSE (GAIN/-LOSS)	-2,958.79	-1,891.71	-1,067.08	-5,675.13	-21,090.75	-22,700.00	-7.09
<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	150.00	135.00	600.00	-77.50
Total Depreciation Expense	45.00	50.00	-5.00	150.00	135.00	600.00	-77.50
TOTAL MISCELLANEOUS EXPENSES	45.00	50.00	-5.00	150.00	135.00	600.00	-77.50
<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	-2,913.79	-1,841.71	-1,072.08	-5,525.13	-20,955.75	-22,100.00	-5.18

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
REVENUE							
pum	177.00	177.00	0.00	531.00	531.00	2,124.00	0.00
TENANT REVENUE							
Tenant Rent Revenue							
10-1-000-001-3110.000 Dwelling Rent	-29,869.00	-33,333.33	3,464.33	-99,999.99	-90,978.00	-400,000.00	-77.26
10-1-000-001-3111.000 Utility Allowance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Tenant Rent Revenue	-29,869.00	-33,333.33	3,464.33	-99,999.99	-90,978.00	-400,000.00	-77.26
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	-450.00	0.00	-1,800.00	-100.00
10-1-000-001-3690.000 Other Income	0.00	-33.33	33.33	-99.99	-142.68	-400.00	-64.33
10-1-000-001-3690.100 Late Fees	0.00	-291.67	291.67	-875.01	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	-18.75	0.00	-75.00	-100.00
10-1-000-001-3690.150 Laundry Income	-90.00	-833.33	743.33	-2,499.99	-90.00	-10,000.00	-99.10
10-1-000-001-3690.160 Vending Machines Inc.	-251.91	-141.67	-110.24	-425.01	-427.42	-1,700.00	-74.86
10-1-000-001-3690.180 Labor	-485.00	-291.67	-193.33	-875.01	-880.00	-3,500.00	-74.86
10-1-000-001-3690.200 Materials	-15.50	-100.00	84.50	-300.00	-39.00	-1,200.00	-96.75
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	-842.41	-1,847.92	1,005.51	-5,543.76	-1,554.10	-22,175.00	-92.99
TOTAL TENANT REVENUE	-30,711.41	-35,181.25	4,469.84	-105,543.75	-92,532.10	-422,175.00	-78.08
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	-99,468.75	-113,851.00	-397,875.00	-71.39
Total HUD PH Operating Subsidy	-37,950.00	-33,156.25	-4,793.75	-99,468.75	-113,851.00	-397,875.00	-71.39
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	-56.11	-870.83	814.72	-2,612.49	-488.65	-10,450.00	-95.32
Total Other Grants & Investment Income	-56.11	-870.83	814.72	-2,612.49	-488.65	-10,450.00	-95.32
Other Revenue							
10-1-000-001-3850.005 Income from Amps	-456.04	-458.33	2.29	-1,374.99	-1,162.40	-5,500.00	-78.87
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	-456.04	-458.33	2.29	-1,374.99	-1,162.40	-5,500.00	-78.87
TOTAL OTHER REVENUE	-38,462.15	-34,485.41	-3,976.74	-103,456.23	-115,502.05	-413,825.00	-72.09
TOTAL REVENUE	-69,173.56	-69,666.66	493.10	-208,999.98	-208,034.15	-836,000.00	-75.12
EXPENSES							

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
<u>ADMINISTRATIVE</u>							
Administrative Salaries & Benefits							
10-1-000-001-4110.000 Admin Salaries	5,743.66	5,500.00	243.66	16,500.00	17,230.98	66,000.00	-73.89
10-1-000-001-4110.001 Salaries Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
Total Administrative Salaries & Benefits	5,743.66	5,500.00	243.66	16,500.00	17,230.98	66,000.00	-73.89
Benefit Contributions - Administrative							
10-1-000-001-4110.500 Emp Benefit-Admin	2,218.98	2,125.00	93.98	6,375.00	6,504.71	25,500.00	-74.49
10-1-000-001-4110.501 Wellness Benefit-Admin	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4110.502 Benefit - Comp Absence	0.00	0.00	0.00	0.00	0.00	0.00	
Total Benefit Contributions - Admin	2,218.98	2,125.00	93.98	6,375.00	6,504.71	25,500.00	-74.49
Fee Expenses							
10-1-000-001-4120.100 Management Fee Exp	12,644.57	12,937.00	-292.43	38,811.00	38,152.98	155,244.00	-75.42
10-1-000-001-4120.200 Asset Mngt Fee Exp	1,770.00	1,770.00	0.00	5,310.00	5,310.00	21,240.00	-75.00
10-1-000-001-4120.300 Bookkeeping Fee Exp	1,297.50	1,328.00	-30.50	3,984.00	3,915.00	15,936.00	-75.43
10-1-000-001-4120.400 Fee for Service Exp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4120.500 Other Fee Exp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4171.000 Audit Fee	0.00	208.33	-208.33	624.99	0.00	2,500.00	-100.00
Total Fee Expenses	15,712.07	16,243.33	-531.26	48,729.99	47,377.98	194,920.00	-75.69
Advertising & Marketing							
10-1-000-001-4190.650 Advertising	0.00	0.00	0.00	0.00	0.00	0.00	
Total Advertising & Marketing	0.00	0.00	0.00	0.00	0.00	0.00	
Office Expense							
10-1-000-001-4140.000 Training - Staff	0.00	541.67	-541.67	1,625.01	2,264.81	6,500.00	-65.16
10-1-000-001-4180.000 Telephone	247.69	0.00	247.69	0.00	744.52	0.00	
10-1-000-001-4190.100 Postage	153.40	54.17	99.23	162.51	311.05	650.00	-52.15
10-1-000-001-4190.200 Office Supplies	100.07	54.17	45.90	162.51	100.07	650.00	-84.60
10-1-000-001-4190.300 Paper Supplies	207.65	29.17	178.48	87.51	207.65	350.00	-40.67
10-1-000-001-4190.400 Printing/printers	321.40	83.33	238.07	249.99	321.40	1,000.00	-67.86
10-1-000-001-4190.401 Printing Supplies	0.00	41.67	-41.67	125.01	0.00	500.00	-100.00
10-1-000-001-4190.500 Printer/Copier Supp-Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4190.550 Computers	84.00	125.00	-41.00	375.00	173.00	1,500.00	-88.47
10-1-000-001-4190.600 Publications	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4190.700 Member Dues/Fees	73.13	100.00	-26.87	300.00	146.26	1,200.00	-87.81
10-1-000-001-4190.800 Internet Services	87.11	100.00	-12.89	300.00	261.33	1,200.00	-78.22
10-1-000-001-4190.850 IT Support	0.00	66.67	-66.67	200.01	0.00	800.00	-100.00
Total Office Expense	1,274.45	1,195.85	78.60	3,587.55	4,530.09	14,350.00	-68.43
Legal Expense							
10-1-000-001-4130.000 Legal Expense	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4190.900 Court Costs	0.00	0.00	0.00	0.00	0.00	0.00	
Total Legal Expense	0.00	0.00	0.00	0.00	0.00	0.00	
Travel Expense							
10-1-000-001-4120.125 Mileage - Don't Use	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4150.000 Travel - Staff	0.00	83.33	-83.33	249.99	443.82	1,000.00	-55.62
10-1-000-001-4150.010 Travel - Commissioners	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4150.100 Mileage - Admin	0.00	0.00	0.00	0.00	0.00	0.00	
Total Travel Expense	0.00	83.33	-83.33	249.99	443.82	1,000.00	-55.62
Other Expense							
10-1-000-001-4120.400 Fee for Service Exp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4120.500 Other Fee Exp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4140.010 Training-Commissioners	0.00	0.00	0.00	0.00	-1,575.00	0.00	

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
10-1-000-001-4160.000 Consulting Services	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4160.500 Translating/Interp Serv.	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4170.000 Accounting Fee	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4190.000 Other Sundry	1,872.00	0.00	1,872.00	0.00	1,872.00	0.00	
10-1-000-001-4190.950 Background Verification	42.80	83.33	-40.53	249.99	42.80	1,000.00	-95.72
Total Other Expense	1,914.80	83.33	1,831.47	249.99	339.80	1,000.00	-66.02
TOTAL ADMINISTRATIVE EXPENSE	26,863.96	25,230.84	1,633.12	75,692.52	76,427.38	302,770.00	-74.76
<u>TENANT SERVICES</u>							
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	230.82	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	50.01	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	75.00	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	153.88	41.67	112.21	125.01	230.82	500.00	-53.84
TOTAL TENANT SERVICES EXPENSE	153.88	41.67	112.21	125.01	230.82	500.00	-53.84
<u>MAINTENANCE & OPERATIONS EXPENSE</u>							
Maintenance - Labor & OT							
10-1-000-001-4410.000 Maintenance - Labor	17,104.32	11,666.67	5,437.65	35,000.01	31,055.60	140,000.00	-77.82
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	129.84	291.67	-161.83	875.01	129.84	3,500.00	-96.29
10-1-000-001-4410.200 Maint - Other Amps	175.90	0.00	175.90	0.00	175.90	0.00	
Total Maintenance - Labor & OT	17,410.06	11,958.34	5,451.72	35,875.02	31,361.34	143,500.00	-78.15
Benefit Contributions - Maintenance							
10-1-000-001-4410.500 Emp Benefit-Maint	6,785.59	4,583.33	2,202.26	13,749.99	11,584.58	55,000.00	-78.94
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.	6,785.59	4,583.33	2,202.26	13,749.99	11,584.58	55,000.00	-78.94
Maintenance - Materials/Supplies							

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
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	2,845.61	333.33	2,512.28	999.99	4,257.73	4,000.00	6.44
10-1-000-001-4420.030 Snow Removal Supplies	0.00	16.67	-16.67	50.01	0.00	200.00	-100.00
10-1-000-001-4420.031 Gas for Snow Removal	0.00	4.17	-4.17	12.51	0.00	50.00	-100.00
10-1-000-001-4420.050 Landscape/Grounds Sup	36.00	50.00	-14.00	150.00	36.00	600.00	-94.00
10-1-000-001-4420.051 Gasoline for Mowing	69.46	29.17	40.29	87.51	69.46	350.00	-80.15
10-1-000-001-4420.070 Electrical Supplies	59.78	83.33	-23.55	249.99	94.00	1,000.00	-90.60
10-1-000-001-4420.080 Plumbing Supplies	166.75	125.00	41.75	375.00	264.68	1,500.00	-82.35
10-1-000-001-4420.090 Extermination Supplies	800.00	125.00	675.00	375.00	800.00	1,500.00	-46.67
10-1-000-001-4420.100 Janitorial Supplies	1,138.71	375.00	763.71	1,125.00	1,879.95	4,500.00	-58.22
10-1-000-001-4420.110 Routine Maint. Supplies	1,121.75	1,083.33	38.42	3,249.99	1,425.76	13,000.00	-89.03
10-1-000-001-4420.120 Other Misc Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4420.121 Laundry Equip Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4420.125 Mileage	0.00	20.83	-20.83	62.49	0.00	250.00	-100.00
10-1-000-001-4420.126 Vehicle Supplies	166.12	25.00	141.12	75.00	200.56	300.00	-33.15
10-1-000-001-4420.130 Securty Supplies	0.00	250.00	-250.00	750.00	0.00	3,000.00	-100.00
Total Maintenance - Materials/Supplies	6,404.18	2,520.83	3,883.35	7,562.49	9,028.14	30,250.00	-70.15
Maintenance - Contracts							
10-1-000-001-4430.010 Garbage & Trash Con	372.43	416.67	-44.24	1,250.01	1,073.64	5,000.00	-78.53
10-1-000-001-4430.020 Heating & Cooling Cont	0.00	125.00	-125.00	375.00	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	0.00	1,375.00	-1,375.00	4,125.00	4,112.16	16,500.00	-75.08
10-1-000-001-4430.050 Landscape & Grds Cont	0.00	62.50	-62.50	187.50	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	50.01	0.00	200.00	-100.00
10-1-000-001-4430.080 Plumbing Contracts	137.25	1,250.00	-1,112.75	3,750.00	439.25	15,000.00	-97.07
10-1-000-001-4430.090 Extermination Contracts	1,400.00	1,250.00	150.00	3,750.00	2,536.34	15,000.00	-83.09
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	5,474.15	125.00	5,349.15	375.00	5,726.49	1,500.00	281.77
10-1-000-001-4430.120 Other Misc Cont Cost	0.00	125.00	-125.00	375.00	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	249.99	0.00	1,000.00	-100.00
Total Maintenance - Contracts	7,383.83	4,829.17	2,554.66	14,487.51	17,290.45	57,950.00	-70.16
TOTAL MAINTENANCE EXPENSES	37,983.66	23,891.67	14,091.99	71,675.01	69,264.51	286,700.00	-75.84
UTILITIES EXPENSE							
Utilities Expense							
10-1-000-001-4310.000 Water	1,294.35	1,083.33	211.02	3,249.99	2,513.70	13,000.00	-80.66
10-1-000-001-4315.000 Sewer	2,163.12	1,250.00	913.12	3,750.00	4,236.48	15,000.00	-71.76
10-1-000-001-4320.000 Electric	2,673.85	2,083.33	590.52	6,249.99	2,187.58	25,000.00	-91.25
10-1-000-001-4330.000 Gas	8,599.89	4,583.33	4,016.56	13,749.99	8,492.29	55,000.00	-84.56
10-1-000-001-4330.010 Refuse	0.00	0.00	0.00	0.00	0.00	0.00	
Total Utilities Expense	14,731.21	8,999.99	5,731.22	26,999.97	17,430.05	108,000.00	-83.86
TOTAL UTILITIES EXPENSE	14,731.21	8,999.99	5,731.22	26,999.97	17,430.05	108,000.00	-83.86
TOTAL PROTECTIVE SERVICES EXPENSE							
Protective Services - Contract							
10-1-000-001-4480.000 Police Contract	0.00	250.00	-250.00	750.00	0.00	3,000.00	-100.00
10-1-000-001-4480.100 ADT Contract	202.24	45.83	156.41	137.49	202.24	550.00	-63.23
10-1-000-001-4480.500 Security Contract	0.00	416.67	-416.67	1,250.01	0.00	5,000.00	-100.00
Total Protective Services - Contract	202.24	712.50	-510.26	2,137.50	202.24	8,550.00	-97.63
TOTAL PROTECTIVE SERVICES EXPENSE	202.24	712.50	-510.26	2,137.50	202.24	8,550.00	-97.63

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
<u>INSURANCE PREMIUMS EXPENSE</u>							
Insurance Expenses							
10-1-000-001-4510.000 Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4510.010 Property	2,819.31	2,858.33	-39.02	8,574.99	8,457.93	34,300.00	-75.34
10-1-000-001-4510.015 Equipment Insurance	123.95	127.08	-3.13	381.24	371.85	1,525.00	-75.62
10-1-000-001-4510.020 Liability Insurance	427.08	433.33	-6.25	1,299.99	1,281.24	5,200.00	-75.36
10-1-000-001-4510.025 PE & PO Insurance	199.00	204.17	-5.17	612.51	597.00	2,450.00	-75.63
10-1-000-001-4510.030 Work Comp Insurance	671.28	683.33	-12.05	2,049.99	2,013.84	8,200.00	-75.44
10-1-000-001-4510.035 Auto Insurance	41.93	43.75	-1.82	131.25	125.79	525.00	-76.04
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	13,049.97	12,847.65	52,200.00	-75.39
TOTAL INSURANCE PREMIUMS EXPENSE	4,282.55	4,349.99	-67.44	13,049.97	12,847.65	52,200.00	-75.39
<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	1,513.78	2,433.33	-919.55	7,299.99	7,354.80	29,200.00	-74.81
Total Payment In Lieu Of Taxes - PILOT	1,513.78	2,433.33	-919.55	7,299.99	7,354.80	29,200.00	-74.81
Bad Debt Write-Offs - Tenant Rents							
10-1-000-001-4570.000 Collection Losses	-1,006.61	0.00	-1,006.61	0.00	157.28	0.00	
Total Bad Debt Write-Offs - Tenant Rents	-1,006.61	0.00	-1,006.61	0.00	157.28	0.00	
TOTAL OTHER GENERAL EXPENSES	507.17	2,433.33	-1,926.16	7,299.99	7,512.08	29,200.00	-74.27
<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	84,724.67	65,659.99	19,064.68	196,979.97	183,914.73	787,920.00	-76.66
NET (REVENUE)/EXPENSE	15,551.11	-4,006.67	19,557.78	-12,020.01	-24,119.42	-48,080.00	-49.83
<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	88,749.99	43,500.00	355,000.00	-87.75
Total Depreciation Expense	14,500.00	29,583.33	-15,083.33	88,749.99	43,500.00	355,000.00	-87.75
TOTAL MISCELLANEOUS EXPENSES	14,500.00	29,583.33	-15,083.33	88,749.99	43,500.00	355,000.00	-87.75

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
TOTAL EXPENSES	<u><u>30,051.11</u></u>	<u><u>25,576.66</u></u>	<u><u>4,474.45</u></u>	<u><u>76,729.98</u></u>	<u><u>19,380.58</u></u>	<u><u>306,920.00</u></u>	<u><u>-93.69</u></u>
<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)	<u><u>0.00</u></u>	<u><u>0.00</u></u>	<u><u>0.00</u></u>	<u><u>0.00</u></u>	<u><u>0.00</u></u>	<u><u>0.00</u></u>	
EXCESS (REVENUE)/EXPENSE	30,051.11	25,576.66	4,474.45	76,729.98	19,380.58	306,920.00	-93.69

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
REVENUE							
pum	196.00	196.00	0.00	588.00	588.00	2,352.00	0.00
TENANT REVENUE							
Tenant Rent Revenue							
10-1-000-002-3110.000 Dwelling Rent	-18,004.50	-16,666.67	-1,337.83	-50,000.01	-54,279.50	-200,000.00	-72.86
10-1-000-002-3111.000 Utility Allowance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Tenant Rent Revenue	-18,004.50	-16,666.67	-1,337.83	-50,000.01	-54,279.50	-200,000.00	-72.86
Tenant Revenue - Other							
10-1-000-002-3190.000 Nondwell Rent	-50.50	0.00	-50.50	0.00	-50.50	0.00	
10-1-000-002-3690.000 Other Income	-108.32	-166.67	58.35	-500.01	-515.36	-2,000.00	-74.23
10-1-000-002-3690.100 Late Fees	0.00	-833.33	833.33	-2,499.99	0.00	-10,000.00	-100.00
10-1-000-002-3690.120 Violation Fees	0.00	-416.67	416.67	-1,250.01	-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	-18.75	0.00	-75.00	-100.00
10-1-000-002-3690.180 Labor	-1,578.00	-1,333.33	-244.67	-3,999.99	-2,737.50	-16,000.00	-82.89
10-1-000-002-3690.200 Materials	-566.05	-583.33	17.28	-1,749.99	-767.55	-7,000.00	-89.04
10-1-000-002-3690.300 T.S. Income - Grants	0.00	0.00	0.00	0.00	0.00	0.00	
Total Tenant Revenue Other	-2,302.87	-3,339.58	1,036.71	-10,018.74	-4,520.91	-40,075.00	-88.72
TOTAL TENANT REVENUE	-20,307.37	-20,006.25	-301.12	-60,018.75	-58,800.41	-240,075.00	-75.51
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	-205,700.25	-247,562.00	-822,801.00	-69.91
Total HUD PH Operating Subsidy	-82,521.00	-68,566.75	-13,954.25	-205,700.25	-247,562.00	-822,801.00	-69.91
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	-46.23	-583.33	537.10	-1,749.99	-354.61	-7,000.00	-94.93
Total Other Grants & Investment Income	-46.23	-583.33	537.10	-1,749.99	-354.61	-7,000.00	-94.93
Other Revenue							
10-1-000-002-3195.000 Day Care Income	-125.00	-125.00	0.00	-375.00	-375.00	-1,500.00	-75.00
10-1-000-002-3850.005 Income from Amps	-603.90	-250.00	-353.90	-750.00	-603.90	-3,000.00	-79.87
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	-728.90	-375.00	-353.90	-1,125.00	-978.90	-4,500.00	-78.25
TOTAL OTHER REVENUE	-83,296.13	-69,525.08	-13,771.05	-208,575.24	-248,895.51	-834,301.00	-70.17
TOTAL REVENUE	-103,603.50	-89,531.33	-14,072.17	-268,593.99	-307,695.92	-1,074,376.00	-71.36

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
EXPENSES							
ADMINISTRATIVE							
Administrative Salaries & Benefits							
10-1-000-002-4110.000 Admin Salaries	5,467.50	9,000.00	-3,532.50	27,000.00	21,727.50	108,000.00	-79.88
10-1-000-002-4110.001 Salaries Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4110.200 Admin - Other Amps	0.00	625.00	-625.00	1,875.00	0.00	7,500.00	-100.00
Total Administrative Salaries & Benefits	5,467.50	9,625.00	-4,157.50	28,875.00	21,727.50	115,500.00	-81.19
Benefit Contributions - Administrative							
10-1-000-002-4110.500 Emp Benefit - Admin	2,296.90	4,500.00	-2,203.10	13,500.00	10,816.49	54,000.00	-79.97
10-1-000-002-4110.501 Wellness Benefit-Admin	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4110.502 Benefit - Comp Absence	0.00	0.00	0.00	0.00	0.00	0.00	
Total Benefit Contributions - Admin	2,296.90	4,500.00	-2,203.10	13,500.00	10,816.49	54,000.00	-79.97
Fee Expenses							
10-1-000-002-4120.100 Management Fee Exp	14,106.37	14,326.00	-219.63	42,978.00	42,026.75	171,912.00	-75.55
10-1-000-002-4120.200 Asset Mgt Fee Exp	1,960.00	1,960.00	0.00	5,880.00	5,880.00	23,520.00	-75.00
10-1-000-002-4120.300 Bookkeeping Fee Exp	1,447.50	1,470.00	-22.50	4,410.00	4,312.50	17,640.00	-75.55
10-1-000-002-4120.400 Fee for Service Exp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4120.500 Other Fee Exp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4171.000 Audit Fee	0.00	0.00	0.00	0.00	0.00	0.00	
Total Fee Expenses	17,513.87	17,756.00	-242.13	53,268.00	52,219.25	213,072.00	-75.49
Advertising & Marketing							
10-1-000-002-4190.650 Advertising	0.00	0.00	0.00	0.00	0.00	0.00	
Total Advertising & Marketing	0.00	0.00	0.00	0.00	0.00	0.00	
Office Expense							
10-1-000-002-4140.000 Training - Staff	0.00	833.33	-833.33	2,499.99	2,100.00	10,000.00	-79.00
10-1-000-002-4180.000 Telephone	238.36	333.33	-94.97	999.99	715.30	4,000.00	-82.12
10-1-000-002-4190.100 Postage	200.25	166.67	33.58	500.01	549.50	2,000.00	-72.53
10-1-000-002-4190.200 Office Supplies	0.00	75.00	-75.00	225.00	-1.38	900.00	-100.15
10-1-000-002-4190.300 Paper Supplies	0.00	83.33	-83.33	249.99	179.68	1,000.00	-82.03
10-1-000-002-4190.400 Printing/printers	0.00	41.67	-41.67	125.01	0.00	500.00	-100.00
10-1-000-002-4190.401 Printing Supplies	272.68	100.00	172.68	300.00	272.68	1,200.00	-77.28
10-1-000-002-4190.500 Printer/Copier Supp-Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4190.550 Computers	168.00	83.33	84.67	249.99	257.00	1,000.00	-74.30
10-1-000-002-4190.600 Publications	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4190.700 Member Dues/Fees	73.52	125.00	-51.48	375.00	147.04	1,500.00	-90.20
10-1-000-002-4190.800 Internet Services	432.94	8,750.00	-8,317.06	26,250.00	1,189.34	105,000.00	-98.87
10-1-000-002-4190.850 IT Support	112.50	125.00	-12.50	375.00	112.50	1,500.00	-92.50
Total Office Expense	1,498.25	10,716.66	-9,218.41	32,149.98	5,521.66	128,600.00	-95.71
Legal Expense							
10-1-000-002-4130.000 Legal Expense	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4190.900 Court Costs	0.00	0.00	0.00	0.00	0.00	0.00	
Total Legal Expense	0.00	0.00	0.00	0.00	0.00	0.00	
Travel Expense							
10-1-000-002-4150.000 Travel - Staff	0.00	83.33	-83.33	249.99	0.00	1,000.00	-100.00
10-1-000-002-4150.010 Travel - Commissioners	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4150.100 Mileage - Admin	0.00	0.00	0.00	0.00	0.00	0.00	
Total Travel Expense	0.00	83.33	-83.33	249.99	0.00	1,000.00	-100.00

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Other Expense							
10-1-000-002-4120.400 Fee for Service Exp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4120.500 Other Fee Exp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4140.010 Training-Commissioners	0.00	0.00	0.00	0.00	-2,100.00	0.00	
10-1-000-002-4160.000 Consulting Services	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4160.500 Translating/Interp Serv.	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4170.000 Accounting Fee	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4190.000 Other Sundry	2,808.00	0.00	2,808.00	0.00	2,808.00	0.00	
10-1-000-002-4190.950 Background Verification	21.40	83.33	-61.93	249.99	32.10	1,000.00	-96.79
Total Other Expense	2,829.40	83.33	2,746.07	249.99	740.10	1,000.00	-25.99
TOTAL OPERATING EXPENSE - Admin	29,605.92	42,764.32	-13,158.40	128,292.96	91,025.00	513,172.00	-82.26
TENANT SERVICES							
Tenant Services - Salaries & Benefits							
10-1-000-002-4210.000 Ten Services-Salary	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4210.500 Emp Benefit-TenSer	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4215.000 T.S.- Part Time Pay	0.00	208.33	-208.33	624.99	0.00	2,500.00	-100.00
10-1-000-002-4215.500 T.S. - Part Time Benefits	0.00	25.00	-25.00	75.00	0.00	300.00	-100.00
Total Ten. Ser. - Salaries & Benefits	0.00	233.33	-233.33	699.99	0.00	2,800.00	-100.00
Tenant Services - Other							
10-1-000-002-4220.000 Ten Ser-Incentives	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4220.100 Ten Ser-Supplies	0.00	83.33	-83.33	249.99	0.00	1,000.00	-100.00
10-1-000-002-4220.110 Ten Ser-Recreation	0.00	25.00	-25.00	75.00	0.00	300.00	-100.00
10-1-000-002-4220.120 Ten Ser-Education	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4220.125 Ten Ser-Other	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4220.130 Ten Ser-Phone	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4220.140 Ten Ser-Transportation	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4220.150 Ten Ser-Boat Regatta	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4220.155 National Night Out	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4220.156 Bike Repair	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4220.160 TenSer-Printing&Postage	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4220.161 Ten Serv-advertizing	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4220.170 After School Prog Exp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4220.171 Summer Prog-Functions	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4220.172 Summer Prog-Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4220.173 T.S - Fingerprinting	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4220.175 Garden Program Expense	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4220.181 Winter Prog Functions	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4220.182 Winter Prog Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4220.192 GED Prog Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4220.200 Emergency Shelter	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4230.000 Child Care Contract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4230.174 Summer Prog Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4230.184 Winter Prog Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4230.194 GED Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4230.195 GED Testing	0.00	0.00	0.00	0.00	0.00	0.00	
Total Tenant Services - Other	0.00	108.33	-108.33	324.99	0.00	1,300.00	-100.00
TOTAL TENANT SERVICES EXPENSE	0.00	341.66	-341.66	1,024.98	0.00	4,100.00	-100.00
MAINTENANCE & OPERATIONS EXPENSE							
Maintenance - Labor & OT							

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
10-1-000-002-4410.000 Maintenance - Labor	13,005.44	22,916.67	-9,911.23	68,750.01	53,028.64	275,000.00	-80.72
10-1-000-002-4410.001 Salaries Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4410.100 Maint Labor - OT	0.00	333.33	-333.33	999.99	0.00	4,000.00	-100.00
10-1-000-002-4410.200 Maint - Other Amps	428.00	0.00	428.00	0.00	428.00	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	13,433.44	23,250.00	-9,816.56	69,750.00	55,303.04	279,000.00	-80.18
Benefit Contributions - Maintenance							
10-1-000-002-4410.500 Emp Benefit - Maint	4,587.87	9,479.17	-4,891.30	28,437.51	20,607.95	113,750.00	-81.88
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.	4,587.87	9,479.17	-4,891.30	28,437.51	21,189.78	113,750.00	-81.37
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	159.80	208.33	-48.53	624.99	771.77	2,500.00	-69.13
10-1-000-002-4420.030 Snow Removal Supplies	0.00	16.67	-16.67	50.01	0.00	200.00	-100.00
10-1-000-002-4420.031 Gas for Snow Removal	0.00	16.67	-16.67	50.01	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	616.12	116.67	499.45	350.01	1,174.12	1,400.00	-16.13
10-1-000-002-4420.051 Gasoline for mowing	45.85	70.83	-24.98	212.49	45.85	850.00	-94.61
10-1-000-002-4420.070 Electrical Supplies	316.38	416.67	-100.29	1,250.01	392.73	5,000.00	-92.15
10-1-000-002-4420.080 Plumbing Supplies	101.36	416.67	-315.31	1,250.01	641.16	5,000.00	-87.18
10-1-000-002-4420.090 Extermination Supplies	0.00	125.00	-125.00	375.00	475.95	1,500.00	-68.27
10-1-000-002-4420.100 Janitorial Supplies	476.02	166.67	309.35	500.01	1,048.93	2,000.00	-47.55
10-1-000-002-4420.110 Routine Maint. Supplies	1,682.82	2,083.33	-400.51	6,249.99	5,267.08	25,000.00	-78.93
10-1-000-002-4420.120 Other Misc. Supplies	0.00	12.50	-12.50	37.50	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	735.94	375.00	360.94	1,125.00	855.77	4,500.00	-80.98
10-1-000-002-4420.130 Security Supplies	0.00	125.00	-125.00	375.00	0.00	1,500.00	-100.00
Total Maintenance - Materials/Supplies	4,134.29	4,150.01	-15.72	12,450.03	10,673.36	49,800.00	-78.57
Maintenance - Contracts							
10-1-000-002-4430.010 Garbage&Trash Cont	116.60	250.00	-133.40	750.00	226.60	3,000.00	-92.45
10-1-000-002-4430.020 Heating&Cooling Cont	2,005.57	208.33	1,797.24	624.99	2,005.57	2,500.00	-19.78
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	500.01	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	87.51	0.00	350.00	-100.00
10-1-000-002-4430.080 Plumbing Contracts	0.00	833.33	-833.33	2,499.99	2,947.87	10,000.00	-70.52
10-1-000-002-4430.090 Extermination Contracts	1,219.80	833.33	386.47	2,499.99	1,569.80	10,000.00	-84.30
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	262.50	250.00	12.50	750.00	262.50	3,000.00	-91.25
10-1-000-002-4430.120 Other Misc Cont Cost	4,100.00	0.00	4,100.00	0.00	4,100.00	0.00	
10-1-000-002-4430.126 Vehicle Maint Cont	370.07	250.00	120.07	750.00	408.07	3,000.00	-86.40
10-1-000-002-4431.000 Trash Removal	0.00	0.00	0.00	0.00	0.00	0.00	
Total Maintenance - Contracts	8,074.54	2,820.83	5,253.71	8,462.49	11,520.41	33,850.00	-65.97
TOTAL MAINTENANCE EXPENSES	30,230.14	39,700.01	-9,469.87	119,100.03	98,686.59	476,400.00	-79.28

UTILITIES EXPENSE

Utilities Expense							
10-1-000-002-4310.000 Water	154.62	183.33	-28.71	549.99	-5.85	2,200.00	-100.27

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

	<u>Monthly Amt</u>	<u>Monthly Budget</u>	<u>Variance</u>	<u>YTD Budget</u>	<u>Current YTD</u>	<u>Budget</u>	<u>Variance %</u>
TOTAL OPERATING EXPENSE	67,949.28	93,888.74	-25,939.46	281,666.22	203,054.14	1,126,665.00	-81.98
NET (REVENUE)/EXPENSE	-35,654.22	4,357.41	-40,011.63	13,072.23	-104,641.78	52,289.00	-300.12
<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	106,250.01	87,000.00	425,000.00	-79.53
Total Depreciation Expense	29,000.00	35,416.67	-6,416.67	106,250.01	87,000.00	425,000.00	-79.53
TOTAL MISCELLANEOUS EXPENSES	29,000.00	35,416.67	-6,416.67	106,250.01	87,000.00	425,000.00	-79.53
TOTAL EXPENSES	-6,654.22	39,774.08	-46,428.30	119,322.24	-17,641.78	477,289.00	-103.70
<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	-50,000.01	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	-50,000.01	0.00	-200,000.00	-100.00
TOTAL OTHER FINANCING SOURCES (USES)	0.00	-16,666.67	16,666.67	-50,000.01	0.00	-200,000.00	-100.00
EXCESS (REVENUE)/EXPENSE	-6,654.22	23,107.41	-29,761.63	69,322.23	-17,641.78	277,289.00	-106.36

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
REVENUE							
pum	51.00	51.00	0.00	153.00	153.00	612.00	0.00
TENANT REVENUE							
Tenant Rent Revenue							
10-1-000-006-3110.000 Dwelling Rent	-13,881.00	-14,583.33	702.33	-43,749.99	-40,340.00	-175,000.00	-76.95
10-1-000-006-3111.000 Utility Allowance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Tenant Rent Revenue	-13,881.00	-14,583.33	702.33	-43,749.99	-40,340.00	-175,000.00	-76.95
Tenant Revenue - Other							
10-1-000-006-3120.000 Excess Utilities	-25.00	-4.17	-20.83	-12.51	-25.00	-50.00	-50.00
10-1-000-006-3190.000 Nondwell Rent	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3690.000 Other Income	0.00	-16.67	16.67	-50.01	0.00	-200.00	-100.00
10-1-000-006-3690.100 Late Fees	0.00	-14.58	14.58	-43.74	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	-12.51	0.00	-50.00	-100.00
10-1-000-006-3690.150 Laundry Income	-90.00	-500.00	410.00	-1,500.00	-90.00	-6,000.00	-98.50
10-1-000-006-3690.160 Vending Machine Inc	0.00	-20.83	20.83	-62.49	-45.26	-250.00	-81.90
10-1-000-006-3690.180 Labor	0.00	-41.67	41.67	-125.01	0.00	-500.00	-100.00
10-1-000-006-3690.200 Materials	0.00	-8.33	8.33	-24.99	0.00	-100.00	-100.00
Total Tenant Revenue Other	-115.00	-610.42	495.42	-1,831.26	-160.26	-7,325.00	-97.81
TOTAL TENANT REVENUE	-13,996.00	-15,193.75	1,197.75	-45,581.25	-40,500.26	-182,325.00	-77.79
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	-19.14	-191.67	172.53	-575.01	-167.78	-2,300.00	-92.71
10-1-000-006-8020.000 Oper Sub - Curr Yr	-6,187.00	-5,012.67	-1,174.33	-15,038.01	-18,557.00	-60,152.00	-69.15
Total HUD/Other Grants & Invest Income	-6,206.14	-5,204.34	-1,001.80	-15,613.02	-18,724.78	-62,452.00	-70.02
Other Revenue							
10-1-000-006-3850.000 Inspection(s) Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.005 Income from Amps	0.00	-20.83	20.83	-62.49	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	-62.49	0.00	-250.00	-100.00
TOTAL OTHER REVENUE	-6,206.14	-5,225.17	-980.97	-15,675.51	-18,724.78	-62,702.00	-70.14
TOTAL REVENUE	-20,202.14	-20,418.92	216.78	-61,256.76	-59,225.04	-245,027.00	-75.83

EXPENSES

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
10-1-000-006-4160.500 Translating/Interp Serv.	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4170.000 Accounting Fee	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4190.000 Other Sundry	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4190.950 Background Verification	10.70	12.50	-1.80	37.50	21.40	150.00	-85.73
Total Other Expense	10.70	12.50	-1.80	37.50	-503.60	150.00	-435.73
TOTAL OPERATING EXPENSE - Admin	6,369.96	8,116.41	-1,746.45	24,349.23	19,101.73	97,397.00	-80.39
<u>TENANT SERVICES</u>							
Tenant Services - Other							
10-1-000-006-4220.100 Ten Ser-Supplies	0.00	20.83	-20.83	62.49	0.00	250.00	-100.00
10-1-000-006-4220.110 Ten Ser-Recreation	0.00	20.83	-20.83	62.49	0.00	250.00	-100.00
Total Tenant Services - Other	0.00	41.66	-41.66	124.98	0.00	500.00	-100.00
TOTAL TENANT SERVICES EXPENSE	0.00	41.66	-41.66	124.98	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	9,249.99	8,323.20	37,000.00	-77.50
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	249.99	0.00	1,000.00	-100.00
10-1-000-006-4410.200 Maint - Other Amps	283.04	0.00	283.04	0.00	394.40	0.00	
Total Maintenance - Labor & OT	3,057.44	3,166.66	-109.22	9,499.98	8,717.60	38,000.00	-77.06
Benefit Contributions - Maintenance							
10-1-000-006-4410.500 Emp Benefit - Maint	632.47	750.00	-117.53	2,250.00	1,913.53	9,000.00	-78.74
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.	632.47	750.00	-117.53	2,250.00	1,913.53	9,000.00	-78.74
Maintenance - Materials/Supplies							
10-1-000-006-4420.010 Garbage&Trash Supp	0.00	12.50	-12.50	37.50	0.00	150.00	-100.00
10-1-000-006-4420.020 Heating&Cooling Supp	1,016.00	125.00	891.00	375.00	1,037.04	1,500.00	-30.86
10-1-000-006-4420.030 Snow Removal Supplies	0.00	12.50	-12.50	37.50	0.00	150.00	-100.00
10-1-000-006-4420.031 Gas for Snow Removal	0.00	4.17	-4.17	12.51	0.00	50.00	-100.00
10-1-000-006-4420.050 Landscape/Grounds Sup	0.00	50.00	-50.00	150.00	0.00	600.00	-100.00
10-1-000-006-4420.051 Gasoline for mowing	19.76	16.67	3.09	50.01	19.76	200.00	-90.12
10-1-000-006-4420.070 Electrical Supplies	0.00	29.17	-29.17	87.51	41.38	350.00	-88.18
10-1-000-006-4420.080 Plumbing Supplies	55.54	70.83	-15.29	212.49	314.40	850.00	-63.01
10-1-000-006-4420.090 Extermination Supplies	0.00	20.83	-20.83	62.49	0.00	250.00	-100.00
10-1-000-006-4420.100 Janitorial Supplies	270.91	125.00	145.91	375.00	415.84	1,500.00	-72.28
10-1-000-006-4420.110 Routine Maint.Supplies	2,852.33	458.33	2,394.00	1,374.99	2,876.08	5,500.00	-47.71
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	12.51	0.00	50.00	-100.00
10-1-000-006-4420.130 Security Supplies	0.00	83.33	-83.33	249.99	0.00	1,000.00	-100.00
Total Maintenance - Materials/Supplies	4,214.54	1,012.50	3,202.04	3,037.50	4,704.50	12,150.00	-61.28
Maintenance - Contracts							
10-1-000-006-4430.010 Garbage & Trash Cont	120.00	166.67	-46.67	500.01	360.00	2,000.00	-82.00
10-1-000-006-4430.020 Heating & Cooling Cont	3,125.04	166.67	2,958.37	500.01	3,477.04	2,000.00	73.85
10-1-000-006-4430.030 Snow Removal Contract	0.00	29.17	-29.17	87.51	0.00	350.00	-100.00
10-1-000-006-4430.040 Elevator Maint Cont	0.00	500.00	-500.00	1,500.00	1,067.70	6,000.00	-82.21
10-1-000-006-4430.050 Landscape & Grds Cont	95.00	41.67	53.33	125.01	190.00	500.00	-62.00
10-1-000-006-4430.070 Electrical Contracts	0.00	83.33	-83.33	249.99	0.00	1,000.00	-100.00

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
10-1-000-006-4430.080 Plumbing Contracts	0.00	750.00	-750.00	2,250.00	1,296.75	9,000.00	-85.59
10-1-000-006-4430.090 Extermination Contracts	327.42	291.67	35.75	875.01	327.42	3,500.00	-90.65
10-1-000-006-4430.100 Janitorial Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4430.110 Routing Maint Cont	901.39	291.67	609.72	875.01	2,212.51	3,500.00	-36.79
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	75.00	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	4,568.85	2,345.85	2,223.00	7,037.55	8,931.42	28,150.00	-68.27
TOTAL MAINTENANCE EXPENSES	12,473.30	7,275.01	5,198.29	21,825.03	24,267.05	87,300.00	-72.20
<u>UTILITIES EXPENSE</u>							
Utilities Expense							
10-1-000-006-4310.000 Water	293.41	312.50	-19.09	937.50	431.22	3,750.00	-88.50
10-1-000-006-4315.000 Sewer	236.73	250.00	-13.27	750.00	353.59	3,000.00	-88.21
10-1-000-006-4320.000 Electric	1,541.26	1,000.00	541.26	3,000.00	1,622.26	12,000.00	-86.48
10-1-000-006-4330.000 Gas	1,497.70	750.00	747.70	2,250.00	1,497.70	9,000.00	-83.36
Total Utilities Expense	3,569.10	2,312.50	1,256.60	6,937.50	3,904.77	27,750.00	-85.93
TOTAL UTILITIES EXPENSE	3,569.10	2,312.50	1,256.60	6,937.50	3,904.77	27,750.00	-85.93
<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	624.99	562.80	2,500.00	-77.49
10-1-000-006-4480.500 Security Contract	0.00	333.33	-333.33	999.99	0.00	4,000.00	-100.00
Total Protective Services - Contract	0.00	541.66	-541.66	1,624.98	562.80	6,500.00	-91.34
TOTAL PROTECTIVE SERVICES EXPENSE	0.00	541.66	-541.66	1,624.98	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	2,775.00	2,736.39	11,100.00	-75.35
10-1-000-006-4510.015 Equipment Insurance	35.19	37.50	-2.31	112.50	105.57	450.00	-76.54
10-1-000-006-4510.020 Liability Insurance	121.24	125.00	-3.76	375.00	363.72	1,500.00	-75.75
10-1-000-006-4510.025 PE & PO Insurance	79.62	83.33	-3.71	249.99	238.86	1,000.00	-76.11
10-1-000-006-4510.030 Work Comp	142.94	145.83	-2.89	437.49	428.82	1,750.00	-75.50
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	3,949.98	3,873.36	15,800.00	-75.49
TOTAL INSURANCE PREMIUMS EXPENSE	1,291.12	1,316.66	-25.54	3,949.98	3,873.36	15,800.00	-75.49
<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	1,031.19	1,750.67	-719.48	5,252.01	3,643.52	21,008.00	-82.66
Total Payment In Lieu Of Taxes - PILOT	1,031.19	1,750.67	-719.48	5,252.01	3,643.52	21,008.00	-82.66

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Bad Debt Write-Offs - Tenant Rents							
10-1-000-006-4570.000 Collection Losses	-107.70	0.00	-107.70	0.00	-89.01	0.00	
Total Bad Debt Write-Offs - Tenant Rents	-107.70	0.00	-107.70	0.00	-89.01	0.00	
TOTAL OTHER GENERAL EXPENSES	923.49	1,750.67	-827.18	5,252.01	3,554.51	21,008.00	-83.08
<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	24,626.97	21,354.57	3,272.40	64,063.71	55,264.22	256,255.00	-78.43
NET (REVENUE)/EXPENSE	4,424.83	935.65	3,489.18	2,806.95	-3,960.82	11,228.00	-135.28
<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	42,249.99	33,000.00	169,000.00	-80.47
Total Depreciation Expense	11,000.00	14,083.33	-3,083.33	42,249.99	33,000.00	169,000.00	-80.47
TOTAL MISCELLANEOUS EXPENSES	11,000.00	14,083.33	-3,083.33	42,249.99	33,000.00	169,000.00	-80.47
TOTAL EXPENSES	15,424.83	15,018.98	405.85	45,056.94	29,039.18	180,228.00	-83.89
<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	15,424.83	15,018.98	405.85	45,056.94	29,039.18	180,228.00	-83.89

Date:
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Knox County Housing Authority
INCOME STATEMENT - HCV (ADMIN & HAP) HAP
June, 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	84.00	250.00	-166.00	750.00	173.00	3,000.00	-94.23
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	157.50	33.33	124.17	99.99	157.50	400.00	-60.63
30-1-000-000-4190.950 Background Verification	64.20	66.67	-2.47	200.01	64.20	800.00	-91.98
Total Admin Sundry & w/o Sundry	1,318.17	1,162.50	155.67	3,487.50	1,837.25	13,950.00	-86.83
TOTAL ADMIN EXPENSE	11,830.47	12,298.84	-468.37	36,896.52	32,687.19	147,586.00	-77.85
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	249.99	238.86	1,000.00	-76.11
30-1-000-000-4510.030 Work Comp Insurance	252.20	256.25	-4.05	768.75	756.60	3,075.00	-75.40
30-1-000-000-4510.035 Auto Insurance	41.93	43.75	-1.82	131.25	125.79	525.00	-76.04
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	-15.63	41.67	-57.30	125.01	463.13	500.00	-7.37
30-1-000-000-4590.000 Other General Exp	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4590.010 Admin Gen Exp-Port	348.12	400.00	-51.88	1,200.00	1,007.64	4,800.00	-79.01
30-1-000-000-4595.000 Compensated Absences	0.00	0.00	0.00	0.00	0.00	0.00	
Total General Expense	706.24	825.00	-118.76	2,475.00	2,592.02	9,900.00	-73.82
TOTAL GENERAL EXPENSE	706.24	825.00	-118.76	2,475.00	2,592.02	9,900.00	-73.82
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	12,536.71	13,123.84	-587.13	39,371.52	35,279.21	157,486.00	-77.60
ADMIN (Profit)/Loss w/ Depreciation	2,645.46	3,693.59	-1,048.13	11,080.77	-19,336.68	44,323.00	-143.63

Date:
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Knox County Housing Authority
INCOME STATEMENT - HCV (ADMIN & HAP) HAP
June, 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	-477.50	-416.67	-60.83	-1,250.01	-986.00	-5,000.00	-80.28
30-1-000-000-3300.500 Int Reserve Surplus-HAP	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-8026.000 Ann Contr-Cur Yr	-74,757.00	-77,052.08	2,295.08	-231,156.24	-224,527.00	-924,625.00	-75.72
30-1-000-000-8027.000 Ann Contr - Pr Yr	0.00	0.00	0.00	0.00	0.00	0.00	
Total Income	-75,234.50	-77,468.75	2,234.25	-232,406.25	-225,513.00	-929,625.00	-75.74
TOTAL HAP INCOME	-75,234.50	-77,468.75	2,234.25	-232,406.25	-225,513.00	-929,625.00	-75.74
HAP EXPENSES							
HAP Expenses							
30-1-000-000-4715.010 HAP-Occupied Units	61,507.00	61,544.00	-37.00	184,632.00	182,050.00	738,528.00	-75.35
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	3,476.00	2,333.33	1,142.67	6,999.99	10,318.00	28,000.00	-63.15
30-1-000-000-4715.050 HAP-Homeownership	243.00	175.00	68.00	525.00	729.00	2,100.00	-65.29
30-1-000-000-4715.070 HAP-Portable	12,980.00	14,583.33	-1,603.33	43,749.99	41,248.00	175,000.00	-76.43
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	78,206.00	78,635.66	-429.66	235,906.98	234,345.00	943,628.00	-75.17
TOTAL HAP EXPENSE	78,206.00	78,635.66	-429.66	235,906.98	234,345.00	943,628.00	-75.17
General HAP Expenses							
30-1-000-000-4570.200 Collection Loss HUD	-15.63	41.67	-57.30	125.01	463.13	500.00	-7.37
Total General HAP Expenses	-15.63	41.67	-57.30	125.01	463.13	500.00	-7.37
TOTAL GENERAL HAP EXPENSES	-15.63	41.67	-57.30	125.01	463.13	500.00	-7.37
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	78,190.37	78,677.33	-486.96	236,031.99	234,808.13	944,128.00	-75.13
Remaining HAP to/from Reserve	2,955.87	1,208.58	1,747.29	3,625.74	9,295.13	14,503.00	-35.91

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
PUM - Brentwood	72.00	72.00	0.00	216.00	216.00	864.00	0.00
REVENUE							
<u>TENANT REVENUE</u>							
Tenant Rent Revenue							
60-1-000-000-5120.000 Rent - Brentwood	-27,488.00	-28,060.00	572.00	-84,180.00	-84,399.00	-336,720.00	-74.93
60-1-000-000-5125.000 PHA Rent	-4,540.00	-4,300.00	-240.00	-12,900.00	-11,894.00	-51,600.00	-76.95
60-1-000-000-5320.000 Rent Adjustments	112.00	0.00	112.00	0.00	695.00	0.00	
Total Tenant Rent Revenue	-31,916.00	-32,360.00	444.00	-97,080.00	-95,598.00	-388,320.00	-75.38
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	1,698.75	0.00	6,795.00	-100.00
Total Vacancies Revenue	0.00	566.25	-566.25	1,698.75	0.00	6,795.00	-100.00
TOTAL TENANT REVENUE	-31,916.00	-31,793.75	-122.25	-95,381.25	-95,598.00	-381,525.00	-74.94
<u>INVESTMENT REVENUE</u>							
Investment Revenue							
60-1-000-000-5410.000 Interest Income	-28.37	-366.67	338.30	-1,100.01	-208.46	-4,400.00	-95.26
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	-28.37	-366.67	338.30	-1,100.01	-208.46	-4,400.00	-95.26
TOTAL INVESTMENT INCOME	-28.37	-366.67	338.30	-1,100.01	-208.46	-4,400.00	-95.26
<u>OTHER REVENUE</u>							
Other Revenue							
60-1-000-000-5900.000 Other Income	0.00	-4.17	4.17	-12.51	0.00	-50.00	-100.00
60-1-000-000-5901.000 Income - LR Amps	0.00	-29.17	29.17	-87.51	0.00	-350.00	-100.00
60-1-000-000-5910.000 Laundry Income	-642.25	-733.33	91.08	-2,199.99	-2,101.25	-8,800.00	-76.12
60-1-000-000-5920.000 Bad Check Charges	0.00	-1.67	1.67	-5.01	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	-470.00	-416.67	-53.33	-1,250.01	-645.00	-5,000.00	-87.10
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	-57.00	-183.33	126.33	-549.99	-165.00	-2,200.00	-92.50
60-1-000-000-5926.000 Violation Charges	-297.00	-37.92	-259.08	-113.76	-297.00	-455.00	-34.73
60-1-000-000-5930.000 Retained HAP	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5991.000 ECRM Grant Inc-BW	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5991.100 ECRM Grant #2 Inc-BW	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5992.000 Carver Center Grant-BW	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5992.500 Late Charges	0.00	0.00	0.00	0.00	0.00	0.00	
Total Other Revenue	-1,466.25	-1,406.26	-59.99	-4,218.78	-3,208.25	-16,875.00	-80.99
TOTAL OTHER REVENUE	-1,466.25	-1,406.26	-59.99	-4,218.78	-3,208.25	-16,875.00	-80.99
TOTAL REVENUE	-33,410.62	-33,566.68	156.06	-100,700.04	-99,014.71	-402,800.00	-75.42
EXPENSES							

Date:
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Knox County Housing Authority
INCOME STATEMENT - AHP Brentwood
June, 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	7,749.99	7,105.50	31,000.00	-77.08
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	802.33	883.33	-81.00	2,649.99	2,359.23	10,600.00	-77.74
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	3,170.83	3,466.66	-295.83	10,399.98	9,464.73	41,600.00	-77.25
Admin Sundry							
60-1-000-000-6210.000 Admin. Advertisement	9.50	33.33	-23.83	99.99	19.00	400.00	-95.25
60-1-000-000-6250.000 Misc Renting Expense	85.00	108.33	-23.33	324.99	153.00	1,300.00	-88.23
60-1-000-000-6311.000 Office Expense-Brent	67.86	150.00	-82.14	450.00	300.07	1,800.00	-83.33
60-1-000-000-6311.050 Office Rental Expense	225.00	225.00	0.00	675.00	675.00	2,700.00	-75.00
60-1-000-000-6311.100 Phone/Internet Service	95.02	108.33	-13.31	324.99	306.12	1,300.00	-76.45
60-1-000-000-6311.150 IT Support	24.75	33.33	-8.58	99.99	24.75	400.00	-93.81
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	225.00	0.00	900.00	-100.00
60-1-000-000-6360.000 Training - Staff	0.00	87.50	-87.50	262.50	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	51.47	129.17	-77.70	387.51	113.00	1,550.00	-92.71
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	-2,616.30	83.33	-2,699.63	249.99	-4,802.59	1,000.00	-580.26
60-1-000-000-6380.000 Consulting Services	0.00	41.67	-41.67	125.01	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	225.00	0.00	900.00	-100.00
Total Admin Sundry	-2,057.70	1,149.99	-3,207.69	3,449.97	-3,211.65	13,800.00	-123.27
Fee Expense							
60-1-000-000-6320.000 Management Fees	5,189.39	5,263.00	-73.61	15,789.00	15,568.17	63,156.00	-75.35
60-1-000-000-6351.000 Bookkeeping Fees	639.00	648.00	-9.00	1,944.00	1,917.00	7,776.00	-75.35
Total Fee Expense	5,828.39	5,911.00	-82.61	17,733.00	17,485.17	70,932.00	-75.35
TOTAL OPERATING EXPENSES	6,941.52	10,527.65	-3,586.13	31,582.95	23,738.25	126,332.00	-81.21
<u>UTILITIES</u>							
Utilities Expense							
60-1-000-000-6450.000 Utilites - Electric	35.35	458.33	-422.98	1,374.99	91.41	5,500.00	-98.34
60-1-000-000-6451.000 Utilities - Water	934.70	850.00	84.70	2,550.00	1,799.40	10,200.00	-82.36
60-1-000-000-6452.000 Utilities - Gas	213.91	125.00	88.91	375.00	153.30	1,500.00	-89.78
60-1-000-000-6453.000 Utilities - Sewer	1,248.43	808.33	440.10	2,424.99	2,413.09	9,700.00	-75.12
Total Utilities	2,432.39	2,241.66	190.73	6,724.98	4,457.20	26,900.00	-83.43
TOTAL UTILITIES	2,432.39	2,241.66	190.73	6,724.98	4,457.20	26,900.00	-83.43
<u>MAINTENANCE EXPENSES</u>							
Maintenance Salaries							
60-1-000-000-6510.000 Maintenance Salaries	3,862.40	4,416.67	-554.27	13,250.01	11,587.20	53,000.00	-78.14
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	62.49	0.00	250.00	-100.00
60-1-000-000-6510.200 Maint from Amps	0.00	20.83	-20.83	62.49	0.00	250.00	-100.00
60-1-000-000-6510.500 Maint. Employee Ben.	1,778.63	2,166.67	-388.04	6,500.01	5,159.38	26,000.00	-80.16
60-1-000-000-6510.501 Wellness Benefit - Maint	0.00	0.00	0.00	0.00	0.00	0.00	
Total Maintenance Salaries	5,641.03	6,625.00	-983.97	19,875.00	16,746.58	79,500.00	-78.94
Maintenance Supplies							

Date:
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Knox County Housing Authority
INCOME STATEMENT - AHP Brentwood
June, 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	275.01	0.00	1,100.00	-100.00
60-1-000-000-6515.030 Snow Removal Supplies	0.00	41.67	-41.67	125.01	0.00	500.00	-100.00
60-1-000-000-6515.050 Lndscape/Grnd Supplies	97.91	258.33	-160.42	774.99	97.91	3,100.00	-96.84
60-1-000-000-6515.070 Electrical Supplies	3,305.82	472.92	2,832.90	1,418.76	3,474.45	5,675.00	-38.78
60-1-000-000-6515.080 Plumbing Supplies	8.94	400.00	-391.06	1,200.00	73.91	4,800.00	-98.46
60-1-000-000-6515.100 Janitorial Supplies	366.20	108.33	257.87	324.99	552.02	1,300.00	-57.54
60-1-000-000-6515.110 Routine Maint. Supplies	211.68	1,509.17	-1,297.49	4,527.51	211.68	18,110.00	-98.83
60-1-000-000-6515.114 Painting Supplies - BW	0.00	200.00	-200.00	600.00	0.00	2,400.00	-100.00
60-1-000-000-6515.115 Refrigerators	0.00	125.00	-125.00	375.00	1,497.00	1,500.00	-0.20
60-1-000-000-6515.116 Stoves	0.00	85.00	-85.00	255.00	0.00	1,020.00	-100.00
60-1-000-000-6515.120 Misc. Other Supplies	0.00	41.67	-41.67	125.01	32.06	500.00	-93.59
Total Maintenance Supplies	3,990.55	3,333.76	656.79	10,001.28	5,939.03	40,005.00	-85.15
Maintenance Contracts							
60-1-000-000-6516.000 Interior Repr/Repl-BW	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6516.200 Carpet Repr/Repl-BW	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6520.010 Garbage/Trash Contract	946.85	1,008.33	-61.48	3,024.99	2,881.21	12,100.00	-76.19
60-1-000-000-6520.020 Heat/Cool Contract	0.00	41.67	-41.67	125.01	0.00	500.00	-100.00
60-1-000-000-6520.030 Snow Removal Contract	0.00	165.00	-165.00	495.00	0.00	1,980.00	-100.00
60-1-000-000-6520.050 Landscape&Grds Cont	0.00	416.67	-416.67	1,250.01	0.00	5,000.00	-100.00
60-1-000-000-6520.070 Electrical Contract	0.00	66.67	-66.67	200.01	0.00	800.00	-100.00
60-1-000-000-6520.080 Plumbing Contract	0.00	162.50	-162.50	487.50	142.50	1,950.00	-92.69
60-1-000-000-6520.090 Extermination Contract	552.24	212.50	339.74	637.50	552.24	2,550.00	-78.34
60-1-000-000-6520.100 Janitorial Contract	29.99	108.33	-78.34	324.99	254.99	1,300.00	-80.39
60-1-000-000-6520.110 Routine Maint. Contract	539.42	100.00	439.42	300.00	539.42	1,200.00	-55.05
60-1-000-000-6520.111 Carpet Repr/Repl Cont.	0.00	558.33	-558.33	1,674.99	0.00	6,700.00	-100.00
60-1-000-000-6520.120 Misc. Other Contracts	0.00	2,866.67	-2,866.67	8,600.01	0.00	34,400.00	-100.00
Total Maintenance Contracts	2,068.50	5,706.67	-3,638.17	17,120.01	4,370.36	68,480.00	-93.62
TOTAL MAINTENANCE	11,700.08	15,665.43	-3,965.35	46,996.29	27,055.97	187,985.00	-85.61
TAXES & INSURANCE EXPENSE							
Taxes & Insurance Expense							
60-1-000-000-6710.000 PILOT - Real Estate Tax	1,451.23	1,477.58	-26.35	4,432.74	4,534.09	17,731.00	-74.43
60-1-000-000-6720.000 Property Insurance	829.21	841.67	-12.46	2,525.01	2,487.63	10,100.00	-75.37
60-1-000-000-6720.500 Equipment Insurance	49.98	52.08	-2.10	156.24	149.94	625.00	-76.01
60-1-000-000-6721.000 Liability Insurance	172.21	175.00	-2.79	525.00	516.63	2,100.00	-75.40
60-1-000-000-6721.500 PE & PO Insuranace	79.62	83.33	-3.71	249.99	238.86	1,000.00	-76.11
60-1-000-000-6722.000 Work Comp Insurance	249.22	254.17	-4.95	762.51	747.66	3,050.00	-75.49
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	2,831.47	2,883.83	-52.36	8,651.49	8,674.81	34,606.00	-74.93
TOTAL TAXES & INSURANCE EXPENSE	2,831.47	2,883.83	-52.36	8,651.49	8,674.81	34,606.00	-74.93

MISCELLANEOUS EXPENSE
Financial Expenses

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
60-1-000-000-6810.000 Interest Expense Payable	1,952.62	1,878.17	74.45	5,634.51	5,827.47	22,538.00	-74.14
60-1-000-000-6860.000 Security Deposit Interest	0.00	0.00	0.00	0.00	0.00	0.00	
Total Financial Expenses	1,952.62	1,878.17	74.45	5,634.51	5,827.47	22,538.00	-74.14
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	1,952.62	1,878.17	74.45	5,634.51	5,827.47	22,538.00	-74.14
TOTAL EXPENSES BEFORE DEPRECIATION	25,858.08	33,196.74	-7,338.66	99,590.22	69,753.70	398,361.00	-82.49
NET REVENUE/EXPENSES (PROFIT)/LOSS	-7,552.54	-369.94	-7,182.60	-1,109.82	-29,261.01	-4,439.00	559.18
Depreciation Expense							
60-1-000-000-6600.000 Depreciation Expense	8,000.00	7,500.00	500.00	22,500.00	24,000.00	90,000.00	-73.33
Total Depreciation Expense	8,000.00	7,500.00	500.00	22,500.00	24,000.00	90,000.00	-73.33
TOTAL DEPRECIATION EXPENSE	8,000.00	7,500.00	500.00	22,500.00	24,000.00	90,000.00	-73.33
NET REVENUE/EXPENSE (PROFIT)/LOSS AFTER DEPRECIATION EXPENSE	447.46	7,130.06	-6,682.60	21,390.18	-5,261.01	85,561.00	-106.15
TOTAL BOND PAYMENT	1,934.88	0.00	1,934.88	0.00	5,835.04	0.00	

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
PUM - Prairieland	65.00	65.00	0.00	195.00	195.00	780.00	0.00
REVENUE							
TENANT REVENUE							
Tenant Rent Revenue							
60-1-000-001-5120.000 Rent - Prairieland	-22,687.00	-22,811.00	124.00	-68,433.00	-67,964.00	-273,732.00	-75.17
60-1-000-001-5125.000 PHA Rent	-1,525.00	-1,816.67	291.67	-5,450.01	-4,580.00	-21,800.00	-78.99
60-1-000-001-5126.000 Georgia HAP - Prairie S8	-3,511.00	-3,083.33	-427.67	-9,249.99	-9,516.00	-37,000.00	-74.28
60-1-000-001-5320.000 Rent Adjustments	366.00	0.00	366.00	0.00	75.00	0.00	
Total Tenant Rent Revenue	-27,357.00	-27,711.00	354.00	-83,133.00	-81,985.00	-332,532.00	-75.35
Excess Rent							
60-1-000-001-5970.000 Excess Rent	-696.00	-625.00	-71.00	-1,875.00	-2,146.00	-7,500.00	-71.39
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	-696.00	-625.00	-71.00	-1,875.00	-2,146.00	-7,500.00	-71.39
Vacancies Revenue							
60-1-000-001-5220.000 Vacancies	0.00	497.33	-497.33	1,491.99	0.00	5,968.00	-100.00
Total Vacancies Revenue	0.00	497.33	-497.33	1,491.99	0.00	5,968.00	-100.00
TOTAL TENANT REVENUE	-28,053.00	-27,838.67	-214.33	-83,516.01	-84,131.00	-334,064.00	-74.82
INVESTMENT REVENUE							
Investment Revenue							
60-1-000-001-5410.000 Interest Income	-8.26	0.00	-8.26	0.00	-8.26	0.00	
60-1-000-001-5420.000 Interest Sec Dep	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5440.000 Rep Res Interest	0.00	-2.00	2.00	-6.00	0.00	-24.00	-100.00
60-1-000-001-5450.000 Residual Res Int Inc	0.00	-1.00	1.00	-3.00	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	-8.26	-3.00	-5.26	-9.00	-8.26	-36.00	-77.06
TOTAL INVESTMENT INCOME	-8.26	-3.00	-5.26	-9.00	-8.26	-36.00	-77.06
OTHER REVENUE							
Other Revenue							
60-1-000-001-5127.000 Office Rent Receipt	-225.00	-225.00	0.00	-675.00	-675.00	-2,700.00	-75.00
60-1-000-001-5900.000 Other Income	0.00	-12.50	12.50	-37.50	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	-5.01	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	-240.00	-350.00	110.00	-1,050.00	-695.00	-4,200.00	-83.45
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	-36.00	-200.00	164.00	-600.00	-66.00	-2,400.00	-97.25
60-1-000-001-5926.000 Violation Charges	-425.00	-35.42	-389.58	-106.26	-425.00	-425.00	0.00
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	-926.00	-824.59	-101.41	-2,473.77	-1,861.00	-9,895.00	-81.19
TOTAL OTHER REVENUE	-926.00	-824.59	-101.41	-2,473.77	-1,861.00	-9,895.00	-81.19
TOTAL REVENUE	-28,987.26	-28,666.26	-321.00	-85,998.78	-86,000.26	-343,995.00	-75.00

EXPENSES

Date:
Time:
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Knox County Housing Authority
INCOME STATEMENT - AHP, Prairieland
June, 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	7,749.99	7,105.50	31,000.00	-77.08
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	2,649.99	2,359.19	10,600.00	-77.74
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	10,399.98	9,464.69	41,600.00	-77.25
Admin Sundry							
60-1-000-001-6210.000 Admin. Advertisement	9.50	33.33	-23.83	99.99	19.00	400.00	-95.25
60-1-000-001-6250.000 Misc. Rent Expense	0.00	100.00	-100.00	300.00	68.00	1,200.00	-94.33
60-1-000-001-6311.000 Office Expense-Prairie	65.54	150.00	-84.46	450.00	296.82	1,800.00	-83.51
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	95.00	108.33	-13.33	324.99	278.59	1,300.00	-78.57
60-1-000-001-6311.150 IT Support	24.75	33.33	-8.58	99.99	24.75	400.00	-93.81
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	225.00	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	262.50	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	51.46	129.17	-77.71	387.51	112.97	1,550.00	-92.71
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	-463.50	208.33	-671.83	624.99	-620.50	2,500.00	-124.82
60-1-000-001-6380.000 Consulting Services	0.00	41.67	-41.67	125.01	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	300.00	0.00	1,200.00	-100.00
Total Admin Sundry	-217.25	1,066.66	-1,283.91	3,199.98	179.63	12,800.00	-98.60
Fee Expense							
60-1-000-001-6320.000 Management Fees	4,750.85	4,751.00	-0.15	14,253.00	14,033.28	57,012.00	-75.39
60-1-000-001-6351.000 Bookkeeping Fees	585.00	585.00	0.00	1,755.00	1,728.00	7,020.00	-75.38
60-1-000-001-6352.000 Computer Fees	0.00	0.00	0.00	0.00	0.00	0.00	
Total Fee Expense	5,335.85	5,336.00	-0.15	16,008.00	15,761.28	64,032.00	-75.39
TOTAL OPERATING EXPENSES	8,289.40	9,869.32	-1,579.92	29,607.96	25,405.60	118,432.00	-78.55
<u>UTILITIES</u>							
Utilities Expense							
60-1-000-001-6450.000 Utilities Electric	287.18	425.00	-137.82	1,275.00	169.95	5,100.00	-96.67
60-1-000-001-6451.000 Utilities Water	1,126.10	858.33	267.77	2,574.99	2,177.20	10,300.00	-78.86
60-1-000-001-6452.000 Utilities Gas	72.83	125.00	-52.17	375.00	241.87	1,500.00	-83.88
60-1-000-001-6453.000 Utilities Sewer	1,532.61	858.33	674.28	2,574.99	2,975.46	10,300.00	-71.11
Total Utilities	3,018.72	2,266.66	752.06	6,799.98	5,564.48	27,200.00	-79.54
TOTAL UTILITIES	3,018.72	2,266.66	752.06	6,799.98	5,564.48	27,200.00	-79.54
<u>MAINTENANCE EXPENSES</u>							
Maintenance Salaries							
60-1-000-001-6510.000 Maintenance Salaries	3,862.40	4,416.67	-554.27	13,250.01	11,587.20	53,000.00	-78.14
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	62.49	0.00	250.00	-100.00
60-1-000-001-6510.200 Maint from Amps	0.00	20.83	-20.83	62.49	0.00	250.00	-100.00
60-1-000-001-6510.500 Maint. Employee Ben.	1,778.48	2,166.67	-388.19	6,500.01	5,159.01	26,000.00	-80.16
60-1-000-001-6510.501 Wellness Benefit - Maint	0.00	0.00	0.00	0.00	0.00	0.00	
Total Maintenance Salaries	5,640.88	6,625.00	-984.12	19,875.00	16,746.21	79,500.00	-78.94
Maintenance Supplies							

Date:
Time:
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Knox County Housing Authority
INCOME STATEMENT - AHP, Prairieland
June, 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	1,952.62	1,878.08	74.54	5,634.24	5,827.46	22,537.00	-74.14
TOTAL EXPENSES BEFORE DEPRECIATION	26,992.08	27,767.24	-775.16	83,301.72	70,941.73	333,207.00	-78.71
NET REVENUE/EXPENSES (PROFIT)/LOSS	-1,995.18	-899.02	-1,096.16	-2,697.06	-15,058.53	-10,788.00	39.59
Depreciation Expense							
60-1-000-001-6600.000 Depreciation Expense	6,257.00	6,258.33	-1.33	18,774.99	18,771.00	75,100.00	-75.01
Total Depreciation Expense	6,257.00	6,258.33	-1.33	18,774.99	18,771.00	75,100.00	-75.01
TOTAL DEPRECIATION EXPENSE	6,257.00	6,258.33	-1.33	18,774.99	18,771.00	75,100.00	-75.01
NET REVENUE/EXPENSE (PROFIT)/LOSS AFTER DEPRECIATION EXPENSE	4,261.82	5,359.31	-1,097.49	16,077.93	3,712.47	64,312.00	-94.23
TOTAL BOND PAYMENT	1,934.88	0.00	1,934.88	0.00	5,835.04	0.00	

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

COCC - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	52,561.67	54,166.67	-1,605.00	157,537.38	650,000.00	-75.76
TOTAL OPERATING INCOME	52,561.67	54,166.67	-1,605.00	157,537.38	650,000.00	-75.76
OPERATING EXPENSE						
Total Administration Expenses	47,367.24	49,770.83	-2,403.59	127,090.22	597,250.00	-78.72
Total Tenant Services	0.00	0.00	0.00	0.00	0.00	
Total Utilities Expenses	650.89	466.67	184.22	783.89	5,600.00	-86.00
Total Maintenance Expenses	55.09	483.30	-428.21	3,983.54	5,800.00	-31.32
General Expense	1,529.66	1,554.16	-24.50	4,588.98	18,650.00	-75.39
TOTAL ROUTINE OPERATING EXPENSES	49,602.88	52,274.96	-2,672.08	136,446.63	627,300.00	-78.25
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	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	49,602.88	52,274.96	-2,672.08	136,446.63	627,300.00	-78.25
NET REVENUE/-EXPENSE PROFIT/-LOSS						
	2,958.79	1,891.71	1,067.08	21,090.75	22,700.00	-7.09
Total Depreciation Expense						
	45.00	50.00	-5.00	135.00	600.00	-77.50
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	2,913.79	1,841.71	1,072.08	20,955.75	22,100.00	-5.18

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

MOON TOWERS - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	69,173.56	69,666.66	-493.10	208,034.15	836,000.00	-75.12
TOTAL OPERATING INCOME	69,173.56	69,666.66	-493.10	208,034.15	836,000.00	-75.12
OPERATING EXPENSE						
Total Administration Expenses	26,863.96	25,230.84	1,633.12	76,427.38	302,770.00	-74.76
Total Tenant Services	153.88	41.67	112.21	230.82	500.00	-53.84
Total Utilities Expenses	14,731.21	8,999.99	5,731.22	17,430.05	108,000.00	-83.86
Total Maintenance Expenses	38,185.90	24,604.17	13,581.73	69,466.75	295,250.00	-76.47
General Expense	4,789.72	6,783.32	-1,993.60	20,359.73	81,400.00	-74.99
TOTAL ROUTINE OPERATING EXPENSES	84,724.67	65,659.99	19,064.68	183,914.73	787,920.00	-76.66
Total Non-Routine Expense	0.00	0.00	0.00	0.00	0.00	
Total Other Credit & Charges	0.00	0.00	0.00	0.00	0.00	
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	
Total Prov. for Operating Reserve	0.00	0.00	0.00	0.00	0.00	
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
TOTAL OPERATING EXPENSES	84,724.67	65,659.99	19,064.68	183,914.73	787,920.00	-76.66
NET REVENUE/EXPENSE PROFIT/-LOSS						
	-15,551.11	4,006.67	-19,557.78	24,119.42	48,080.00	-49.83
Total Depreciation Expense						
Total Depreciation Expense	14,500.00	29,583.33	-15,083.33	43,500.00	355,000.00	-87.75
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	-30,051.11	-25,576.66	-4,474.45	-19,380.58	-306,920.00	-93.69

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

FAMILY - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	103,603.50	89,531.33	14,072.17	307,695.92	1,074,376.00	-71.36
TOTAL OPERATING INCOME	103,603.50	89,531.33	14,072.17	307,695.92	1,074,376.00	-71.36
OPERATING EXPENSE						
Total Administration Expenses	29,605.92	42,764.32	-13,158.40	91,025.00	513,172.00	-82.26
Total Tenant Services	0.00	341.66	-341.66	0.00	4,100.00	-100.00
Total Utilities Expenses	2,875.26	2,295.83	579.43	3,294.90	27,550.00	-88.04
Total Maintenance Expenses	30,230.14	40,923.34	-10,693.20	99,174.66	491,080.00	-79.80
General Expense	5,237.96	7,563.59	-2,325.63	9,559.58	90,763.00	-89.47
TOTAL ROUTINE OPERATING EXPENSES	67,949.28	93,888.74	-25,939.46	203,054.14	1,126,665.00	-81.98
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	67,949.28	93,888.74	-25,939.46	203,054.14	1,126,665.00	-81.98
NET REVENUE/EXPENSE PROFIT/-LOSS	35,654.22	-4,357.41	40,011.63	104,641.78	-52,289.00	-300.12
Total Depreciation Expense						
Total Depreciation Expense	29,000.00	35,416.67	-6,416.67	87,000.00	425,000.00	-79.53
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	6,654.22	-39,774.08	46,428.30	17,641.78	-477,289.00	-103.70

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

BLUEBELL - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	20,202.14	20,418.92	-216.78	59,225.04	245,027.00	-75.83
TOTAL OPERATING INCOME	20,202.14	20,418.92	-216.78	59,225.04	245,027.00	-75.83
OPERATING EXPENSE						
Total Administration Expenses	6,369.96	8,116.41	-1,746.45	19,101.73	97,397.00	-80.39
Total Tenant Services	0.00	41.66	-41.66	0.00	500.00	-100.00
Total Utilities Expenses	3,569.10	2,312.50	1,256.60	3,904.77	27,750.00	-85.93
Total Maintenance Expenses	12,473.30	7,816.67	4,656.63	24,829.85	93,800.00	-73.53
General Expense	2,214.61	3,067.33	-852.72	7,427.87	36,808.00	-79.82
TOTAL ROUTINE OPERATING EXPENSES	24,626.97	21,354.57	3,272.40	55,264.22	256,255.00	-78.43
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	24,626.97	21,354.57	3,272.40	55,264.22	256,255.00	-78.43
NET REVENUE/EXPENSE PROFIT/-LOSS	-4,424.83	-935.65	-3,489.18	3,960.82	-11,228.00	-135.28
Total Depreciation Expense						
Total Depreciation Expense	11,000.00	14,083.33	-3,083.33	33,000.00	169,000.00	-80.47
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	-15,424.83	-15,018.98	-405.85	-29,039.18	-180,228.00	-83.89

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

COCC, MT, FAMILY, BB COMBINED OS	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	245,540.87	233,783.58	11,757.29	732,492.49	2,805,403.00	-73.89
TOTAL OPERATING INCOME	245,540.87	233,783.58	11,757.29	732,492.49	2,805,403.00	-73.89
OPERATING EXPENSE						
Total Administration Expenses	110,207.08	125,882.40	-15,675.32	313,644.33	1,510,589.00	-79.24
Total Tenant Services	153.88	424.99	-271.11	230.82	5,100.00	-95.47
Total Utilities Expenses	21,826.46	14,074.99	7,751.47	25,413.61	168,900.00	-84.95
Total Maintenance Expenses	80,944.43	73,827.48	7,116.95	197,454.80	885,930.00	-77.71
General Expense	13,771.95	18,968.40	-5,196.45	41,936.16	227,621.00	-81.58
TOTAL ROUTINE OPERATING EXPENSES	226,903.80	233,178.26	-6,274.46	578,679.72	2,798,140.00	-79.32
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	226,903.80	233,178.26	-6,274.46	578,679.72	2,798,140.00	-79.32
NET REVENUE/EXPENSE PROFIT/-LOSS	18,637.07	605.32	18,031.75	153,812.77	7,263.00	2,017.76
Total Depreciation Expense						
Total Depreciation Expense	54,545.00	79,133.33	-24,588.33	163,635.00	949,600.00	-82.77
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	-35,907.93	-78,528.01	42,620.08	-9,822.23	-942,337.00	-98.96

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

	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
HCV - OPERATING STATEMENT						
ADMIN OPERATING INCOME						
Total Admin Operating Income	10,368.75	9,846.92	521.83	55,601.89	118,163.00	-52.94
TOTAL ADMIN OPERATING INCOME	10,368.75	9,846.92	521.83	55,601.89	118,163.00	-52.94
OPERATING EXPENSES						
Total Admin Expenses	8,281.47	8,345.84	-64.37	22,176.69	100,150.00	-77.86
Total Fees Expenses	3,549.00	3,953.00	-404.00	10,510.50	47,436.00	-77.84
Total General Expenses	706.24	825.00	-118.76	2,592.02	9,900.00	-73.82
TOTAL OPERATING EXPENSES	12,536.71	13,123.84	-587.13	35,279.21	157,486.00	-77.60
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	12,536.71	13,123.84	-587.13	35,279.21	157,486.00	-77.60
NET REVENUE PROFIT/-LOSS	-2,167.96	-3,276.92	1,108.96	20,322.68	-39,323.00	-151.68
Total Depreciation Expense	0.00	0.00	0.00	0.00	0.00	
NET REVENUE w/Deprecitation PROFIT/-LOSS	-2,167.96	-3,276.92	1,108.96	20,322.68	-39,323.00	-151.68

HAP - OPERATING STATEMENT

HAP INCOME						
Total Income	75,234.50	77,468.75	-2,234.25	225,513.00	929,625.00	-75.74
TOTAL HAP INCOME	75,234.50	77,468.75	-2,234.25	225,513.00	929,625.00	-75.74
HAP EXPENSES						
Total HAP Expenses	78,206.00	78,635.66	-429.66	234,345.00	943,628.00	-75.17
Total General HAP Expenses	-15.63	41.67	-57.30	463.13	500.00	-7.37
TOTAL HAP EXPENSES	78,190.37	78,677.33	-486.96	234,808.13	944,128.00	-75.13
Total Prior Year Adj HAP	0.00	0.00	0.00	0.00	0.00	
REMAINING HAP from RESERVE +/-LOSS	-2,955.87	-1,208.58	-1,747.29	-9,295.13	-14,503.00	-35.91

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

BRENTWOOD - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	33,410.62	33,566.68	-156.06	99,014.71	402,800.00	-75.42
TOTAL OPERATING INCOME	33,410.62	33,566.68	-156.06	99,014.71	402,800.00	-75.42
OPERATING EXPENSE						
Total Administration Expenses	1,113.13	4,616.65	-3,503.52	6,253.08	55,400.00	-88.71
Total Fee Expenses	5,828.39	5,911.00	-82.61	17,485.17	70,932.00	-75.35
Total Utilities Expenses	2,432.39	2,241.66	190.73	4,457.20	26,900.00	-83.43
Total Maintenance Expenses	11,700.08	15,665.43	-3,965.35	27,055.97	187,985.00	-85.61
Total Taxes & Insurance Expense	2,831.47	2,883.83	-52.36	8,674.81	34,606.00	-74.93
Total Financial Expenses	1,952.62	1,878.17	74.45	5,827.47	22,538.00	-74.14
TOTAL ROUTINE OPERATING EXPENSE	25,858.08	33,196.74	-7,338.66	69,753.70	398,361.00	-82.49
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	25,858.08	33,196.74	-7,338.66	69,753.70	398,361.00	-82.49
NET REVENUE PROFIT/-LOSS						
	7,552.54	369.94	7,182.60	29,261.01	4,439.00	559.18
Total Depreciation Expense						
	8,000.00	7,500.00	500.00	24,000.00	90,000.00	-73.33
NET REVENUE w/Depreciation PROFIT/-LOSS	-447.46	-7,130.06	6,682.60	5,261.01	-85,561.00	-106.15

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

PRAIRIELAND - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	28,987.26	28,666.26	321.00	86,000.26	343,995.00	-75.00
TOTAL OPERATING INCOME	28,987.26	28,666.26	321.00	86,000.26	343,995.00	-75.00
OPERATING EXPENSE						
Total Administration Expenses	2,953.55	4,533.32	-1,579.77	9,644.32	54,400.00	-82.27
Total Fee Expenses	5,335.85	5,336.00	-0.15	15,761.28	64,032.00	-75.39
Total Utilities Expenses	3,018.72	2,266.66	752.06	5,564.48	27,200.00	-79.54
Total Maintenance Expenses	11,149.39	11,089.18	60.21	26,221.37	133,070.00	-80.30
Total Taxes & Insurance Expense	2,581.95	2,664.00	-82.05	7,922.82	31,968.00	-75.22
Total Financial Expenses	1,952.62	1,878.08	74.54	5,827.46	22,537.00	-74.14
TOTAL ROUTINE OPERATING EXPENSE	26,992.08	27,767.24	-775.16	70,941.73	333,207.00	-78.71
Total Amortization Expense	0.00	0.00	0.00	0.00	0.00	
Total Provision for Reserve	0.00	0.00	0.00	0.00	0.00	
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Transfers In/Out	0.00	0.00	0.00	0.00	0.00	
TOTAL ALL EXPENSES BEFORE DEPRECIATION	26,992.08	27,767.24	-775.16	70,941.73	333,207.00	-78.71
NET REVENUE PROFIT/-LOSS						
	1,995.18	899.02	1,096.16	15,058.53	10,788.00	39.59
Total Depreciation Expense						
	6,257.00	6,258.33	-1.33	18,771.00	75,100.00	-75.01
NET REVENUE w/Depreciation PROFIT/-LOSS	-4,261.82	-5,359.31	1,097.49	-3,712.47	-64,312.00	-94.23

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

BRENTWOOD & PRAIRIELAND COMBINED	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	62,397.88	62,232.94	164.94	185,014.97	746,795.00	-75.23
TOTAL OPERATING INCOME	62,397.88	62,232.94	164.94	185,014.97	746,795.00	-75.23
OPERATING EXPENSE						
Total Administration Expenses	4,066.68	9,149.97	-5,083.29	15,897.40	109,800.00	-85.52
Total Fee Expenses	11,164.24	11,247.00	-82.76	33,246.45	134,964.00	-75.37
Total Utilities Expenses	5,451.11	4,508.32	942.79	10,021.68	54,100.00	-81.48
Total Maintenance Expenses	22,849.47	26,754.61	-3,905.14	53,277.34	321,055.00	-83.41
Total Taxes & Insurance Expense	5,413.42	5,547.83	-134.41	16,597.63	66,574.00	-75.07
Total Financial Expenses	3,905.24	3,756.25	148.99	11,654.93	45,075.00	-74.14
TOTAL ROUTINE OPERATING EXPENSE	52,850.16	60,963.98	-8,113.82	140,695.43	731,568.00	-80.77
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	52,850.16	60,963.98	-8,113.82	140,695.43	731,568.00	-80.77
NET REVENUE PROFIT/-LOSS						
	9,547.72	1,268.96	8,278.76	44,319.54	15,227.00	191.06
Total Depreciation Expense						
	14,257.00	13,758.33	498.67	42,771.00	165,100.00	-74.09
NET REVENUE w/Depreciation PROFIT/-LOSS	-4,709.28	-12,489.37	7,780.09	1,548.54	-149,873.00	-101.03

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

	Current Period	Last Year Same	Variance	Current Year
AMP001 - MOON TOWERS				
Salaries	32,158.29	22,439.40	9,718.89	66,681.61
Employee W/H Payments	0.00	0.00	0.00	0.00
Management Fees	15,712.07	15,953.84	-241.77	47,377.98
Administrative Expenses	3,189.25	697.69	2,491.56	5,313.71
Tenant Services	153.88	0.00	153.88	230.82
Utilities	14,731.21	8,706.32	6,024.89	17,430.05
Maintenance Supplies/Contracts	13,990.25	8,043.69	5,946.56	26,520.83
Mileage	0.00	0.00	0.00	0.00
General Expenses	4,789.72	6,303.35	-1,513.63	20,359.73
Non-Routine Expense	0.00	0.00	0.00	0.00
TOTAL MOON TOWERS CLAIMS	84,724.67	62,144.29	22,580.38	183,914.73
AMP002 - FAMILY				
Salaries	25,785.71	41,523.83	-15,738.12	109,036.81
Employee W/H Payments	0.00	0.00	0.00	0.00
Management Fees	17,513.87	16,889.74	624.13	52,219.25
Administrative Expenses	4,327.65	1,322.55	3,005.10	6,261.76
Tenant Services	0.00	0.00	0.00	0.00
Utilities	2,875.26	2,680.12	195.14	3,294.90
Maintenance Supplies/Contracts	12,208.83	10,800.03	1,408.80	22,681.84
Mileage	0.00	0.00	0.00	0.00
General Expenses	5,237.96	7,515.35	-2,277.39	9,559.58
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL FAMILY CLAIMS	67,949.28	80,731.62	-12,782.34	203,054.14
AMP003 - BLUEBELL				
Salaries	4,919.70	5,303.19	-383.49	14,650.33
Employee W/H Payments	0.00	0.00	0.00	0.00
Management Fees	4,539.50	4,620.09	-80.59	13,537.91
Administrative Expenses	600.67	577.53	23.14	1,544.62
Tenant Services	0.00	0.00	0.00	0.00
Utilities	3,569.10	2,215.53	1,353.57	3,904.77
Maintenance Supplies/Contracts	8,783.39	4,640.88	4,142.51	14,198.72
Mileage	0.00	-12.76	12.76	0.00
General Expenses	2,214.61	2,669.55	-454.94	7,427.87
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL BLUEBELL CLAIMS	24,626.97	20,014.01	4,612.96	55,264.22
COCC				
Salaries	41,350.04	35,454.34	5,895.70	113,928.16
Employee W/H Payments	-294.49	145.99	-440.48	-1,537.59
Management Fees	0.00	0.00	0.00	0.00
Administrative Expenses	6,068.24	5,699.69	368.55	13,213.10
Tenant Services	0.00	0.00	0.00	0.00
Utilities	650.89	404.63	246.26	783.89
Maintenance Supplies/Contracts	4.05	184.00	-179.95	3,932.50
Mileage	0.00	0.00	0.00	0.00
General Expenses	1,529.66	1,339.04	190.62	4,588.98
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL COCC CLAIMS	49,308.39	43,227.69	6,080.70	134,909.04
COMBINED - AMP1, AMP2, AMP3, & COCC				
Salaries	104,213.74	104,720.76	-507.02	304,296.91
Employee W/H Payments	-294.49	145.99	-440.48	-1,537.59
Management Fees	37,765.44	37,463.67	301.77	113,135.14
Administrative Expenses	14,185.81	8,297.46	5,888.35	26,333.19
Tenant Services	153.88	0.00	153.88	230.82
Utilities	21,826.46	14,006.60	7,819.86	25,413.61
Maintenance Supplies	34,986.52	23,668.60	11,317.92	67,333.89
Mileage	0.00	-12.76	12.76	0.00
General Expenses	13,771.95	17,827.29	-4,055.34	41,936.16
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL LOW RENT CLAIMS	226,609.31	206,117.61	20,491.70	577,142.13

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

	Current Period	Last Year Same Period	Variance
BRENTWOOD			
Salaries	8,811.86	8,413.34	398.52
Employee W/H Payments	0.00	0.00	0.00
Management Fees	5,828.39	5,910.48	-82.09
Administrative Expenses	-2,057.70	1,098.80	-3,156.50
Utilities	2,432.39	2,167.61	264.78
Maintenance Supplies/Contracts	6,059.05	1,990.32	4,068.73
Tax & Insurance Expenses	2,831.47	3,006.87	-175.40
Finacial Expenses	1,952.62	2,080.06	-127.44
TOTAL BRENTWOOD CLAIMS	25,858.08	24,667.48	1,190.60
PRAIRIELAND			
Salaries	8,811.68	8,413.22	398.46
Employee W/H Payments	0.00	0.00	0.00
Management Fees	5,335.85	5,335.85	0.00
Administrative Expenses	-217.25	855.27	-1,072.52
Utilities	3,018.72	1,916.16	1,102.56
Maintenance Supplies/Contracts	5,508.51	3,653.35	1,855.16
Taxes & Insurance Expenses	2,581.95	2,702.92	-120.97
Financial Expenses	1,952.62	2,080.06	-127.44
TOTAL PRAIRIELAND CLAIMS	26,992.08	24,956.83	2,035.25
AHP - BRENTWOOD & PRAIRIELAND			
Salaries	17,623.54	16,826.56	796.98
Employee W/H Payments	0.00	0.00	0.00
Management Fees	11,164.24	11,246.33	-82.09
Administrative Expenses	-2,274.95	1,954.07	-4,229.02
Utilities	5,451.11	4,083.77	1,367.34
Maintenance Supplies	11,567.56	5,643.67	5,923.89
Taxes & Insurance Expenses	5,413.42	5,709.79	-296.37
Financial Expenses	3,905.24	4,160.12	-254.88
TOTAL AHP CLAIMS	52,850.16	49,624.31	3,225.85
HOUSING CHOICE VOUCHER - HCV			
Salaries	6,963.30	6,516.29	447.01
Employee W/H Payments	0.00	0.00	0.00
Management Fees	3,549.00	3,724.50	-175.50
Administrative Expenses	1,318.17	416.90	901.27
General Expense-Admin	706.24	723.93	-17.69
Total HCV Expenses	12,536.71	11,381.62	1,155.09
HAP Expenses	78,206.00	76,035.00	2,171.00
General Expenses	-15.63	-2.00	-13.63
Total HAP Expenses	78,190.37	76,033.00	2,157.37
TOTAL HCV CLAIMS	90,727.08	87,414.62	3,312.46

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

	Current Period	Last Year Same	Current Year	Cumulative
CFG 2019 - \$1,083,874				
Admin / Operations	0.00	0.00	0.00	300,000.00
General CFP Activity	0.00	0.00	0.00	8,735.00
TOTAL CFG 2019 CLAIMS	0.00	0.00	0.00	308,735.00
CFG 2018 - \$1,044,578				
Admin. / Operations	0.00	0.00	0.00	0.00
General CFP Activity	0.00	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	0.00	0.00	0.00	2,635,297.00

Knox County Housing Authority
CLAIMS REPORT TOTALS
June, 2020

	Current Period	Last Year Same	Variance	Current Year
TOTALS				
<hr/>				
<u>LOW RENT</u>				
AMP001 - MOON TOWERS	84,724.67	62,144.29	22,580.38	183,914.73
AMP002 - FAMILY	67,949.28	80,731.62	-12,782.34	203,054.14
AMP003 - BLUEBELL	24,626.97	20,014.01	4,612.96	55,264.22
COCC	49,308.40	43,227.70	6,080.70	134,909.07
TOTAL LOW RENT	226,609.32	206,117.62	20,491.70	577,142.16
<u>A.H.P.</u>				
BRENTWOOD	25,858.08	24,667.48	1,190.60	69,753.70
PRAIRIELAND	26,992.08	24,956.83	2,035.25	70,941.73
TOTAL A.H.P.	52,850.16	49,624.31	3,225.85	140,695.43
<u>HOUSING CHOICE VOUCHER - HCV</u>				
HCV (Administrative Only)	12,536.71	11,381.62	1,155.09	35,279.21
TOTAL HCV	12,536.71	11,381.62	1,155.09	35,279.21
<u>GRANTS</u>				
CAPITAL FUND GRANT 2019	0.00	0.00	0.00	0.00
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	0.00	0.00	0.00	0.00
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TOTAL CLAIMS FOR MONTH	291,996.19	267,123.55	24,872.64	753,116.80

RESOLUTION 2020-07

7/28/2020

Board of Commissioners

Derek Antoine, Executive Director

RE: Approval of Bad Debt Charge-Offs for the period ending June 30, 2020

Article I. Background

It is the policy of the Knox County Housing Authority to write-off all uncollectable debt owed from previous program participants. An effective asset management program includes activities that enable the Knox County Housing Authority to accurately reflect the value of its receivables and other assets and ensure that resources are not devoted to the recovery of uncollectible receivables. The timely identification of probable and estimable losses is an essential element in appropriately measuring the value of the KCHA's assets. Therefore, the write-off process is a critical component of the financial management activities.

Write-off recommendations should be made by each program manager upon the determination that the program area or accounting operation, despite its best recovery efforts, cannot recover the asset. Write-offs may also be appropriate when the general ledger account balances are insupportable, or other auditors have identified the need to adjust the records and management has agreed with the auditors.

Write-offs occur when the KCHA removes the corresponding amount of an uncollectible, un-reconciled, or unsubstantiated asset from the general ledger. On a quarterly basis, each program should evaluate the recoverability of its assets to quantify and recognize amounts to be written off. Each quarter the program managers will report to the finance coordinator the level of actual write-offs vs. its original estimated write-offs.

Once approved by the Board of Commissioners, uncollectable receivables will be turned over to the Illinois Debt Recovery Offset Portal (IDROP) for collection attempt. Additionally, the uncollectible receivables will be written off in KCHA accounting software and adjustment entries will be made to the general ledger.

Article II. Recommendation

It is the recommendation of the Executive Director the Board resolve the presented debts in the amount of \$871.25 effective for the period ending June 30, 2020.

RESOLUTION 2020-07

7/28/2020

Board of Commissioners

Derek Antoine, Executive Director

RE: Approval of Bad Debt Charge-Offs for the period ending June 30, 2020

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

1. The above recitals are true and correct, and together with the report from the Executive Director, form the Board's actions as set forth in this Resolution.
2. The Board of Commissioners of the Knox County Housing Authority hereby approves the charge-off of uncollectible debt in the amount of \$871.25 for the period ending June 30, 2020.
3. The Executive Director or designate is hereby authorized to charge-off uncollectible debt on behalf of the Knox County Housing Authority as provided in this Resolution.
4. This Resolution shall be effective in accordance with federal regulations and be effective as of June 30, 2020.

RESOLVED: July 28, 2020

Lomac Payton, Chairperson

Jared Hawkinson, Vice-Chairperson

Wayne Allen, Commissioner

Paul Stewart, Commissioner

Paula Sanford, Resident Commissioner

Sara Robison, Commissioner

Joseph Riley, Commissioner

Derek Antoine, Secretary/Executive Director (Attest)

RE: Approval of Bad Debt Charge-Offs for the period ending June 30, 2020

Moon Towers' 1st Qtr FYE 2021 Bad Debt Write-Offs				
First Name	Last Name	Debt Identifier	Debt Owed	Notes
Austin	Anderson	MT018-14	\$158.00	
Sue	Kitchen	MT158-12	\$24.00	
James	Likes	MT183-6	\$156.50	

Moon Towers' 1st Qtr Bad Debt Write-Off Total \$338.50

Family's 1st Qtr FYE 2021 Bad Debt Write-Offs				
First Name	Last Name	Debt Identifier	Debt Owed	Notes
Lindsay	Manley	FAM284-19	\$532.75	

Family's 1st Qtr Bad Debt Write-Off Total \$532.75

Bluebell's 1st Qtr FYE 2021 Bad Debt Write-Offs				
First Name	Last Name	Debt Identifier	Debt Owed	Notes
None				

Bluebell's 1st Qtr Bad Debt Write-Off Total \$0.00

Housing Choice Voucher's 1st Qtr FYE 2021 Bad Debt Write-Offs				
First Name	Last Name	Debt Identifier	Debt Owed	Notes
None				

HCV's 1st Qtr Bad Debt Write-Off Total \$0.00

AHP 1st Qtr FYE 2021 Bad Debt Write-Offs				
First Name	Last Name	Debt Identifier	Debt Owed	Notes

AHP's 1st Qtr Bad Debt Write-Off Total \$0.00

Total 1st Qtr FYE 2021 Bad Debt Write-Offs			\$871.25
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Attorney at Law

A Professional Corporation

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Phone (309) 345-2255
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July 27, 2020

Knox County Housing Authority
Board of Commissioners

Attorneys Report:

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

Yvonne Bell (170 S. West St., #321)	1 st Appr. - 08/18/20
Taydem Devlin (255 W. Tompkins St.. #1009)	1 st Appr. - 08/18/20
Carol Leihenseder (170 S. West St. #218)	1 st Appr. - 08/18/20
Rachel Likes (960 W. South St.)	1 st Appr. - CD
James McDonald (449 Iowa Ave.)	1 st Appr. - CT COVID-19
Isitsi Kapekako (503 Iowa Ave.)	1 st Appr. - CD
Doretha Yarborough (1592 McKnight St.)	1 st Appr. - CD
Janice Jackson (1531 McKnight St.)	1 st Appr. - CD
Areale Holmes (1591 McKnight St.)	1 st Appr. - CD
Charisma Thomas (300 E. Davis St.)	1 st Appr. - CT COVID-19
Samatha Knapp (1554 McKnight St.)	1 st Appr. - CD

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

Shannon Pedigo (970 W. South St.)
Dakota Shinn (970 W. South St.)
Bridget McLaughlin (1595 McKnight St.)

1st Appr. - CD
1st Appr. - CT COVID-19
1st Appr. - CT COVID-19

2. Review monthly board packet.

Jack P. Ball, Esq.