

board agenda



Knox County Housing Authority
Regular Meeting of the Board of Commissioners
Moon Towers Conference Room
10/1/2019
10:00 a.m.

Opening	Roll Call	Chairperson Payton
<input type="checkbox"/> Wayne Allen	Review/Approve Previous Meeting Minutes	Chairperson Payton
<input type="checkbox"/> Jared Hawkinson	Review/Ratify 8-2019 Financial Reports	Chairperson Payton
<input type="checkbox"/> Lomac Payton	Review/Ratify 8-2019 Claims and Bills	Chairperson Payton
<input type="checkbox"/> Joseph Riley	COCC:	\$ 61,867.87
<input type="checkbox"/> Sara Robison	Moon Towers:	\$ 66,771.20
<input type="checkbox"/> Paula Sanford	Family:	\$ 101,459.98
<input type="checkbox"/> Paul H. Stewart	Bluebell:	\$ 23,067.10
<u>Excused:</u>	HCV:	\$ 85,328.56
	Brentwood:	\$ 31,638.14
	Prairieland:	\$ 29,376.37
<u>Others Present:</u>	Capital Fund 2018:	\$ 85,296.51
	Capital Fund 2019:	\$ 0.00

Old Business	Commissioner Appointments	Derek Antoine
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New Business	Review/Approve Change Order 6 from Hein Construction for 504 Modification Project – Phase II at Family Sites	Derek Antoine
	Review/Approve Application for Payment 13 for Hein Construction for 504 Modification Project – Phase II at Family Sites	Derek Antoine
	Review/Approve Appointments to KCHA Finance Committee	Chairperson Payton

board agenda

Reports

Program Scorecards – 08-2019

Derek Antoine

KCHA Legal Counsel Report – 09-2019

Jack Ball

Other Business

None

Adjournment

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

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

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

EXCUSED: Lomac Payton

ABSENT:

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

Commissioner Allen acting as Chairperson pro tem called the meeting to order at 10:00 a.m.

Mr. Antoine introduced Joseph Riley as a prospective board member. He is a Vice President Commercial Loan Officer at Community State Bank.

Commissioner Allen then asked if there were any additions or corrections to the previous meeting's minutes. Commissioner Allen then declared the previous meeting minutes approved as received.

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

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

Motion Carried, 4-0-1.

July 2019 claims against the HA Administration in the sum of \$469,837.90; Central Office Cost Center in the sum of \$51,473.51; Moon Towers in the sum of \$70,387.13; Family in the sum of \$87,205.01; Bluebell in the sum of \$17,123.79; Housing Choice Voucher Program in the sum of \$86,787.43; Brentwood (A.H.P.) in the sum of \$25,670.86; Prairieland (A.H.P.) in the sum of \$23,204.18; Capital Fund '18 in the sum of \$107,985.99; and Capital Fund '19 in the sum of \$0.00 were presented for approval. Commissioner Sanford made a motion to ratify the claims and bills for July 2019; Commissioner Hawkinson seconded. Roll call was taken as follows:

Commissioner Allen - aye
Commissioner Robison - aye
Commissioner Hawkinson - aye

Commissioner Sanford - aye
Commissioner Stewart - abstain
Motion Carried, 4-0-1.

OLD BUSINESS

Mr. Antoine reported that Paula Sanford had been reappointed to the Board for a 5-year term and Sara Robison has been appointed to serve the remainder of Ben Burgland's term.

NEW BUSINESS

Mr. Antoine asked Mr. Ball to oversee the nominations and election for the KCHA Board of Commissioners Vice Chairperson. Commissioner Allen nominated Commissioner Hawkinson. No other nominations were made. After brief discussion, Commissioner Allen made a motion to a nominate and approve unanimously Commissioner Hawkinson to be Vice Chairperson for the Board of Commissioners; Commissioner Sanford seconded. Roll call was taken as follows:

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

Motion Carried, 5-0.

Mr. Antoine asked the Board to review and approve Resolution 2019-08 Bad Debt Charge-Off for Period Ending 06/30/2019. After brief discussion, Commissioner Sanford made a motion to approve Resolution 2019-08 Bad Debt Charge-Off for Period Ending 06/30/2019 in the amount of \$13,542.90; Commissioner Allen seconded. Roll call was taken as follows:

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

Motion Carried, 5-0.

Mr. Antoine asked the Board to review and approve Change Order 5 from Hein Construction for 504 Modification Project-Phase 2 at Family Sites. Mr. Antoine and Ms. Lefler referred to the change order memo and provided details about change order 5. Alliance Architecture has reviewed and signed approval for this change order. After brief discussion, Commissioner Sanford made a motion to approve Change Order 5 from Hein Construction for 504 Modification Project-Phase 2 at Family Sites in the amount of \$6,278.05; Commissioner Stewart seconded. Roll call was taken as follows:

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

Motion Carried, 5-0.

Mr. Antoine asked the Board to review and approve Contract Extension for Legal Services. Mr. Antoine stated that under the current contract Mr. Ball has provided legal services since 09/01/2016 and has been approved

for two additional one-year extension periods. The current contract provides for two additional one-year extensions considered annually. After brief discussion, Commissioner Allen made a motion to approve Contract Extension for Legal Services at an amount of \$800.00 monthly/\$9,600.00 annually for the period 09/01/2019 to 08/31/2020; Commissioner Sanford seconded. Roll call was taken as follows:

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

Motion Carried, 5-0.

REPORTS

Mr. Antoine handed out scorecards for the Public Housing Program for July and FYE 03/31/2019 as well as the Housing Choice Voucher Program scorecard for July.

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

OTHER BUSINESS

Mr. Antoine stated that Joseph Riley was interested in serving on the Board of Commissioners. Chairperson Payton gave a brief introduction to the responsibilities of board members. Mr. Riley shared his background including his work as commercial banker and volunteer experience and expressed her desire to serve on the board of commissioners. After brief discussion, Commissioner Stewart made a motion to recommend Joseph Riley to the Knox County Board for appointment to the Board of Commissioners; Commissioner Sanford seconded. Roll call was taken as follows:

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

Motion Carried, 5-0.

The next meeting will be held on Tuesday, October 1, 2019 at 10:00 a.m.

ADJOURNMENT

Commissioner Stewart made a motion to adjourn the meeting at 10:57 a.m.; Commissioner Sanford seconded. Roll call was taken as follows:

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

Motion Carried, 5-0.

Respectfully submitted,

Secretary

COCC

	<u>August-19</u>	<u>Current YTD</u>
Operating Income	\$54,310.31	\$274,176.90
Operating Expenses	\$62,847.93	\$227,006.25
Net Revenue Income/(Loss)	(\$8,537.62)	\$47,170.65

Notes:

Three payrolls in August plus Derek's raise retro January 1, 2019.
Received credit from AHRMA for \$
Utilities

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

COCC's Cash, Investments, A/R, & A/P \$1,170,379.60

MOON TOWERS

	<u>August-19</u>	<u>Current YTD</u>
Operating Income	\$70,544.49	\$375,464.23
Operating Expenses	\$66,771.20	\$307,463.16
Net Revenue Income/(Loss)	\$3,773.29	\$68,001.07

Notes:

Three payrolls in August 2019.
Received \$181 from IDROP for bad debt expenses.
Utilities
Wrote off 1st quarter bad debt.

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

Moon Towers' Cash, Investments, A/R, & A/P \$530,406.45

\$245,970.53 Minimum Reserve Position

\$284,435.92 Over/(Under) minimum reserve position

FAMILY

	<u>August-19</u>	<u>Current YTD</u>
Operating Income	\$85,556.68	\$436,166.04
Operating Expenses	\$101,459.98	\$409,423.72
Net Revenue Income/(Loss)	(\$15,903.30)	\$26,742.32

Notes:

Three payrolls in August 2019.
Received \$1,178.59 from IDROP for bad debt expenses.
Utilities
Wrote off 1st quarter bad debt.

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

Family's Cash, Investments, A/R, & A/P \$376,003.58

\$327,538.98 Minimum Reserve Position

\$48,464.60 Over/(Under) minimum reserve position

BLUEBELL

	<u>August-19</u>	<u>Current YTD</u>
Operating Income	\$19,924.64	\$102,021.35
Operating Expenses	\$23,067.10	\$99,855.97
Net Revenue Income/(Loss)	(\$3,142.46)	\$2,165.38

Notes:

Three payrolls in August 2019.
Utilities

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

Bluebell's Cash, Investments, A/R, & A/P \$94,819.12

\$79,884.78 Minimum Reserve Position

\$14,934.34 Over/(Under) minimum reserve position

BRENTWOOD

	<u>August-19</u>	<u>Current YTD</u>	<u>Notes:</u>
Operating Income	\$33,674.30	\$166,906.38	Three payrolls in August 2019.
Operating Expenses	\$31,638.14	\$121,248.00	Utilities
Net Revenue Income/(Loss)	\$2,036.16	\$45,658.38	Wrote off 1st quarter bad debt.

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

Brentwood's Cash, Investments, A/R, & A/P \$157,340.83

PRAIRIELAND

	<u>August-19</u>	<u>Current YTD</u>	<u>Notes:</u>
Operating Income	\$28,962.00	\$141,341.50	Three payrolls in August 2019.
Operating Expenses	\$29,376.37	\$117,782.94	Utilities
Net Revenue Income/(Loss)	(\$414.37)	\$23,558.56	Wrote off 1st quarter bad debt.

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

Prairieland's Cash, Investments, A/R, & A/P \$67,857.95
Restricted - Security Deposits (\$595.00)
Restricted - Replacement Reserve (\$135,036.20)
Restricted - Residual Receipts (\$54,512.79)
PL's Total Cash (\$122,286.04)

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

HOUSING CHOICE VOUCHERS

ADMINISTRATIVE

	<u>August-19</u>	<u>Current YTD</u>	<u>Notes:</u>
Operating Income	\$10,804.58	\$51,405.58	Paid Salaries(x3), Inspections, and admin. Expenses.
Operating Expenses	\$15,498.56	\$60,251.54	Utilities
Net Revenue Income/(Loss)	(\$4,693.98)	(\$8,845.96)	

Deficit covered by the UNP.

Unrestricted Net Position (UNP) \$105,108.90 *7/31/2019 Balance*
Investment in Fixed Assets \$0.00
Monthly VMS Net Revenue Income/(Loss) (\$4,693.98)
\$0.00 *Transfer to NRP or Adjustment*
UNP Ending Balance \$100,414.92 **For Admin Expenses and HAP (if needed)**

HAP

	<u>Aug-19</u>	<u>Current YTD</u>	<u>Notes:</u>
Operating Income	\$80,413.50	\$380,532.50	HAP payments
Operating Expenses	\$69,830.00	\$369,868.00	
Net Revenue Income/(Loss)	\$10,583.50	\$10,664.50	

Deficit covered by the RNP.

Net Restricted Position (NRP) \$4,595.00 *7/31/2019 Balance*
\$0.00 *Transfer from UNP or Adjustment*
Monthly VMS Net Revenue - Income/(Loss) \$10,304.50
NRP Ending Balance for HAP \$14,899.50 **For HAP Expenses (Only)**

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
REVENUE							
pum	15.00	15.00	0.00	75.00	75.00	180.00	0.00
FEE REVENUE							
Management Fees							
10-1-000-000-3810.000 Management Fee Inc	-42,261.32	-42,907.00	645.68	-214,535.00	-211,606.60	-514,884.00	-58.90
10-1-000-000-3810.010 Mgmt Fees CFP	0.00	0.00	0.00	0.00	0.00	0.00	
Total Management Fees	-42,261.32	-42,907.00	645.68	-214,535.00	-211,606.60	-514,884.00	-58.90
Asset Management Fees							
10-1-000-000-3820.000 Asset Mgmt Fee Inc	-4,180.00	-4,180.00	0.00	-20,900.00	-20,900.00	-50,160.00	-58.33
Total Asset Management Fees	-4,180.00	-4,180.00	0.00	-20,900.00	-20,900.00	-50,160.00	-58.33
Book Keeping Fees							
10-1-000-000-3830.000 Bookkeeping Fee Inc	-5,694.00	-5,627.00	-67.00	-28,135.00	-28,654.50	-67,524.00	-57.56
Total Book Keeping Fees	-5,694.00	-5,627.00	-67.00	-28,135.00	-28,654.50	-67,524.00	-57.56
Other Fees							
10-1-000-000-3840.000 Other Fees Inc	0.00	0.00	0.00	0.00	0.00	0.00	
Total Other Fees	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL FEE REVENUE	-52,135.32	-52,714.00	578.68	-263,570.00	-261,161.10	-632,568.00	-58.71
OTHER REVENUE							
Other Grants & Investment Income							
10-1-000-000-3404.100 Rev. Other-Settlement	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3610.000 Interest Income	-7.65	0.00	-7.65	0.00	-39.24	0.00	
10-1-000-000-3610.010 Interest - Restricted	0.00	-8.33	8.33	-41.65	0.00	-100.00	-100.00
Total Other Grants & Investment Income	-7.65	-8.33	0.68	-41.65	-39.24	-100.00	-60.76
Other Revenue							
10-1-000-000-3690.000 Other Income	0.00	0.00	0.00	0.00	-3,394.00	0.00	
10-1-000-000-3690.010 Other Income-Training	0.00	-27.67	27.67	-138.35	0.00	-332.00	-100.00
10-1-000-000-3850.005 Income from Other Amps	-2,167.34	0.00	-2,167.34	0.00	-9,582.56	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	-2,167.34	-27.67	-2,139.67	-138.35	-12,976.56	-332.00	3,808.60
TOTAL OTHER REVENUE	-2,174.99	-36.00	-2,138.99	-180.00	-13,015.80	-432.00	2,912.92
TOTAL REVENUE	-54,310.31	-52,750.00	-1,560.31	-263,750.00	-274,176.90	-633,000.00	-56.69

EXPENSES

ADMINISTRATIVE							
Administrative Salaries & Benefits							
10-1-000-000-4110.000 Admin Salaries	42,786.85	25,666.67	17,120.18	128,333.35	140,918.16	308,000.00	-54.25
10-1-000-000-4110.001 Salaries Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4110.100 Medical Reimbursement	0.00	0.00	0.00	0.00	0.00	0.00	
Total Administrative Salaries & Benefits	42,786.85	25,666.67	17,120.18	128,333.35	140,918.16	308,000.00	-54.25
Benefit Contributions - Administrative							
10-1-000-000-4110.500 Emp Benefit - Admin	12,076.70	8,750.00	3,326.70	43,750.00	42,921.25	105,000.00	-59.12

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
10-1-000-000-4110.501 Wellness Benefit-Admin	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4110.502 Benefit - Comp Absence	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4110.550 Benefit - Life Ins.	501.29	0.00	501.29	0.00	2,506.45	0.00	
Total Benefit Contributions - Admin	12,577.99	8,750.00	3,827.99	43,750.00	45,427.70	105,000.00	-56.74
Fee Expenses							
10-1-000-000-4171.000 Audit Fee	0.00	229.17	-229.17	1,145.85	0.00	2,750.00	-100.00
Total Fee Expenses	0.00	229.17	-229.17	1,145.85	0.00	2,750.00	-100.00
Advertising & Marketing							
10-1-000-000-4190.650 Advertising	100.00	62.50	37.50	312.50	352.88	750.00	-52.95
Total Advertising & Marketing	100.00	62.50	37.50	312.50	352.88	750.00	-52.95
Office Expense							
10-1-000-000-4140.000 Training - Staff	1,404.53	1,666.67	-262.14	8,333.35	5,281.12	20,000.00	-73.59
10-1-000-000-4180.000 Telephone	383.82	416.67	-32.85	2,083.35	1,541.24	5,000.00	-69.18
10-1-000-000-4190.100 Postage	488.10	125.00	363.10	625.00	570.73	1,500.00	-61.95
10-1-000-000-4190.200 Office Supplies	158.91	125.00	33.91	625.00	341.82	1,500.00	-77.21
10-1-000-000-4190.300 Paper Supplies	0.00	83.33	-83.33	416.65	216.78	1,000.00	-78.32
10-1-000-000-4190.400 Printing/printers	371.85	0.00	371.85	0.00	371.85	0.00	
10-1-000-000-4190.401 Printing Supplies	0.00	166.67	-166.67	833.35	1,216.92	2,000.00	-39.15
10-1-000-000-4190.500 Printer/Copier Supp-Cont	184.75	0.00	184.75	0.00	923.75	0.00	
10-1-000-000-4190.550 Computers	55.10	416.67	-361.57	2,083.35	4,582.78	5,000.00	-8.34
10-1-000-000-4190.600 Publications	0.00	41.67	-41.67	208.35	0.00	500.00	-100.00
10-1-000-000-4190.700 Member Dues/Fees	1,500.00	833.33	666.67	4,166.65	1,560.00	10,000.00	-84.40
10-1-000-000-4190.800 Internet Services	156.83	250.00	-93.17	1,250.00	883.15	3,000.00	-70.56
10-1-000-000-4190.850 IT Support	279.32	416.67	-137.35	2,083.35	1,412.48	5,000.00	-71.75
Total Office Expense	4,983.21	4,541.68	441.53	22,708.40	18,902.62	54,500.00	-65.32
Legal Expense							
10-1-000-000-4130.000 Legal Expense	700.00	833.33	-133.33	4,166.65	2,800.00	10,000.00	-72.00
10-1-000-000-4190.900 Court Costs	0.00	0.00	0.00	0.00	0.00	0.00	
Total Legal Expense	700.00	833.33	-133.33	4,166.65	2,800.00	10,000.00	-72.00
Travel Expense							
10-1-000-000-4150.000 Travel - Staff	38.00	333.33	-295.33	1,666.65	-320.00	4,000.00	-108.00
10-1-000-000-4150.010 Travel - Commissioners	0.00	250.00	-250.00	1,250.00	614.98	3,000.00	-79.50
10-1-000-000-4150.100 Mileage - Admin	0.00	41.67	-41.67	208.35	276.08	500.00	-44.78
Total Travel Expense	38.00	625.00	-587.00	3,125.00	571.06	7,500.00	-92.39
Other Expense							
10-1-000-000-4140.010 Training-Commissioners	266.00	583.33	-317.33	2,916.65	2,039.68	7,000.00	-70.86
10-1-000-000-4160.000 Consulting Services	895.23	1,250.00	-354.77	6,250.00	8,064.15	15,000.00	-46.24
10-1-000-000-4160.500 Translating/Interp Serv.	0.00	25.00	-25.00	125.00	0.00	300.00	-100.00
10-1-000-000-4170.000 Accounting Fee	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4190.000 Other Sundry	58.31	83.33	-25.02	416.65	327.26	1,000.00	-67.27
10-1-000-000-4190.950 Background Verification	0.00	41.67	-41.67	208.35	93.52	500.00	-81.30
Total Other Expense	1,219.54	1,983.33	-763.79	9,916.65	10,524.61	23,800.00	-55.78
TOTAL OPERATING EXPENSE - Admin	62,405.59	42,691.68	19,713.91	213,458.40	219,497.03	512,300.00	-57.15

UTILITIES EXPENSE

Utilities Expense							
10-1-000-000-4310.000 Water	20.10	25.00	-4.90	125.00	82.80	300.00	-72.40

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
10-1-000-000-4315.000 Sewer	6.49	12.50	-6.01	62.50	28.19	150.00	-81.21
10-1-000-000-4320.000 Electric	334.42	229.17	105.25	1,145.85	878.23	2,750.00	-68.06
10-1-000-000-4330.000 Gas	17.30	200.00	-182.70	1,000.00	295.81	2,400.00	-87.67
10-1-000-000-4340.000 Fuel	0.00	0.00	0.00	0.00	0.00	0.00	
Total Utilites Expense	378.31	466.67	-88.36	2,333.35	1,285.03	5,600.00	-77.05
TOTAL UTILITIES EXPENSE	378.31	466.67	-88.36	2,333.35	1,285.03	5,600.00	-77.05
<u>MAINTENANCE & OPERATIONS EXPENSE</u>							
Maintenance - Labor & OT							
Total Maintenance - Labor & OT	83.52	0.00	83.52	0.00	482.89	0.00	
Benefit Contributions - Maintenance							
Total Benefit Contributions - Maint.	0.00	0.00	0.00	0.00	0.00	0.00	
Maintenance - Materials/Supplies							
10-1-000-000-4420.010 Garbage&Trash Supp	0.00	20.83	-20.83	104.15	0.00	250.00	-100.00
10-1-000-000-4420.020 Htg & Cooling	0.00	20.83	-20.83	104.15	0.00	250.00	-100.00
10-1-000-000-4420.050 Landscape/Grounds Sup	0.00	20.83	-20.83	104.15	0.00	250.00	-100.00
10-1-000-000-4420.060 Maint - Supplies-BB	0.00	20.83	-20.83	104.15	0.00	250.00	-100.00
10-1-000-000-4420.070 Electrical Supplies	0.00	20.83	-20.83	104.15	0.00	250.00	-100.00
10-1-000-000-4420.080 COCC-Elect supp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4420.100 Janitorial Supplies	20.00	25.00	-5.00	125.00	200.73	300.00	-33.09
10-1-000-000-4420.110 Routine Maint. Supply	0.00	25.00	-25.00	125.00	3.87	300.00	-98.71
10-1-000-000-4420.120 Other Misc Supply	0.00	8.33	-8.33	41.65	0.00	100.00	-100.00
10-1-000-000-4420.125 Mileage	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4420.126 Vehicle Supplies	7.73	41.67	-33.94	208.35	50.02	500.00	-90.00
Total Maintenance - Materials/Supplies	27.73	204.15	-176.42	1,020.75	254.62	2,450.00	-89.61
Maintenance - Contracts							
10-1-000-000-4430.000 Maint-Contracts-Gen	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.010 Garbage & Trash Cont	0.00	29.17	-29.17	145.85	90.00	350.00	-74.29
10-1-000-000-4430.020 Heating&Cooling Cont	0.00	41.67	-41.67	208.35	0.00	500.00	-100.00
10-1-000-000-4430.030 Snow Removal Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.050 Landscape & Grds Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.060 Unit Turnaround Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.070 Electrical Contract	0.00	41.67	-41.67	208.35	0.00	500.00	-100.00
10-1-000-000-4430.080 Plumbing Contracts	0.00	20.83	-20.83	104.15	0.00	250.00	-100.00
10-1-000-000-4430.090 Extermination Cont	87.74	33.33	54.41	166.65	175.48	400.00	-56.13
10-1-000-000-4430.100 Janitorial Contracts	0.00	8.33	-8.33	41.65	0.00	100.00	-100.00
10-1-000-000-4430.110 Routine Maint Cont	0.00	20.83	-20.83	104.15	0.00	250.00	-100.00
10-1-000-000-4430.120 Other Misc Maint Cont	0.00	20.83	-20.83	104.15	0.00	250.00	-100.00
10-1-000-000-4430.126 Vehicle Maint Cont	0.00	20.83	-20.83	104.15	0.00	250.00	-100.00
10-1-000-000-4430.200 Copiers	0.00	41.67	-41.67	208.35	0.00	500.00	-100.00
10-1-000-000-4431.000 Trash Removal	0.00	0.00	0.00	0.00	0.00	0.00	
Total Maintenance - Contracts	87.74	279.16	-191.42	1,395.80	265.48	3,350.00	-92.08
TOTAL MAINTENANCE EXPENSES	198.99	483.31	-284.32	2,416.55	1,002.99	5,800.00	-82.71
<u>INSURANCE PREMIUMS EXPENSE</u>							
Insurance Expense							
10-1-000-000-4510.000 Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4510.010 Property Insurance	76.78	78.00	-1.22	390.00	383.90	936.00	-58.99
10-1-000-000-4510.015 Equipment Insurance	10.12	10.25	-0.13	51.25	50.60	123.00	-58.86
10-1-000-000-4510.020 Liability Insurance	35.43	35.42	0.01	177.10	177.15	425.00	-58.32

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Knox County Housing Authority
INCOME STATEMENT - COCC
August, 2019

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
10-1-000-000-4510.025 PE & PO Insurance	236.25	237.92	-1.67	1,189.60	1,181.25	2,855.00	-58.63
10-1-000-000-4510.030 Work Comp Insurance	-545.79	930.83	-1,476.62	4,654.15	3,167.05	11,170.00	-71.65
10-1-000-000-4510.035 Auto Insurance	52.25	52.25	0.00	261.25	261.25	627.00	-58.33
10-1-000-000-4510.040 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Insurance Expense	-134.96	1,344.67	-1,479.63	6,723.35	5,221.20	16,136.00	-67.64
TOTAL INSURANCE PREMIUMS EXPENSE	-134.96	1,344.67	-1,479.63	6,723.35	5,221.20	16,136.00	-67.64
<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	
Total Protective Services - Contract	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL PROTECTIVE SERVICES EXPENSE	0.00	0.00	0.00	0.00	0.00	0.00	
<u>GENERAL EXPENSES</u>							
General Expenses							
10-1-000-000-4520.000 Pay in lieu of Tax	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4530.000 Term Leave Pay	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4540.000 Emp Ben-Admin	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4540.200 Emp Ben-TenSer	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4540.300 Emp Ben-Maint.	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4590.000 Other General	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4595.000 Compensated Absences	0.00	0.00	0.00	0.00	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							
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	62,847.93	44,986.33	17,861.60	224,931.65	227,006.25	539,836.00	-57.95
NET REVENUE/EXPENSE (GAIN/-LOSS)	8,537.62	-7,763.67	16,301.29	-38,818.35	-47,170.65	-93,164.00	-49.37
<u>MISCELLANEOUS EXPENSE</u>							
Casualty & Extraordinary Expense							
10-1-000-000-4610.010 Extraordinary Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4610.020 Extraordinary Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4610.030 Extraordinary Contract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4620.010 Casualty Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4620.020 Casualty Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4620.030 Casualty Contract Costs	0.00	0.00	0.00	0.00	0.00	0.00	
Total Casualty & Extraordinary Expense	0.00	0.00	0.00	0.00	0.00	0.00	
Depreciation Expense							
10-1-000-000-4800.000 Depreciation Exp COCC	53.00	53.00	0.00	265.00	265.00	636.00	-58.33
Total Depreciation Expense	53.00	53.00	0.00	265.00	265.00	636.00	-58.33
TOTAL MISCELLANEOUS EXPENSES	53.00	53.00	0.00	265.00	265.00	636.00	-58.33
TOTAL EXPENSES	8,590.62	-7,710.67	16,301.29	-38,553.35	-46,905.65	-92,528.00	-49.31

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Knox County Housing Authority
INCOME STATEMENT - COCC
August, 2019

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
<u>OTHER FINANCING SOURCES (USES)</u>							
Operating Transfers In/Out							
10-1-000-000-7010.000 Prov Oper Reserve	0.00	7,730.33	-7,730.33	38,651.65	0.00	92,764.00	-100.00
10-1-000-000-9111.000 Operating Xfers - In	0.00	0.00	0.00	0.00	0.00	0.00	
Total Operating Transfers In/Out	0.00	7,730.33	-7,730.33	38,651.65	0.00	92,764.00	-100.00
TOTAL OTHER FINANCING SOURCES	0.00	7,730.33	-7,730.33	38,651.65	0.00	92,764.00	-100.00
EXCESS REVENUE/EXPENSE GAIN/-LOSS	8,590.62	19.66	8,570.96	98.30	-46,905.65	236.00	-19,975.28

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
REVENUE							
pum	177.00	177.00	0.00	885.00	885.00	2,124.00	0.00
TENANT REVENUE							
Tenant Rent Revenue							
10-1-000-001-3110.000 Dwelling Rent	-35,894.00	-32,916.67	-2,977.33	-164,583.35	-175,395.00	-395,000.00	-55.60
10-1-000-001-3111.000 Utility Allowance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Tenant Rent Revenue	-35,894.00	-32,916.67	-2,977.33	-164,583.35	-175,395.00	-395,000.00	-55.60
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	-150.00	-150.00	0.00	-750.00	-750.00	-1,800.00	-58.33
10-1-000-001-3690.000 Other Income	-20.00	0.00	-20.00	0.00	-270.00	0.00	
10-1-000-001-3690.100 Late Fees	-225.00	-250.00	25.00	-1,250.00	-1,475.00	-3,000.00	-50.83
10-1-000-001-3690.120 Violation Fees	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3690.130 Court Cost Fees	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3690.140 Returned Check Charge	-25.00	-4.17	-20.83	-20.85	-75.00	-50.00	50.00
10-1-000-001-3690.150 Laundry Income	-120.00	-916.67	796.67	-4,583.35	-1,935.00	-11,000.00	-82.41
10-1-000-001-3690.160 Vending Machines Inc.	-183.57	-133.33	-50.24	-666.65	-755.04	-1,600.00	-52.81
10-1-000-001-3690.180 Labor	15.00	-416.67	431.67	-2,083.35	-1,625.25	-5,000.00	-67.50
10-1-000-001-3690.200 Materials	-26.50	-83.33	56.83	-416.65	-176.53	-1,000.00	-82.35
10-1-000-001-3690.300 T.S. Income - Grants	0.00	0.00	0.00	0.00	0.00	0.00	
Total Tenant Revenue Other	-735.07	-1,954.17	1,219.10	-9,770.85	-7,061.82	-23,450.00	-69.89
TOTAL TENANT REVENUE	-36,629.07	-34,870.84	-1,758.23	-174,354.20	-182,456.82	-418,450.00	-56.40
OTHER REVENUE							
HUD PH Operating Subsidy							
10-1-000-001-8020.000 Oper Sub - Curr Yr	-32,298.00	-29,961.42	-2,336.58	-149,807.10	-183,015.00	-359,537.00	-49.10
Total HUD PH Operating Subsidy	-32,298.00	-29,961.42	-2,336.58	-149,807.10	-183,015.00	-359,537.00	-49.10
Other Grants & Investment Income							
10-1-000-001-3404.000 Revenue-other gov grants	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3610.000 Interest Income	-1,472.16	-416.67	-1,055.49	-2,083.35	-8,100.93	-5,000.00	62.02
Total Other Grants & Investment Income	-1,472.16	-416.67	-1,055.49	-2,083.35	-8,100.93	-5,000.00	62.02
Other Revenue							
10-1-000-001-3850.005 Income from Other Amps	-145.26	-541.67	396.41	-2,708.35	-1,891.48	-6,500.00	-70.90
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	-145.26	-541.67	396.41	-2,708.35	-1,891.48	-6,500.00	-70.90
TOTAL OTHER REVENUE	-33,915.42	-30,919.76	-2,995.66	-154,598.80	-193,007.41	-371,037.00	-47.98
TOTAL REVENUE	-70,544.49	-65,790.60	-4,753.89	-328,953.00	-375,464.23	-789,487.00	-52.44
EXPENSES							

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
10-1-000-001-4190.000 Other Sundry	0.00	0.00	0.00	0.00	54.98	0.00	
10-1-000-001-4190.950 Background Verification	0.00	62.50	-62.50	312.50	397.60	750.00	-46.99
Total Other Expense	0.00	120.83	-120.83	604.15	495.58	1,450.00	-65.82
TOTAL ADMINISTRATIVE EXPENSE	28,159.23	25,909.99	2,249.24	129,549.95	129,176.92	310,920.00	-58.45
TENANT SERVICES							
Tenant Services - Salaries & Benefits							
10-1-000-001-4210.000 Ten Services-Salary	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4210.500 Emp Benefit-TenSer	0.00	0.00	0.00	0.00	0.00	0.00	
Total Ten. Ser. - Salaries & Benefits	0.00	0.00	0.00	0.00	0.00	0.00	
Tenant Services - Other							
10-1-000-001-4220.000 Ten Ser-Incentives	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4220.050 Ten Ser-Cable/TV Exp	61.98	0.00	61.98	0.00	247.92	0.00	
10-1-000-001-4220.100 Ten Ser-Supplies	0.00	0.00	0.00	0.00	-26.02	0.00	
10-1-000-001-4220.110 Ten Ser-Recreation	0.00	16.67	-16.67	83.35	34.55	200.00	-82.73
10-1-000-001-4220.120 Ten Ser-Education	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4220.130 Ten Ser-Phone	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4220.140 Ten Ser-Transportation	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4220.155 National Night Out	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4220.160 TenSer-Printing&Postage	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4220.161 Ten Serv-advertizing	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4220.171 Summer Prog Functions	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4220.172 Summer Prog Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4220.175 Garden Program Expense	0.00	25.00	-25.00	125.00	0.00	300.00	-100.00
10-1-000-001-4220.181 Winter Prog Functions	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4220.182 Winter Prog Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4220.192 GED Prog Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4220.200 Emergency Shelter	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4230.000 ChildCareContract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4230.174 Summer Prog Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4230.184 Winter Prog Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4230.194 GED Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4590.100 Cable TV Expense	0.00	0.00	0.00	0.00	0.00	0.00	
Total Tenant Services - Other	61.98	41.67	20.31	208.35	256.45	500.00	-48.71
TOTAL TENANT SERVICES EXPENSE	61.98	41.67	20.31	208.35	256.45	500.00	-48.71
MAINTENANCE & OPERATIONS EXPENSE							
Maintenance - Labor & OT							
10-1-000-001-4410.000 Maintenance - Labor	15,672.14	11,393.75	4,278.39	56,968.75	56,638.68	136,725.00	-58.57
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	64.05	266.67	-202.62	1,333.35	958.62	3,200.00	-70.04
10-1-000-001-4410.200 Maint - Other Amps	52.77	0.00	52.77	0.00	355.22	0.00	
Total Maintenance - Labor & OT	15,788.96	11,660.42	4,128.54	58,302.10	57,952.52	139,925.00	-58.58
Benefit Contributions - Maintenance							
10-1-000-001-4410.500 Emp Benefit-Maint	4,935.86	4,254.17	681.69	21,270.85	19,893.78	51,050.00	-61.03
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.	4,935.86	4,254.17	681.69	21,270.85	19,893.78	51,050.00	-61.03
Maintenance - Materials/Supplies							
10-1-000-001-4420.010 Garbage&Trash Supp	0.00	41.67	-41.67	208.35	0.00	500.00	-100.00
10-1-000-001-4420.020 Heating&Cooling Supp	0.00	333.33	-333.33	1,666.65	684.25	4,000.00	-82.89
10-1-000-001-4420.030 Snow Removal Supplies	0.00	25.00	-25.00	125.00	0.00	300.00	-100.00

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
10-1-000-001-4510.010 Property	1,904.10	1,933.33	-29.23	9,666.65	9,520.50	23,200.00	-58.96
10-1-000-001-4510.015 Equipment Insurance	126.12	127.17	-1.05	635.85	630.60	1,526.00	-58.68
10-1-000-001-4510.020 Liability Insurance	441.56	441.67	-0.11	2,208.35	2,207.80	5,300.00	-58.34
10-1-000-001-4510.025 PE & PO Insurance	236.25	237.92	-1.67	1,189.60	1,181.25	2,855.00	-58.63
10-1-000-001-4510.030 Work Comp Insurance	644.06	645.92	-1.86	3,229.60	3,220.30	7,751.00	-58.45
10-1-000-001-4510.035 Auto Insurance	52.25	52.25	0.00	261.25	261.25	627.00	-58.33
10-1-000-001-4510.040 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Insurance Expenses	3,404.34	3,438.26	-33.92	17,191.30	17,021.70	41,259.00	-58.74
TOTAL INSURANCE PREMIUMS EXPENSE	3,404.34	3,438.26	-33.92	17,191.30	17,021.70	41,259.00	-58.74
<u>GENERAL EXPENSES</u>							
General Expenses							
10-1-000-001-4530.000 Term Leave Pay	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4590.000 Other General	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4595.000 Compensated Absences	0.00	0.00	0.00	0.00	0.00	0.00	
Total General Expenses	0.00	0.00	0.00	0.00	0.00	0.00	
Payment In Lieu Of Taxes - PILOT Tax							
10-1-000-001-4520.000 Pay in lieu of Tax	3,021.09	2,500.00	521.09	12,500.00	15,046.28	30,000.00	-49.85
Total Payment In Lieu Of Taxes - PILOT	3,021.09	2,500.00	521.09	12,500.00	15,046.28	30,000.00	-49.85
Bad Debt Write-Offs - Tenant Rents							
10-1-000-001-4570.000 Collection Losses	-115.00	0.00	-115.00	0.00	936.75	0.00	
Total Bad Debt Write-Offs - Tenant Rents	-115.00	0.00	-115.00	0.00	936.75	0.00	
TOTAL OTHER GENERAL EXPENSES	2,906.09	2,500.00	406.09	12,500.00	15,983.03	30,000.00	-46.72
<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	66,771.20	62,708.71	4,062.49	313,543.55	307,463.16	752,504.00	-59.14
NET (REVENUE)/EXPENSE	-3,773.29	-3,081.89	-691.40	-15,409.45	-68,001.07	-36,983.00	83.87
<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	29,300.00	29,300.00	0.00	146,500.00	146,500.00	351,600.00	-58.33
Total Depreciation Expense	29,300.00	29,300.00	0.00	146,500.00	146,500.00	351,600.00	-58.33
TOTAL MISCELLANEOUS EXPENSES	29,300.00	29,300.00	0.00	146,500.00	146,500.00	351,600.00	-58.33
TOTAL EXPENSES	25,526.71	26,218.11	-691.40	131,090.55	78,498.93	314,617.00	-75.05

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

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
<u>OTHER FINANCING SOURCES (USES)</u>							
Operating Transfers In/Out							
10-1-000-001-7010.000 Prov Oper Reserve	0.00	-26,301.42	26,301.42	-131,507.10	0.00	-315,617.00	-100.00
10-1-000-001-9111.000 Operating Xfers - In	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-9111.100 Operating Xfers - Out	0.00	0.00	0.00	0.00	0.00	0.00	
Total Operating Transfers In/Out	0.00	-26,301.42	26,301.42	-131,507.10	0.00	-315,617.00	-100.00
Prior Period Adjustment							
10-1-000-001-6010.000 Prior Yr Adj-ARR	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-6020.000 Prior Yr Adj-NARR	0.00	0.00	0.00	0.00	0.00	0.00	
Total Prior Period Adj.	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL OTHER FINANCING SOURCES (USES)	0.00	-26,301.42	26,301.42	-131,507.10	0.00	-315,617.00	-100.00
EXCESS (REVENUE)/EXPENSE	25,526.71	-83.31	25,610.02	-416.55	78,498.93	-1,000.00	-7,949.89

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
REVENUE							
pum	190.00	190.00	0.00	950.00	950.00	2,280.00	0.00
TENANT REVENUE							
Tenant Rent Revenue							
10-1-000-002-3110.000 Dwelling Rent	-17,816.00	-15,000.00	-2,816.00	-75,000.00	-73,466.00	-180,000.00	-59.19
10-1-000-002-3111.000 Utility Allowance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Tenant Rent Revenue	-17,816.00	-15,000.00	-2,816.00	-75,000.00	-73,466.00	-180,000.00	-59.19
Tenant Revenue - Other							
10-1-000-002-3190.000 Nondwell Rent	0.00	-25.00	25.00	-125.00	0.00	-300.00	-100.00
10-1-000-002-3690.000 Other Income	-532.80	0.00	-532.80	0.00	-1,562.29	0.00	
10-1-000-002-3690.100 Late Fees	-1,100.00	-583.33	-516.67	-2,916.65	-4,300.00	-7,000.00	-38.57
10-1-000-002-3690.120 Violation Fees	-170.00	-583.33	413.33	-2,916.65	-1,150.00	-7,000.00	-83.57
10-1-000-002-3690.130 Court Cost Fees	0.00	-18.75	18.75	-93.75	0.00	-225.00	-100.00
10-1-000-002-3690.140 Returned Check Charge	-50.00	-6.25	-43.75	-31.25	-50.00	-75.00	-33.33
10-1-000-002-3690.180 Labor	-1,554.75	-1,166.67	-388.08	-5,833.35	-7,107.00	-14,000.00	-49.24
10-1-000-002-3690.200 Materials	-927.50	-833.33	-94.17	-4,166.65	-3,064.30	-10,000.00	-69.36
10-1-000-002-3690.300 T.S. Income - Grants	0.00	0.00	0.00	0.00	0.00	0.00	
Total Tenant Revenue Other	-4,335.05	-3,216.66	-1,118.39	-16,083.30	-17,233.59	-38,600.00	-55.35
TOTAL TENANT REVENUE	-22,151.05	-18,216.66	-3,934.39	-91,083.30	-90,699.59	-218,600.00	-58.51
OTHER REVENUE							
HUD PH Operating Subsidy							
10-1-000-002-8020.000 Oper Sub - Curr Yr	-62,156.00	-57,658.50	-4,497.50	-288,292.50	-338,860.00	-691,902.00	-51.02
Total HUD PH Operating Subsidy	-62,156.00	-57,658.50	-4,497.50	-288,292.50	-338,860.00	-691,902.00	-51.02
Other Grants & Investment Income							
10-1-000-002-3404.000 Revenue-other gov grants	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3404.010 Other Inc - Operations	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3610.000 Interest Income	-1,019.10	0.00	-1,019.10	0.00	-5,522.72	0.00	
Total Other Grants & Investment Income	-1,019.10	0.00	-1,019.10	0.00	-5,522.72	0.00	
Other Revenue							
10-1-000-002-3195.000 Day Care Income	-125.00	-125.00	0.00	-625.00	-625.00	-1,500.00	-58.33
10-1-000-002-3850.005 Income from Other Amps	-105.53	0.00	-105.53	0.00	-458.73	0.00	
10-1-000-002-3850.010 Garbage & Trash Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3850.020 Heating & Cooling Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3850.030 Snow Removal Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3850.040 Elevator Main Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3850.050 Landscape&Grds Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3850.060 Unit Turnaround Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3850.070 Electrical Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3850.080 Plumbing Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3850.100 Janitorial Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3850.110 Routine Main Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3850.120 Other Misc Inc	0.00	0.00	0.00	0.00	0.00	0.00	
Total Other Revenue	-230.53	-125.00	-105.53	-625.00	-1,083.73	-1,500.00	-27.75
TOTAL OTHER REVENUE	-63,405.63	-57,783.50	-5,622.13	-288,917.50	-345,466.45	-693,402.00	-50.18
TOTAL REVENUE	-85,556.68	-76,000.16	-9,556.52	-380,000.80	-436,166.04	-912,002.00	-52.17

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
10-1-000-002-4410.100 Maint Labor - OT	491.04	583.33	-92.29	2,916.65	1,351.25	7,000.00	-80.70
10-1-000-002-4410.200 Maint - Other Amps	0.00	0.00	0.00	0.00	558.27	0.00	
10-1-000-002-4410.300 Maintenance - Seasonal	3,285.44	400.00	2,885.44	2,000.00	5,265.44	4,800.00	9.70
Total Maintenance - Labor & OT	28,750.71	24,900.00	3,850.71	124,500.00	112,876.05	298,800.00	-62.22
Benefit Contributions - Maintenance							
10-1-000-002-4410.500 Emp Benefit - Maint	8,335.57	10,045.83	-1,710.26	50,229.15	41,151.91	120,550.00	-65.86
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	325.24	54.17	271.07	270.85	521.28	650.00	-19.80
Total Benefit Contributions - Maint.	8,660.81	10,100.00	-1,439.19	50,500.00	41,673.19	121,200.00	-65.62
Maintenance - Materials/Supplies							
10-1-000-002-4420.010 Garbage&Trash Supp	95.95	0.00	95.95	0.00	95.95	0.00	
10-1-000-002-4420.020 Heating&Cooling Supp	346.86	0.00	346.86	0.00	1,242.08	0.00	
10-1-000-002-4420.030 Snow Removal Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4420.031 Gas for Snow Removal	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4420.040 Roofing Contract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4420.050 Landscape/Grounds Sup	44.94	83.33	-38.39	416.65	678.94	1,000.00	-32.11
10-1-000-002-4420.051 Gasoline for mowing	213.92	62.50	151.42	312.50	787.34	750.00	4.98
10-1-000-002-4420.070 Electrical Supplies	174.77	166.67	8.10	833.35	1,128.98	2,000.00	-43.55
10-1-000-002-4420.080 Plumbing Supplies	789.36	208.33	581.03	1,041.65	2,872.16	2,500.00	14.89
10-1-000-002-4420.090 Extermination Supplies	350.00	33.33	316.67	166.65	608.02	400.00	52.01
10-1-000-002-4420.100 Janitorial Supplies	265.11	83.33	181.78	416.65	833.61	1,000.00	-16.64
10-1-000-002-4420.110 Routine Maint. Supplies	1,580.49	1,083.33	497.16	5,416.65	10,662.48	13,000.00	-17.98
10-1-000-002-4420.120 Other Misc. Supplies	11.98	6.67	5.31	33.35	11.98	80.00	-85.03
10-1-000-002-4420.125 Mileage	60.38	12.50	47.88	62.50	60.38	150.00	-59.75
10-1-000-002-4420.126 Vehicle Supplies	259.51	283.33	-23.82	1,416.65	1,323.49	3,400.00	-61.07
10-1-000-002-4420.130 Security Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
Total Maintenance - Materials/Supplies	4,193.27	2,023.32	2,169.95	10,116.60	20,305.41	24,280.00	-16.37
Maintenance - Contracts							
10-1-000-002-4430.010 Garbage&Trash Cont	895.00	158.33	736.67	791.65	2,230.00	1,900.00	17.37
10-1-000-002-4430.020 Heating&Cooling Cont	3,964.31	20.83	3,943.48	104.15	4,351.01	250.00	1,640.40
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	638.00	458.33	179.67	2,291.65	10,538.00	5,500.00	91.60
10-1-000-002-4430.060 Unit Turnaround Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4430.070 Electrical Contracts	0.00	50.00	-50.00	250.00	38.15	600.00	-93.64
10-1-000-002-4430.080 Plumbing Contracts	2,933.80	125.00	2,808.80	625.00	5,285.56	1,500.00	252.37
10-1-000-002-4430.090 Extermination Contracts	1,569.80	500.00	1,069.80	2,500.00	4,889.60	6,000.00	-18.51
10-1-000-002-4430.100 Reg Contracts	0.00	0.00	0.00	0.00	2,400.00	0.00	
10-1-000-002-4430.110 Routine Maint Contr	138.72	233.33	-94.61	1,166.65	219.33	2,800.00	-92.17
10-1-000-002-4430.120 Other Misc Cont Cost	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4430.126 Vehicle Maint Cont	0.00	0.00	0.00	0.00	747.31	0.00	
10-1-000-002-4431.000 Trash Removal	0.00	0.00	0.00	0.00	0.00	0.00	
Total Maintenance - Contracts	10,139.63	1,545.82	8,593.81	7,729.10	30,698.96	18,550.00	65.49
TOTAL MAINTENANCE EXPENSES	51,744.42	38,569.14	13,175.28	192,845.70	205,553.61	462,830.00	-55.59
UTILITIES EXPENSE							
Utilities Expense							
10-1-000-002-4310.000 Water	157.80	75.83	81.97	379.15	746.09	910.00	-18.01
10-1-000-002-4315.000 Sewer	24.48	16.67	7.81	83.35	117.87	200.00	-41.07
10-1-000-002-4320.000 Electric	1,062.16	916.67	145.49	4,583.35	4,101.18	11,000.00	-62.72

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
10-1-000-002-4330.000 Gas	6.00	666.67	-660.67	3,333.35	2,254.02	8,000.00	-71.82
10-1-000-002-4330.010 Refuse	121.20	33.33	87.87	166.65	528.01	400.00	32.00
Total Utilities Expense	1,371.64	1,709.17	-337.53	8,545.85	7,747.17	20,510.00	-62.23
TOTAL UTILITIES EXPENSE	1,371.64	1,709.17	-337.53	8,545.85	7,747.17	20,510.00	-62.23
<u>TOTAL PROTECTIVE SERVICES EXPENSE</u>							
Protective Services - Contract							
10-1-000-002-4480.000 Police Contract	718.28	108.33	609.95	541.65	718.28	1,300.00	-44.75
10-1-000-002-4480.100 ADT Contract	488.07	91.67	396.40	458.35	976.14	1,100.00	-11.26
10-1-000-002-4480.500 Security Contract	0.00	258.33	-258.33	1,291.65	7,563.80	3,100.00	143.99
Total Protective Services - Contract	1,206.35	458.33	748.02	2,291.65	9,258.22	5,500.00	68.33
TOTAL PROTECTIVE SERVICES EXPENSE	1,206.35	458.33	748.02	2,291.65	9,258.22	5,500.00	68.33
<u>INSURANCE PREMIUMS EXPENSE</u>							
Insurance Expenses							
10-1-000-002-4510.000 Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4510.010 Property Ins	2,717.95	2,760.42	-42.47	13,802.10	13,589.75	33,125.00	-58.97
10-1-000-002-4510.015 Equipment Insurance	126.90	129.17	-2.27	645.85	634.50	1,550.00	-59.06
10-1-000-002-4510.020 Liability Ins	444.28	445.83	-1.55	2,229.15	2,221.40	5,350.00	-58.48
10-1-000-002-4510.025 PE & PO Insurance	393.59	395.83	-2.24	1,979.15	1,967.95	4,750.00	-58.57
10-1-000-002-4510.030 Work Comp Insurance	1,271.36	1,275.00	-3.64	6,375.00	6,356.80	15,300.00	-58.45
10-1-000-002-4510.035 Auto Insurance	318.25	318.75	-0.50	1,593.75	1,591.25	3,825.00	-58.40
10-1-000-002-4510.040 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Insurance Expenses	5,272.33	5,325.00	-52.67	26,625.00	26,361.65	63,900.00	-58.75
TOTAL INSURANCE PREMIUMS EXPENSE	5,272.33	5,325.00	-52.67	26,625.00	26,361.65	63,900.00	-58.75
<u>GENERAL EXPENSES</u>							
General Expenses							
10-1-000-002-4530.000 Term Leave Pay	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4590.000 Other General	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4595.000 Compensated Absences	0.00	0.00	0.00	0.00	0.00	0.00	
Total General Expenses	0.00	0.00	0.00	0.00	0.00	0.00	
Payment In Lieu Of Taxes - PILOT Tax							
10-1-000-002-4520.000 Pay in lieu of Tax	1,644.43	1,992.58	-348.15	9,962.90	6,571.88	23,911.00	-72.52
Total Payment In Lieu Of Taxes - PILOT	1,644.43	1,992.58	-348.15	9,962.90	6,571.88	23,911.00	-72.52
Bad Debt Write-Offs - Tenant Rents							
10-1-000-002-4570.000 Collection Losses	1,939.79	0.00	1,939.79	0.00	-12,215.29	0.00	
Total Bad Debt Write-Offs - Tenant Rents	1,939.79	0.00	1,939.79	0.00	-12,215.29	0.00	
TOTAL OTHER GENERAL EXPENSES	3,584.22	1,992.58	1,591.64	9,962.90	-5,643.41	23,911.00	-123.60
<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	101,459.98	81,431.82	20,028.16	407,159.10	409,423.72	977,182.00	-58.10

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
NET (REVENUE)/EXPENSE	15,903.30	5,431.66	10,471.64	27,158.30	-26,742.32	65,180.00	-141.03
<u>MISCELLANEOUS EXPENSE</u>							
Extraordinary Expense							
10-1-000-002-4610.010 Extraordinary Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4610.020 Extraordinary Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4610.030 Extraordinary Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Extraordinary Expense	0.00	0.00	0.00	0.00	0.00	0.00	
Casualty Losses - Non-capitalized							
10-1-000-002-4620.010 Casualty Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4620.020 Casualty Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4620.030 Casualty Contract Costs	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4620.040 Insur Proceeds	0.00	0.00	0.00	0.00	0.00	0.00	
Total Casualty Losses - Non-capitalized	0.00	0.00	0.00	0.00	0.00	0.00	
Depreciation Expense							
10-1-000-002-4800.000 Depreciation Exp Fam	33,500.00	35,500.00	-2,000.00	177,500.00	167,500.00	426,000.00	-60.68
Total Depreciation Expense	33,500.00	35,500.00	-2,000.00	177,500.00	167,500.00	426,000.00	-60.68
TOTAL MISCELLANEOUS EXPENSES	33,500.00	35,500.00	-2,000.00	177,500.00	167,500.00	426,000.00	-60.68
TOTAL EXPENSES	49,403.30	40,931.66	8,471.64	204,658.30	140,757.68	491,180.00	-71.34
<u>OTHER FINANCING SOURCES (USES)</u>							
Operating Transfers In/Out							
10-1-000-002-7010.000 Prov Oper Reserve	0.00	-40,931.67	40,931.67	-204,658.35	0.00	-491,180.00	-100.00
10-1-000-002-9111.000 Operating Xfers - In	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-9111.100 Operating Xfers - Out	0.00	0.00	0.00	0.00	0.00	0.00	
Total Operating Transfers In/Out	0.00	-40,931.67	40,931.67	-204,658.35	0.00	-491,180.00	-100.00
TOTAL OTHER FINANCING SOURCES (USES)	0.00	-40,931.67	40,931.67	-204,658.35	0.00	-491,180.00	-100.00
EXCESS (REVENUE)/EXPENSE	49,403.30	-0.01	49,403.31	-0.05	140,757.68	0.00	

Date:
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Knox County Housing Authority
INCOME STATEMENT - AMP 3, Bluebell
August, 2019

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
REVENUE							
pum	51.00	51.00	0.00	255.00	255.00	612.00	0.00
TENANT REVENUE							
Tenant Rent Revenue							
10-1-000-006-3110.000 Dwelling Rent	-14,715.00	-14,166.67	-548.33	-70,833.35	-73,192.00	-170,000.00	-56.95
10-1-000-006-3111.000 Utility Allowance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Tenant Rent Revenue	-14,715.00	-14,166.67	-548.33	-70,833.35	-73,192.00	-170,000.00	-56.95
Tenant Revenue - Other							
10-1-000-006-3120.000 Ecess Utilities	0.00	-6.25	6.25	-31.25	-75.00	-75.00	0.00
10-1-000-006-3190.000 Nondwell Rent	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3690.000 Other Income	0.00	-20.83	20.83	-104.15	-790.50	-250.00	216.20
10-1-000-006-3690.100 Late Fees	-50.00	-16.67	-33.33	-83.35	-125.00	-200.00	-37.50
10-1-000-006-3690.120 Violation Fees	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3690.140 Returned Check Charge	0.00	-6.25	6.25	-31.25	0.00	-75.00	-100.00
10-1-000-006-3690.150 Laundry Income	-430.00	-541.67	111.67	-2,708.35	-1,488.52	-6,500.00	-77.10
10-1-000-006-3690.160 Vending Machine Inc	-35.04	-20.83	-14.21	-104.15	-46.69	-250.00	-81.32
10-1-000-006-3690.180 Labor	0.00	-50.00	50.00	-250.00	-60.00	-600.00	-90.00
10-1-000-006-3690.200 Materials	-5.50	-16.67	11.17	-83.35	-41.50	-200.00	-79.25
Total Tenant Revenue Other	-520.54	-679.17	158.63	-3,395.85	-2,627.21	-8,150.00	-67.76
TOTAL TENANT REVENUE	-15,235.54	-14,845.84	-389.70	-74,229.20	-75,819.21	-178,150.00	-57.44
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	-318.10	-125.00	-193.10	-625.00	-1,675.14	-1,500.00	11.68
10-1-000-006-8020.000 Oper Sub - Curr Yr	-4,371.00	-4,054.92	-316.08	-20,274.60	-24,527.00	-48,659.00	-49.59
Total HUD/Other Grants & Invest Income	-4,689.10	-4,179.92	-509.18	-20,899.60	-26,202.14	-50,159.00	-47.76
Other Revenue							
10-1-000-006-3850.000 Inspection(s) Income	0.00	-20.83	20.83	-104.15	0.00	-250.00	-100.00
10-1-000-006-3850.005 Income from Other Amps	0.00	-83.33	83.33	-416.65	0.00	-1,000.00	-100.00
10-1-000-006-3850.010 Garbage&Trash Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.020 Htg & Cooling Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.030 Snow Removal Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.040 Elevator Maint Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.050 Landscape&Grds Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.060 Unit Turnaround Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.070 Electric Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.080 Plumbing Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.090 Exterminator Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.100 Janitorial Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.110 Routine Main. Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.120 Other Misc Inc	0.00	0.00	0.00	0.00	0.00	0.00	
Total Other Revenue	0.00	-104.16	104.16	-520.80	0.00	-1,250.00	-100.00
TOTAL OTHER REVENUE	-4,689.10	-4,284.08	-405.02	-21,420.40	-26,202.14	-51,409.00	-49.03
TOTAL REVENUE	-19,924.64	-19,129.92	-794.72	-95,649.60	-102,021.35	-229,559.00	-55.56

EXPENSES

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
10-1-000-006-4190.000 Other Sundry	0.00	0.00	0.00	0.00	48.94	0.00	
10-1-000-006-4190.950 Background Verification	10.44	12.50	-2.06	62.50	46.76	150.00	-68.83
Total Other Expense	10.44	12.50	-2.06	62.50	95.70	150.00	-36.20
TOTAL OPERATING EXPENSE - Admin	5,779.93	10,921.01	-5,141.08	54,605.05	37,638.19	131,052.00	-71.28
<u>TENANT SERVICES</u>							
Tenant Services - Other							
10-1-000-006-4220.100 Ten Ser-Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4220.110 Ten Ser-Recreation	28.25	20.83	7.42	104.15	28.25	250.00	-88.70
Total Tenant Services - Other	28.25	20.83	7.42	104.15	28.25	250.00	-88.70
TOTAL TENANT SERVICES EXPENSE	28.25	20.83	7.42	104.15	28.25	250.00	-88.70
<u>MAINTENANCE & OPERATIONS EXPENSE</u>							
Maintenance - Labor & OT							
10-1-000-006-4410.000 Maintenance - Labor	4,161.60	3,006.25	1,155.35	15,031.25	14,851.20	36,075.00	-58.83
10-1-000-006-4410.001 Salary Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4410.100 Maint Labor - OT	51.00	77.08	-26.08	385.40	103.53	925.00	-88.81
10-1-000-006-4410.200 Maint - Other Amps	114.50	0.00	114.50	0.00	1,173.27	0.00	
Total Maintenance - Labor & OT	4,327.10	3,083.33	1,243.77	15,416.65	16,128.00	37,000.00	-56.41
Benefit Contributions - Maintenance							
10-1-000-006-4410.500 Emp Benefit - Maint	962.54	1,222.92	-260.38	6,114.60	3,458.82	14,675.00	-76.43
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.	962.54	1,222.92	-260.38	6,114.60	3,458.82	14,675.00	-76.43
Maintenance - Materials/Supplies							
10-1-000-006-4420.010 Garbage&Trash Supp	0.00	20.83	-20.83	104.15	0.00	250.00	-100.00
10-1-000-006-4420.020 Heating&Cooling Supp	0.00	25.00	-25.00	125.00	3.59	300.00	-98.80
10-1-000-006-4420.030 Snow Removal Supplies	0.00	8.33	-8.33	41.65	165.21	100.00	65.21
10-1-000-006-4420.031 Gas for Snow Removal	0.00	8.33	-8.33	41.65	0.00	100.00	-100.00
10-1-000-006-4420.050 Landscape/Grounds Sup	0.00	62.50	-62.50	312.50	43.32	750.00	-94.22
10-1-000-006-4420.051 Gasoline for mowing	13.15	12.50	0.65	62.50	13.15	150.00	-91.23
10-1-000-006-4420.070 Electrical Supplies	0.38	25.00	-24.62	125.00	106.83	300.00	-64.39
10-1-000-006-4420.080 Plumbing Supplies	61.58	62.50	-0.92	312.50	309.40	750.00	-58.75
10-1-000-006-4420.090 Extermination Supplies	0.00	8.33	-8.33	41.65	0.00	100.00	-100.00
10-1-000-006-4420.100 Janitorial Supplies	40.74	95.83	-55.09	479.15	478.96	1,150.00	-58.35
10-1-000-006-4420.110 Routine Maint.Supplies	245.00	416.67	-171.67	2,083.35	1,035.21	5,000.00	-79.30
10-1-000-006-4420.120 Other Misc Supplies	0.00	50.00	-50.00	250.00	49.90	600.00	-91.68
10-1-000-006-4420.121 Laundry Equip Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4420.125 Mileage	0.00	8.33	-8.33	41.65	-12.76	100.00	-112.76
10-1-000-006-4420.130 Security Supplies	0.00	25.00	-25.00	125.00	0.00	300.00	-100.00
Total Maintenance - Materials/Supplies	360.85	829.15	-468.30	4,145.75	2,192.81	9,950.00	-77.96
Maintenance - Contracts							
10-1-000-006-4430.010 Garbage & Trash Cont	165.00	250.00	-85.00	1,250.00	-121.71	3,000.00	-104.06
10-1-000-006-4430.020 Heating & Cooling Cont	0.00	125.00	-125.00	625.00	0.00	1,500.00	-100.00
10-1-000-006-4430.030 Snow Removal Contract	0.00	25.00	-25.00	125.00	0.00	300.00	-100.00
10-1-000-006-4430.040 Elevator Maint Cont	0.00	541.67	-541.67	2,708.35	949.26	6,500.00	-85.40
10-1-000-006-4430.050 Landscape & Grds Cont	95.00	41.67	53.33	208.35	285.00	500.00	-43.00
10-1-000-006-4430.070 Electrical Contracts	0.00	62.50	-62.50	312.50	3,018.85	750.00	302.51
10-1-000-006-4430.080 Plumbing Contracts	0.00	833.33	-833.33	4,166.65	2,274.38	10,000.00	-77.26
10-1-000-006-4430.090 Extermination Contracts	350.00	166.67	183.33	833.35	772.42	2,000.00	-61.38

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
10-1-000-006-4430.100 Janitorial Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4430.110 Routing Maint Cont	5,092.06	125.00	4,967.06	625.00	5,958.57	1,500.00	297.24
10-1-000-006-4430.120 Other Misc. Cont Cost	52.50	25.00	27.50	125.00	85.50	300.00	-71.50
10-1-000-006-4430.121 Laundry Equip Contract	0.00	41.67	-41.67	208.35	0.00	500.00	-100.00
10-1-000-006-4431.000 Trash Removal	0.00	0.00	0.00	0.00	0.00	0.00	
Total Maintenance - Contracts	5,754.56	2,237.51	3,517.05	11,187.55	13,222.27	26,850.00	-50.76
TOTAL MAINTENANCE EXPENSES	11,405.05	7,372.91	4,032.14	36,864.55	35,001.90	88,475.00	-60.44
<u>UTILITIES EXPENSE</u>							
Utilities Expense							
10-1-000-006-4310.000 Water	273.49	308.33	-34.84	1,541.65	1,313.11	3,700.00	-64.51
10-1-000-006-4315.000 Sewer	219.89	250.00	-30.11	1,250.00	1,065.42	3,000.00	-64.49
10-1-000-006-4320.000 Electric	1,361.18	833.33	527.85	4,166.65	4,239.56	10,000.00	-57.60
10-1-000-006-4330.000 Gas	69.07	833.33	-764.26	4,166.65	1,828.56	10,000.00	-81.71
Total Utilities Expense	1,923.63	2,224.99	-301.36	11,124.95	8,446.65	26,700.00	-68.36
TOTAL UTILITIES EXPENSE	1,923.63	2,224.99	-301.36	11,124.95	8,446.65	26,700.00	-68.36
<u>TOTAL PROTECTIVE SERVICES EXPENSE</u>							
Protective Services - Contract							
10-1-000-006-4480.000 Police Contract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4480.100 ADT Contract	562.80	150.00	412.80	750.00	1,086.34	1,800.00	-39.65
10-1-000-006-4480.500 Security Contract	500.00	125.00	375.00	625.00	3,206.60	1,500.00	113.77
Total Protective Services - Contract	1,062.80	275.00	787.80	1,375.00	4,292.94	3,300.00	30.09
TOTAL PROTECTIVE SERVICES EXPENSE	1,062.80	275.00	787.80	1,375.00	4,292.94	3,300.00	30.09
<u>INSURANCE PREMIUMS EXPENSE</u>							
Insurance Expenses							
10-1-000-006-4510.010 Property Insurance	1,082.57	1,100.00	-17.43	5,500.00	5,412.85	13,200.00	-58.99
10-1-000-006-4510.015 Equipment Insurance	34.25	35.42	-1.17	177.10	171.25	425.00	-59.71
10-1-000-006-4510.020 Liability Insurance	119.93	120.83	-0.90	604.15	599.65	1,450.00	-58.64
10-1-000-006-4510.025 PE & PO Insurance	78.79	81.25	-2.46	406.25	393.95	975.00	-59.59
10-1-000-006-4510.030 Work Comp	244.76	250.00	-5.24	1,250.00	1,223.80	3,000.00	-59.21
10-1-000-006-4510.035 Auto Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4510.040 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Insurance Expenses	1,560.30	1,587.50	-27.20	7,937.50	7,801.50	19,050.00	-59.05
TOTAL INSURANCE PREMIUMS EXPENSE	1,560.30	1,587.50	-27.20	7,937.50	7,801.50	19,050.00	-59.05
<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	1,279.14	1,707.08	-427.94	8,535.40	6,474.54	20,485.00	-68.39
Total Payment In Lieu Of Taxes - PILOT	1,279.14	1,707.08	-427.94	8,535.40	6,474.54	20,485.00	-68.39
Bad Debt Write-Offs - Tenant Rents							
10-1-000-006-4570.000 Collection Losses	28.00	0.00	28.00	0.00	172.00	0.00	

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Total Bad Debt Write-Offs - Tenant Rents	28.00	0.00	28.00	0.00	172.00	0.00	
TOTAL OTHER GENERAL EXPENSES	1,307.14	1,707.08	-399.94	8,535.40	6,646.54	20,485.00	-67.55
<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	23,067.10	24,109.32	-1,042.22	120,546.60	99,855.97	289,312.00	-65.49
NET (REVENUE)/EXPENSE	3,142.46	4,979.40	-1,836.94	24,897.00	-2,165.38	59,753.00	-103.62
<u>MISCELLANEOUS EXPENSE</u>							
Extraordinary & Casualty Expense							
10-1-000-006-4610.010 Extraordinary Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4610.020 Extraordinary Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4610.030 Extraordinary Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Extraordinary Expense	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4620.010 Casualty Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4620.020 Casualty Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4620.030 Casualty Contract Costs	0.00	0.00	0.00	0.00	0.00	0.00	
Total Casualty Losses - Non-capitalized	0.00	0.00	0.00	0.00	0.00	0.00	
Depreciation Expense							
10-1-000-006-4800.000 Depreciation Exp BB	14,010.00	14,010.00	0.00	70,050.00	70,050.00	168,120.00	-58.33
Total Depreciation Expense	14,010.00	14,010.00	0.00	70,050.00	70,050.00	168,120.00	-58.33
TOTAL MISCELLANEOUS EXPENSES	14,010.00	14,010.00	0.00	70,050.00	70,050.00	168,120.00	-58.33
TOTAL EXPENSES	17,152.46	18,989.40	-1,836.94	94,947.00	67,884.62	227,873.00	-70.21
<u>OTHER FINANCING SOURCES (USES)</u>							
Operating/Reserve Transfers In/Out							
10-1-000-006-7010.000 Prov Oper Reserve	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-9111.000 Operating Xfers - In	0.00	9,009.75	-9,009.75	45,048.75	0.00	108,117.00	-100.00
10-1-000-006-9111.100 Operating Xfers - Out	0.00	0.00	0.00	0.00	0.00	0.00	
Total Operating/Reserve Transfers In/Out	0.00	9,009.75	-9,009.75	45,048.75	0.00	108,117.00	-100.00
TOTAL OTHER FINANCING SOURCES	0.00	9,009.75	-9,009.75	45,048.75	0.00	108,117.00	-100.00
EXCESS (REVENUE)/EXPENSE	17,152.46	27,999.15	-10,846.69	139,995.75	67,884.62	335,990.00	-79.80

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Knox County Housing Authority
INCOME STATEMENT - HCV ADMIN & HAP
August, 2019

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
30-1-000-000-4190.401 Printing Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4190.550 Computers	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4190.800 Internet Services	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4190.850 IT Support	0.00	25.00	-25.00	125.00	0.00	300.00	-100.00
30-1-000-000-4190.950 Background Verification	10.44	66.67	-56.23	333.35	190.89	800.00	-76.14
Total Admin Sundry & w/o Sundry	1,480.57	1,154.17	326.40	5,770.85	3,129.12	13,850.00	-77.41
TOTAL ADMIN EXPENSE	14,694.22	12,862.17	1,832.05	64,310.85	56,939.07	154,346.00	-63.11
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	78.79	81.25	-2.46	406.25	393.95	975.00	-59.59
30-1-000-000-4510.030 Work Comp Insurance	223.90	225.00	-1.10	1,125.00	1,119.50	2,700.00	-58.54
30-1-000-000-4510.035 Auto Insurance	52.25	52.50	-0.25	262.50	261.25	630.00	-58.53
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	83.00	-41.67	124.67	-208.35	-308.00	-500.00	-38.40
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	366.40	416.67	-50.27	2,083.35	1,845.77	5,000.00	-63.08
30-1-000-000-4595.000 Compensated Absences	0.00	0.00	0.00	0.00	0.00	0.00	
Total General Expense	804.34	733.75	70.59	3,668.75	3,312.47	8,805.00	-62.38
TOTAL GENERAL EXPENSE	804.34	733.75	70.59	3,668.75	3,312.47	8,805.00	-62.38
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	15,498.56	13,595.92	1,902.64	67,979.60	60,251.54	163,151.00	-63.07
ADMIN (Profit)/Loss w/ Depreciation	4,693.98	3,452.67	1,241.31	17,263.35	8,845.96	41,432.00	-78.65

Date:
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Knox County Housing Authority
INCOME STATEMENT - HCV ADMIN & HAP
August, 2019

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
HAP REVENUE							
HAP Income							
30-1-000-000-3300.200 Fraud Recovery - HAP	-1,585.50	-375.00	-1,210.50	-1,875.00	-2,726.50	-4,500.00	-39.41
30-1-000-000-3300.500 Int Reserve Surplus-HAP	0.00	-8.33	8.33	-41.65	0.00	-100.00	-100.00
30-1-000-000-8026.000 Ann Contr-Cur Yr	-78,828.00	-69,174.67	-9,653.33	-345,873.35	-377,806.00	-830,096.00	-54.49
30-1-000-000-8027.000 Ann Contr - Pr Yr	0.00	0.00	0.00	0.00	0.00	0.00	
Total Income	-80,413.50	-69,558.00	-10,855.50	-347,790.00	-380,532.50	-834,696.00	-54.41
TOTAL HAP INCOME	-80,413.50	-69,558.00	-10,855.50	-347,790.00	-380,532.50	-834,696.00	-54.41
HAP EXPENSES							
HAP Expenses							
30-1-000-000-4715.010 HAP-Occupied Units	55,476.00	57,500.00	-2,024.00	287,500.00	295,937.00	690,000.00	-57.11
30-1-000-000-4715.015 HAP Mid Month Lease	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4715.020 HAP-Repayments	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4715.021 HAP-FraudRepay-HUD	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4715.030 HAP-Port Ins	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4715.040 HAP-Util Payments	1,784.00	2,666.67	-882.67	13,333.35	10,746.00	32,000.00	-66.42
30-1-000-000-4715.050 HAP-Homeownership	243.00	250.00	-7.00	1,250.00	1,215.00	3,000.00	-59.50
30-1-000-000-4715.070 HAP-Portable	12,244.00	11,666.67	577.33	58,333.35	62,278.00	140,000.00	-55.52
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	69,747.00	72,083.34	-2,336.34	360,416.70	370,176.00	865,000.00	-57.21
TOTAL HAP EXPENSE	69,747.00	72,083.34	-2,336.34	360,416.70	370,176.00	865,000.00	-57.21
General HAP Expenses							
30-1-000-000-4570.200 Collection Loss HUD	83.00	-41.67	124.67	-208.35	-308.00	-500.00	-38.40
Total General HAP Expenses	83.00	-41.67	124.67	-208.35	-308.00	-500.00	-38.40
TOTAL GENERAL HAP EXPENSES	83.00	-41.67	124.67	-208.35	-308.00	-500.00	-38.40
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	69,830.00	72,041.67	-2,211.67	360,208.35	369,868.00	864,500.00	-57.22
Remaining HAP to/from Reserve	-10,583.50	2,483.67	-13,067.17	12,418.35	-10,664.50	29,804.00	-135.78

Date:
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Knox County Housing Authority
INCOME STATEMENT - AHP Brentwood
August, 2019

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
PUM - Brentwood	72.00	72.00	0.00	360.00	360.00	864.00	0.00
REVENUE							
<u>TENANT REVENUE</u>							
Tenant Rent Revenue							
60-1-000-000-5120.000 Rent - Brentwood	-27,152.00	-27,966.67	814.67	-139,833.35	-136,616.00	-335,600.00	-59.29
60-1-000-000-5125.000 PHA Rent	-4,663.00	-4,000.00	-663.00	-20,000.00	-21,154.00	-48,000.00	-55.93
60-1-000-000-5320.000 Rent Adjustments	-232.00	0.00	-232.00	0.00	343.00	0.00	
Total Tenant Rent Revenue	-32,047.00	-31,966.67	-80.33	-159,833.35	-157,427.00	-383,600.00	-58.96
Excess Rent							
60-1-000-000-5970.000 Excess Rent	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5971.000 Excess Rent to HUD	0.00	0.00	0.00	0.00	0.00	0.00	
Total Excess Rent	0.00	0.00	0.00	0.00	0.00	0.00	
Vacancies Revenue							
60-1-000-000-5220.000 Vacancies - Brentwood	0.00	639.33	-639.33	3,196.65	0.00	7,672.00	-100.00
Total Vacancies Revenue	0.00	639.33	-639.33	3,196.65	0.00	7,672.00	-100.00
TOTAL TENANT REVENUE	-32,047.00	-31,327.34	-719.66	-156,636.70	-157,427.00	-375,928.00	-58.12
<u>INVESTMENT REVENUE</u>							
Investment Revenue							
60-1-000-000-5410.000 Interest Income	-377.05	-333.33	-43.72	-1,666.65	-1,920.49	-4,000.00	-51.99
60-1-000-000-5420.000 Interst Sec Deposits	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5440.000 Rep Res Interest	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5500.000 Other Inc - HUD Int Crd	0.00	0.00	0.00	0.00	0.00	0.00	
Total Investment Revenue	-377.05	-333.33	-43.72	-1,666.65	-1,920.49	-4,000.00	-51.99
TOTAL INVESTMENT INCOME	-377.05	-333.33	-43.72	-1,666.65	-1,920.49	-4,000.00	-51.99
<u>OTHER REVENUE</u>							
Other Revenue							
60-1-000-000-5900.000 Other Income	0.00	-4.17	4.17	-20.85	0.00	-50.00	-100.00
60-1-000-000-5901.000 Income - LR Amps	0.00	0.00	0.00	0.00	-219.44	0.00	
60-1-000-000-5910.000 Laundry Income	-658.25	-300.00	-358.25	-1,500.00	-4,094.51	-3,600.00	13.74
60-1-000-000-5920.000 Bad Check Charges	0.00	-1.67	1.67	-8.35	-60.00	-20.00	200.00
60-1-000-000-5920.100 Deposits Forfeited	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5922.000 Labor & Materials	-447.00	-440.00	-7.00	-2,200.00	-1,962.94	-5,280.00	-62.82
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	-145.00	-200.00	55.00	-1,000.00	-943.00	-2,400.00	-60.71
60-1-000-000-5926.000 Violation Charges	0.00	-36.25	36.25	-181.25	-279.00	-435.00	-35.86
60-1-000-000-5930.000 Retained HAP	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5991.000 ECRM Grant Inc-BW	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5991.100 ECRM Grant #2 Inc-BW	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5992.000 Carver Center Grant-BW	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5992.500 Late Charges	0.00	0.00	0.00	0.00	0.00	0.00	
Total Other Revenue	-1,250.25	-982.09	-268.16	-4,910.45	-7,558.89	-11,785.00	-35.86
TOTAL OTHER REVENUE	-1,250.25	-982.09	-268.16	-4,910.45	-7,558.89	-11,785.00	-35.86
TOTAL REVENUE	-33,674.30	-32,642.76	-1,031.54	-163,213.80	-166,906.38	-391,713.00	-57.39
EXPENSES							

Date:
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Knox County Housing Authority
INCOME STATEMENT - AHP Brentwood
August, 2019

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
<u>OPERATING EXPENSES</u>							
Administrative Salaries & Benefits							
60-1-000-000-6330.000 Manager Salaries	3,552.75	2,541.67	1,011.08	12,708.35	12,681.82	30,500.00	-58.42
60-1-000-000-6330.001 Salaries Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6330.500 Manager's Benefits	1,043.10	845.83	197.27	4,229.15	3,912.70	10,150.00	-61.45
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	4,595.85	3,387.50	1,208.35	16,937.50	16,594.52	40,650.00	-59.18
Admin Sundry							
60-1-000-000-6210.000 Admin. Advertisement	9.20	41.67	-32.47	208.35	184.47	500.00	-63.11
60-1-000-000-6250.000 Misc Renting Expense	221.00	141.67	79.33	708.35	374.00	1,700.00	-78.00
60-1-000-000-6311.000 Office Expense-Brent	563.78	150.00	413.78	750.00	794.62	1,800.00	-55.85
60-1-000-000-6311.050 Office Rental Expense	225.00	221.83	3.17	1,109.15	1,087.50	2,662.00	-59.15
60-1-000-000-6311.100 Phone/Internet Service	264.29	180.00	84.29	900.00	934.64	2,160.00	-56.73
60-1-000-000-6311.150 IT Support	0.00	33.33	-33.33	166.65	48.43	400.00	-87.89
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	375.00	0.00	900.00	-100.00
60-1-000-000-6360.000 Training - Staff	0.00	83.33	-83.33	416.65	8.37	1,000.00	-99.16
60-1-000-000-6360.010 Training - Commiss	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6365.000 Travel - Staff	83.81	125.00	-41.19	625.00	280.72	1,500.00	-81.29
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	126.00	166.67	-40.67	833.35	-1,749.43	2,000.00	-187.47
60-1-000-000-6380.000 Consulting Services	0.00	41.67	-41.67	208.35	0.00	500.00	-100.00
60-1-000-000-6380.500 Translating/Interp Serv.	0.00	16.67	-16.67	83.35	0.00	200.00	-100.00
60-1-000-000-6399.000 Other Administrative	0.00	66.67	-66.67	333.35	56.92	800.00	-92.89
Total Admin Sundry	1,493.08	1,343.51	149.57	6,717.55	2,020.24	16,122.00	-87.47
Fee Expense							
60-1-000-000-6320.000 Management Fees	5,189.39	5,400.00	-210.61	27,000.00	25,946.95	64,800.00	-59.96
60-1-000-000-6351.000 Bookkeeping Fees	639.00	648.00	-9.00	3,240.00	3,195.00	7,776.00	-58.91
Total Fee Expense	5,828.39	6,048.00	-219.61	30,240.00	29,141.95	72,576.00	-59.85
TOTAL OPERATING EXPENSES	11,917.32	10,779.01	1,138.31	53,895.05	47,756.71	129,348.00	-63.08
<u>UTILITIES</u>							
Utilities Expense							
60-1-000-000-6450.000 Utilites - Electric	439.31	458.33	-19.02	2,291.65	1,358.75	5,500.00	-75.30
60-1-000-000-6451.000 Utilities - Water	789.60	800.00	-10.40	4,000.00	3,283.20	9,600.00	-65.80
60-1-000-000-6452.000 Utilities - Gas	91.55	150.00	-58.45	750.00	325.04	1,800.00	-81.94
60-1-000-000-6453.000 Utilities - Sewer	763.35	720.00	43.35	3,600.00	3,170.07	8,640.00	-63.31
Total Utilities	2,083.81	2,128.33	-44.52	10,641.65	8,137.06	25,540.00	-68.14
TOTAL UTILITIES	2,083.81	2,128.33	-44.52	10,641.65	8,137.06	25,540.00	-68.14
<u>MAINTENANCE EXPENSES</u>							
Maintenance Salaries							
60-1-000-000-6510.000 Maintenance Salaries	5,437.02	4,108.33	1,328.69	20,541.65	20,035.06	49,300.00	-59.36
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	104.15	0.00	250.00	-100.00
60-1-000-000-6510.200 Maint from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6510.500 Maint. Employee Ben.	1,901.81	1,795.83	105.98	8,979.15	8,239.47	21,550.00	-61.77
60-1-000-000-6510.501 Wellness Benefit - Maint	0.00	0.00	0.00	0.00	0.00	0.00	
Total Maintenance Salaries	7,338.83	5,924.99	1,413.84	29,624.95	28,274.53	71,100.00	-60.23
Maintenance Supplies							

Date:
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Knox County Housing Authority
INCOME STATEMENT - AHP Brentwood
August, 2019

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
60-1-000-000-6515.010 Garbage/Trash Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6515.020 Heating/Cooling Supplies	0.00	58.33	-58.33	291.65	36.36	700.00	-94.81
60-1-000-000-6515.030 Snow Removal Supplies	0.00	41.67	-41.67	208.35	0.00	500.00	-100.00
60-1-000-000-6515.050 Lndscape/Grnd Supplies	27.50	166.67	-139.17	833.35	1,700.40	2,000.00	-14.98
60-1-000-000-6515.070 Electrical Supplies	144.55	133.33	11.22	666.65	589.42	1,600.00	-63.16
60-1-000-000-6515.080 Plumbing Supplies	939.24	400.00	539.24	2,000.00	1,757.99	4,800.00	-63.38
60-1-000-000-6515.100 Janitorial Supplies	215.27	125.00	90.27	625.00	499.95	1,500.00	-66.67
60-1-000-000-6515.110 Routine Maint. Supplies	139.38	849.33	-709.95	4,246.65	394.93	10,192.00	-96.13
60-1-000-000-6515.114 Painting Supplies - BW	116.20	158.33	-42.13	791.65	1,039.08	1,900.00	-45.31
60-1-000-000-6515.115 Refrigerators	0.00	125.00	-125.00	625.00	0.00	1,500.00	-100.00
60-1-000-000-6515.116 Stoves	0.00	80.00	-80.00	400.00	0.00	960.00	-100.00
60-1-000-000-6515.120 Misc. Other Supplies	52.78	41.67	11.11	208.35	52.78	500.00	-89.44
Total Maintenance Supplies	1,634.92	2,179.33	-544.41	10,896.65	6,070.91	26,152.00	-76.79
Maintenance Contracts							
60-1-000-000-6516.000 Interior Repr/Repl-BW	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6516.200 Carpet Repr/Repl-BW	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6520.010 Garbage/Trash Contract	969.35	912.50	56.85	4,562.50	2,566.06	10,950.00	-76.57
60-1-000-000-6520.020 Heat/Cool Contract	0.00	41.67	-41.67	208.35	0.00	500.00	-100.00
60-1-000-000-6520.030 Snow Removal Contract	0.00	165.00	-165.00	825.00	0.00	1,980.00	-100.00
60-1-000-000-6520.050 Landscape&Grds Cont	166.00	166.67	-0.67	833.35	519.00	2,000.00	-74.05
60-1-000-000-6520.070 Electrical Contract	0.00	66.67	-66.67	333.35	0.00	800.00	-100.00
60-1-000-000-6520.080 Plumbing Contract	210.19	137.50	72.69	687.50	210.19	1,650.00	-87.26
60-1-000-000-6520.090 Extermination Contract	0.00	212.50	-212.50	1,062.50	1,162.24	2,550.00	-54.42
60-1-000-000-6520.100 Janitorial Contract	254.99	108.33	146.66	541.65	514.98	1,300.00	-60.39
60-1-000-000-6520.110 Routine Maint. Contract	0.00	100.00	-100.00	500.00	714.70	1,200.00	-40.44
60-1-000-000-6520.111 Carpet Repr/Repl Cont.	0.00	558.33	-558.33	2,791.65	0.00	6,700.00	-100.00
60-1-000-000-6520.120 Misc. Other Contracts	0.00	4,516.67	-4,516.67	22,583.35	0.00	54,200.00	-100.00
Total Maintenance Contracts	1,600.53	6,985.84	-5,385.31	34,929.20	5,687.17	83,830.00	-93.22
TOTAL MAINTENANCE	10,574.28	15,090.16	-4,515.88	75,450.80	40,032.61	181,082.00	-77.89
TAXES & INSURANCE EXPENSE							
Taxes & Insurance Expense							
60-1-000-000-6710.000 PILOT - Real Estate Tax	1,498.16	1,672.83	-174.67	8,364.15	7,464.50	20,074.00	-62.82
60-1-000-000-6720.000 Property Insurance	952.05	966.67	-14.62	4,833.35	4,760.25	11,600.00	-58.96
60-1-000-000-6720.500 Equipment Insurance	47.88	50.00	-2.12	250.00	239.40	600.00	-60.10
60-1-000-000-6721.000 Liability Insurance	167.63	168.75	-1.12	843.75	838.15	2,025.00	-58.61
60-1-000-000-6721.500 PE & PO Insuranace	78.79	81.33	-2.54	406.65	393.95	976.00	-59.64
60-1-000-000-6722.000 Work Comp Insurance	251.90	254.17	-2.27	1,270.85	1,259.50	3,050.00	-58.70
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	2,996.41	3,193.75	-197.34	15,968.75	14,955.75	38,325.00	-60.98
TOTAL TAXES & INSURANCE EXPENSE	2,996.41	3,193.75	-197.34	15,968.75	14,955.75	38,325.00	-60.98

MISCELLANEOUS EXPENSE
Financial Expenses

Date:
Time:
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Knox County Housing Authority
INCOME STATEMENT - AHP Brentwood
August, 2019

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
60-1-000-000-6810.000 Interest Expense Payable	4,066.32	2,166.67	1,899.65	10,833.35	10,365.87	26,000.00	-60.13
60-1-000-000-6860.000 Security Deposit Interest	0.00	0.00	0.00	0.00	0.00	0.00	
Total Financial Expenses	4,066.32	2,166.67	1,899.65	10,833.35	10,365.87	26,000.00	-60.13
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	4,066.32	2,166.67	1,899.65	10,833.35	10,365.87	26,000.00	-60.13
TOTAL EXPENSES BEFORE DEPRECIATION	31,638.14	33,357.92	-1,719.78	166,789.60	121,248.00	400,295.00	-69.71
NET REVENUE/EXPENSES (PROFIT)/LOSS	-2,036.16	715.16	-2,751.32	3,575.80	-45,658.38	8,582.00	-632.02
Depreciation Expense							
60-1-000-000-6600.000 Depreciation Expense	7,330.00	7,330.00	0.00	36,650.00	36,650.00	87,960.00	-58.33
Total Depreciation Expense	7,330.00	7,330.00	0.00	36,650.00	36,650.00	87,960.00	-58.33
TOTAL DEPRECIATION EXPENSE	7,330.00	7,330.00	0.00	36,650.00	36,650.00	87,960.00	-58.33
NET REVENUE/EXPENSE (PROFIT)/LOSS AFTER DEPRECIATION EXPENSE	5,293.84	8,045.16	-2,751.32	40,225.80	-9,008.38	96,542.00	-109.33
TOTAL BOND PAYMENT	3,708.69	0.00	3,708.69	0.00	9,071.64	0.00	

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
PUM - Prairieland	65.00	65.00	0.00	325.00	325.00	780.00	0.00
REVENUE							
TENANT REVENUE							
Tenant Rent Revenue							
60-1-000-001-5120.000 Rent - Prairieland	-22,909.00	-22,025.50	-883.50	-110,127.50	-109,618.00	-264,306.00	-58.53
60-1-000-001-5125.000 PHA Rent	-1,797.00	-2,100.00	303.00	-10,500.00	-9,033.00	-25,200.00	-64.15
60-1-000-001-5126.000 Georgia HAP - Prairie S8	-2,961.00	-3,300.00	339.00	-16,500.00	-15,442.00	-39,600.00	-61.01
60-1-000-001-5320.000 Rent Adjustments	0.00	0.00	0.00	0.00	-128.00	0.00	
Total Tenant Rent Revenue	-27,667.00	-27,425.50	-241.50	-137,127.50	-134,221.00	-329,106.00	-59.22
Excess Rent							
60-1-000-001-5970.000 Excess Rent	-717.00	-600.00	-117.00	-3,000.00	-3,137.00	-7,200.00	-56.43
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	-717.00	-600.00	-117.00	-3,000.00	-3,137.00	-7,200.00	-56.43
Vacancies Revenue							
60-1-000-001-5220.000 Vacancies	0.00	490.42	-490.42	2,452.10	0.00	5,885.00	-100.00
Total Vacancies Revenue	0.00	490.42	-490.42	2,452.10	0.00	5,885.00	-100.00
TOTAL TENANT REVENUE	-28,384.00	-27,535.08	-848.92	-137,675.40	-137,358.00	-330,421.00	-58.43
INVESTMENT REVENUE							
Investment Revenue							
60-1-000-001-5410.000 Interest Income	0.00	-6.25	6.25	-31.25	-9.00	-75.00	-88.00
60-1-000-001-5420.000 Interest Sec Dep	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5440.000 Rep Res Interest	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5450.000 Residual Res Int Inc	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5500.000 HUD Interest Payment	0.00	0.00	0.00	0.00	0.00	0.00	
Total Investment Revenue	0.00	-6.25	6.25	-31.25	-9.00	-75.00	-88.00
TOTAL INVESTMENT INCOME	0.00	-6.25	6.25	-31.25	-9.00	-75.00	-88.00
OTHER REVENUE							
Other Revenue							
60-1-000-001-5127.000 Office Rent Receipt	-225.00	-221.83	-3.17	-1,109.15	-1,087.50	-2,662.00	-59.15
60-1-000-001-5900.000 Other Income	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5901.000 Income - LR Amps	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5910.000 Laundry Income	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5920.000 Bad Check Charges	0.00	-1.67	1.67	-8.35	-20.00	-20.00	0.00
60-1-000-001-5920.100 Deposits Forfeited	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5922.000 Labor & Materials	-152.00	-350.00	198.00	-1,750.00	-1,747.00	-4,200.00	-58.40
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	-201.00	-170.00	-31.00	-850.00	-1,120.00	-2,040.00	-45.10
60-1-000-001-5926.000 Violation Charges	0.00	-33.75	33.75	-168.75	0.00	-405.00	-100.00
60-1-000-001-5930.000 Retained HAP	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5979.000 Gifts	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5990.300 T.S. Income - Grants	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5991.000 ECRM Grant Inc-PL	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5992.500 Late Charges	0.00	0.00	0.00	0.00	0.00	0.00	
Total Other Revenue	-578.00	-777.25	199.25	-3,886.25	-3,974.50	-9,327.00	-57.39
TOTAL OTHER REVENUE	-578.00	-777.25	199.25	-3,886.25	-3,974.50	-9,327.00	-57.39
TOTAL REVENUE	-28,962.00	-28,318.58	-643.42	-141,592.90	-141,341.50	-339,823.00	-58.41

EXPENSES

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
60-1-000-001-6515.020 Heating/Cooling Supplies	-98.53	100.00	-198.53	500.00	597.22	1,200.00	-50.23
60-1-000-001-6515.030 Snow Removal Supplies	0.00	45.83	-45.83	229.15	0.00	550.00	-100.00
60-1-000-001-6515.050 Lndscape/Grnd Supplies	57.10	150.00	-92.90	750.00	458.33	1,800.00	-74.54
60-1-000-001-6515.070 Electrical Supplies	2.52	116.67	-114.15	583.35	336.11	1,400.00	-75.99
60-1-000-001-6515.080 Plumbing Supplies	288.91	208.33	80.58	1,041.65	1,798.99	2,500.00	-28.04
60-1-000-001-6515.100 Janitorial Supplies	31.03	66.67	-35.64	333.35	154.16	800.00	-80.73
60-1-000-001-6515.110 Routine Maint. Supplies	352.52	541.67	-189.15	2,708.35	952.55	6,500.00	-85.35
60-1-000-001-6515.114 Painting Supplies - PL	347.86	150.00	197.86	750.00	475.27	1,800.00	-73.60
60-1-000-001-6515.115 Refrigerators	0.00	79.17	-79.17	395.85	0.00	950.00	-100.00
60-1-000-001-6515.116 Stoves	0.00	66.67	-66.67	333.35	0.00	800.00	-100.00
60-1-000-001-6515.120 Other Misc. Supplies	0.00	83.33	-83.33	416.65	0.00	1,000.00	-100.00
Total Maintenance Supplies	981.41	1,608.34	-626.93	8,041.70	4,772.63	19,300.00	-75.27
Maintenance Contracts							
60-1-000-001-6516.000 Interior Repr/Repl-PL	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6516.200 Carpet Repr/Repl-PL	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6520.010 Garbage/Trash Contract	22.50	833.33	-810.83	4,166.65	2,859.41	10,000.00	-71.41
60-1-000-001-6520.020 Heat/Cool Contract	90.00	50.00	40.00	250.00	555.81	600.00	-7.37
60-1-000-001-6520.030 Snow Removal Contract	0.00	125.00	-125.00	625.00	0.00	1,500.00	-100.00
60-1-000-001-6520.050 Landscape&Grnds Cont	0.00	100.00	-100.00	500.00	0.00	1,200.00	-100.00
60-1-000-001-6520.070 Electrical Contract	0.00	16.67	-16.67	83.35	0.00	200.00	-100.00
60-1-000-001-6520.080 Plumbing Contract	0.00	41.67	-41.67	208.35	0.00	500.00	-100.00
60-1-000-001-6520.090 Extermin Contract	0.00	170.83	-170.83	854.15	423.72	2,050.00	-79.33
60-1-000-001-6520.100 Janitorial	0.00	33.33	-33.33	166.65	29.99	400.00	-92.50
60-1-000-001-6520.110 Routine Main. Contract	0.00	41.67	-41.67	208.35	92.70	500.00	-81.46
60-1-000-001-6520.111 Carpet Repr/Repl Cont.	0.00	500.00	-500.00	2,500.00	0.00	6,000.00	-100.00
60-1-000-001-6520.120 Other Misc. Contracts	0.00	5,367.67	-5,367.67	26,838.35	0.00	64,412.00	-100.00
Total Maintenance Contracts	112.50	7,280.17	-7,167.67	36,400.85	3,961.63	87,362.00	-95.47
TOTAL MAINTENANCE	8,432.54	14,813.50	-6,380.96	74,067.50	37,008.16	177,762.00	-79.18
TAXES & INSURANCE EXPENSE							
Taxes & Insurance Expense							
60-1-000-001-6710.000 PILOT - Real Estate Tax	1,265.09	1,488.00	-222.91	7,440.00	6,327.32	17,856.00	-64.56
60-1-000-001-6720.000 Prpoerty Insurance	944.37	127.08	817.29	635.40	4,721.85	1,525.00	209.63
60-1-000-001-6720.500 Equipment Insurance	43.99	45.75	-1.76	228.75	219.95	549.00	-59.94
60-1-000-001-6721.000 Liability Insurance	154.00	154.17	-0.17	770.85	770.00	1,850.00	-58.38
60-1-000-001-6721.500 PE & PO Insuranace	78.79	80.83	-2.04	404.15	393.95	970.00	-59.39
60-1-000-001-6722.000 Work Comp Insurance	251.90	254.17	-2.27	1,270.85	1,259.50	3,050.00	-58.70
60-1-000-001-6722.500 Auto Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6724.000 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6790.000 Other General Expense	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6795.000 Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
Total Taxes & Insurance Expense	2,738.14	2,150.00	588.14	10,750.00	13,692.57	25,800.00	-46.93
TOTAL TAXES & INSURANCE EXPENSE	2,738.14	2,150.00	588.14	10,750.00	13,692.57	25,800.00	-46.93
MISCELLANEOUS EXPENSE							
Financial Expenses							
60-1-000-001-6810.000 Interest Payable	4,066.31	2,150.00	1,916.31	10,750.00	12,273.09	25,800.00	-52.43
60-1-000-001-6860.000 Sec Dep Int	0.00	0.00	0.00	0.00	0.00	0.00	
Total Financial Expenses	4,066.31	2,150.00	1,916.31	10,750.00	12,273.09	25,800.00	-52.43
Amortization Expense							
Total Amortization Expense	0.00	0.00	0.00	0.00	0.00	0.00	
Surplus Adjustments							

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
60-1-000-001-6010.000 Prior Yr Adj - PL	0.00	0.00	0.00	0.00	0.00	0.00	
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	0.00	
Provision for Reserve							
60-1-000-001-7010.000 Provision For Reserve	0.00	0.00	0.00	0.00	0.00	0.00	
Total Provision for Reserve	0.00	0.00	0.00	0.00	0.00	0.00	
Capital Expenditures							
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	0.00	
Vandalism Expenditures							
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	0.00	
Transfers In/Out							
60-1-000-001-9111.000 Operating Xfers - In	0.00	0.00	0.00	0.00	0.00	0.00	
Total Transfers In/Out	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL MISCELLANEOUS EXPENSE	4,066.31	2,150.00	1,916.31	10,750.00	12,273.09	25,800.00	-52.43
TOTAL EXPENSES BEFORE DEPRECIATION	29,376.37	31,314.32	-1,937.95	156,571.60	117,782.94	375,772.00	-68.66
NET REVENUE/EXPENSES (PROFIT)/LOSS	414.37	2,995.74	-2,581.37	14,978.70	-23,558.56	35,949.00	-165.53
Depreciation Expense							
60-1-000-001-6600.000 Depreciation Expense	6,257.00	6,257.50	-0.50	31,287.50	31,285.00	75,090.00	-58.34
Total Depreciation Expense	6,257.00	6,257.50	-0.50	31,287.50	31,285.00	75,090.00	-58.34
TOTAL DEPRECIATION EXPENSE	6,257.00	6,257.50	-0.50	31,287.50	31,285.00	75,090.00	-58.34
NET REVENUE/EXPENSE (PROFIT)/LOSS AFTER DEPRECIATION EXPENSE	6,671.37	9,253.24	-2,581.87	46,266.20	7,726.44	111,039.00	-93.04
TOTAL BOND PAYMENT	3,708.69	0.00	3,708.69	0.00	9,071.64	0.00	

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

COCC - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	54,310.31	56,930.00	-2,619.69	274,176.90	683,160.00	-59.87
TOTAL OPERATING INCOME	54,310.31	56,930.00	-2,619.69	274,176.90	683,160.00	-59.87
OPERATING EXPENSE						
Total Administration Expenses	62,405.59	42,691.68	19,713.91	219,497.03	512,300.00	-57.15
Total Tenant Services	0.00	0.00	0.00	0.00	0.00	
Total Utilities Expenses	378.31	466.67	-88.36	1,285.03	5,600.00	-77.05
Total Maintenance Expenses	198.99	483.31	-284.32	1,002.99	5,800.00	-82.71
General Expense	-134.96	1,344.67	-1,479.63	5,221.20	16,136.00	-67.64
TOTAL ROUTINE OPERATING EXPENSES	62,847.93	44,986.33	17,861.60	227,006.25	539,836.00	-57.95
Total Non-Routine Expense	0.00	0.00	0.00	0.00	0.00	
Total Other Credit & Charges	0.00	0.00	0.00	0.00	0.00	
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	
Total Prov. for Operating Reserve	0.00	7,730.33	-7,730.33	0.00	92,764.00	-100.00
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
TOTAL OPERATING EXPENSES	62,847.93	52,716.66	10,131.27	227,006.25	632,600.00	-64.12
NET REVENUE/-EXPENSE PROFIT/-LOSS						
	-8,537.62	4,213.34	-12,750.96	47,170.65	50,560.00	-6.70
Total Depreciation Expense						
	53.00	53.00	0.00	265.00	636.00	-58.33
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	-8,590.62	4,160.34	-12,750.96	46,905.65	49,924.00	-6.05

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

MOON TOWERS - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	70,544.49	65,790.60	4,753.89	375,464.23	789,487.00	-52.44
TOTAL OPERATING INCOME	70,544.49	65,790.60	4,753.89	375,464.23	789,487.00	-52.44
OPERATING EXPENSE						
Total Administration Expenses	28,159.23	25,909.99	2,249.24	129,176.92	310,920.00	-58.45
Total Tenant Services	61.98	41.67	20.31	256.45	500.00	-48.71
Total Utilities Expenses	5,683.06	7,916.67	-2,233.61	24,932.18	95,000.00	-73.76
Total Maintenance Expenses	26,556.50	22,902.12	3,654.38	120,092.88	274,825.00	-56.30
General Expense	6,310.43	5,938.26	372.17	33,004.73	71,259.00	-53.68
TOTAL ROUTINE OPERATING EXPENSES	66,771.20	62,708.71	4,062.49	307,463.16	752,504.00	-59.14
Total Non-Routine Expense	0.00	0.00	0.00	0.00	0.00	
Total Other Credit & Charges	0.00	0.00	0.00	0.00	0.00	
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	
Total Prov. for Operating Reserve	0.00	-26,301.42	26,301.42	0.00	-315,617.00	-100.00
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
TOTAL OPERATING EXPENSES	66,771.20	36,407.29	30,363.91	307,463.16	436,887.00	-29.62
NET REVENUE/EXPENSE PROFIT/-LOSS	3,773.29	29,383.31	-25,610.02	68,001.07	352,600.00	-80.71
Total Depreciation Expense						
Total Depreciation Expense	29,300.00	29,300.00	0.00	146,500.00	351,600.00	-58.33
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	-25,526.71	83.31	-25,610.02	-78,498.93	1,000.00	-7,949.89

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

FAMILY - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	85,556.68	76,000.16	9,556.52	436,166.04	912,002.00	-52.17
TOTAL OPERATING INCOME	85,556.68	76,000.16	9,556.52	436,166.04	912,002.00	-52.17
OPERATING EXPENSE						
Total Administration Expenses	38,122.04	32,637.60	5,484.44	165,987.50	391,651.00	-57.62
Total Tenant Services	158.98	740.00	-581.02	158.98	8,880.00	-98.21
Total Utilities Expenses	1,371.64	1,709.17	-337.53	7,747.17	20,510.00	-62.23
Total Maintenance Expenses	52,950.77	39,027.47	13,923.30	214,811.83	468,330.00	-54.13
General Expense	8,856.55	7,317.58	1,538.97	20,718.24	87,811.00	-76.41
TOTAL ROUTINE OPERATING EXPENSES	101,459.98	81,431.82	20,028.16	409,423.72	977,182.00	-58.10
Total Non-Routine Expense	0.00	0.00	0.00	0.00	0.00	
Total Other Credit & Charges	0.00	0.00	0.00	0.00	0.00	
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	
Total Prov. for Operating Reserve	0.00	-40,931.67	40,931.67	0.00	-491,180.00	-100.00
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
TOTAL OPERATING EXPENSES	101,459.98	40,500.15	60,959.83	409,423.72	486,002.00	-15.76
NET REVENUE/EXPENSE PROFIT/-LOSS	-15,903.30	35,500.01	-51,403.31	26,742.32	426,000.00	-93.72
Total Depreciation Expense						
Total Depreciation Expense	33,500.00	35,500.00	-2,000.00	167,500.00	426,000.00	-60.68
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	-49,403.30	0.01	-49,403.31	-140,757.68	0.00	

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

BLUEBELL - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	19,924.64	19,129.92	794.72	102,021.35	229,559.00	-55.56
TOTAL OPERATING INCOME	19,924.64	19,129.92	794.72	102,021.35	229,559.00	-55.56
OPERATING EXPENSE						
Total Administration Expenses	5,779.93	10,921.01	-5,141.08	37,638.19	131,052.00	-71.28
Total Tenant Services	28.25	20.83	7.42	28.25	250.00	-88.70
Total Utilities Expenses	1,923.63	2,224.99	-301.36	8,446.65	26,700.00	-68.36
Total Maintenance Expenses	12,467.85	7,647.91	4,819.94	39,294.84	91,775.00	-57.18
General Expense	2,867.44	3,294.58	-427.14	14,448.04	39,535.00	-63.46
TOTAL ROUTINE OPERATING EXPENSES	23,067.10	24,109.32	-1,042.22	99,855.97	289,312.00	-65.49
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	23,067.10	24,109.32	-1,042.22	99,855.97	289,312.00	-65.49
NET REVENUE/EXPENSE PROFIT/-LOSS	-3,142.46	-4,979.40	1,836.94	2,165.38	-59,753.00	-103.62
Total Depreciation Expense						
Total Depreciation Expense	14,010.00	14,010.00	0.00	70,050.00	168,120.00	-58.33
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	-17,152.46	-18,989.40	1,836.94	-67,884.62	-227,873.00	-70.21

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

COCC, MT, FAMILY, BB COMBINED OS	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	230,336.12	217,850.68	12,485.44	1,187,828.52	2,614,208.00	-54.56
TOTAL OPERATING INCOME	230,336.12	217,850.68	12,485.44	1,187,828.52	2,614,208.00	-54.56
OPERATING EXPENSE						
Total Administration Expenses	134,466.79	112,160.28	22,306.51	552,299.64	1,345,923.00	-58.96
Total Tenant Services	249.21	802.50	-553.29	443.68	9,630.00	-95.39
Total Utilities Expenses	9,356.64	12,317.50	-2,960.86	42,411.03	147,810.00	-71.31
Total Maintenance Expenses	92,174.11	70,060.81	22,113.30	375,202.54	840,730.00	-55.37
General Expense	17,899.46	17,895.09	4.37	73,392.21	214,741.00	-65.82
TOTAL ROUTINE OPERATING EXPENSES	254,146.21	213,236.18	40,910.03	1,043,749.10	2,558,834.00	-59.21
Total Non-Routine Expense	0.00	0.00	0.00	0.00	0.00	
Total Other Credit & Charges	0.00	0.00	0.00	0.00	0.00	
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	
Total Prov. for Operating Reserve	0.00	-59,502.76	59,502.76	0.00	-714,033.00	-100.00
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
TOTAL OPERATING EXPENSES	254,146.21	153,733.42	100,412.79	1,043,749.10	1,844,801.00	-43.42
NET REVENUE/EXPENSE PROFIT/-LOSS	-23,810.09	64,117.26	-87,927.35	144,079.42	769,407.00	-81.27
Total Depreciation Expense						
Total Depreciation Expense	76,863.00	78,863.00	-2,000.00	384,315.00	946,356.00	-59.39
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	-100,673.09	-14,745.74	-85,927.35	-240,235.58	-176,949.00	35.77

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

	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
HCV - OPERATING STATEMENT						
ADMIN OPERATING INCOME						
Total Admin Operating Income	12,390.08	10,526.58	1,863.50	54,132.08	126,319.00	-57.15
TOTAL ADMIN OPERATING INCOME	12,390.08	10,526.58	1,863.50	54,132.08	126,319.00	-57.15
OPERATING EXPENSES						
Total Admin Expenses	11,106.22	9,104.17	2,002.05	38,511.57	109,250.00	-64.75
Total Fees Expenses	3,588.00	3,758.00	-170.00	18,427.50	45,096.00	-59.14
Total General Expenses	804.34	733.75	70.59	3,312.47	8,805.00	-62.38
TOTAL OPERATING EXPENSES	15,498.56	13,595.92	1,902.64	60,251.54	163,151.00	-63.07
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	15,498.56	13,595.92	1,902.64	60,251.54	163,151.00	-63.07
NET REVENUE PROFIT/-LOSS	-3,108.48	-3,069.34	-39.14	-6,119.46	-36,832.00	-83.39
Total Depreciation Expense	0.00	0.00	0.00	0.00	0.00	
NET REVENUE w/Deprecitation PROFIT/-LOSS	-3,108.48	-3,069.34	-39.14	-6,119.46	-36,832.00	-83.39

HAP - OPERATING STATEMENT

HAP INCOME						
Total Income	80,413.50	69,549.67	10,863.83	380,532.50	834,596.00	-54.41
TOTAL HAP INCOME	80,413.50	69,549.67	10,863.83	380,532.50	834,596.00	-54.41
HAP EXPENSES						
Total HAP Expenses	69,747.00	72,083.34	-2,336.34	370,176.00	865,000.00	-57.21
Total General HAP Expenses	83.00	-41.67	124.67	-308.00	-500.00	-38.40
TOTAL HAP EXPENSES	69,830.00	72,041.67	-2,211.67	369,868.00	864,500.00	-57.22
Total Prior Year Adj HAP	0.00	0.00	0.00	0.00	0.00	
REMAINING HAP from RESERVE +/-LOSS	10,583.50	-2,492.00	13,075.50	10,664.50	-29,904.00	-135.66

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

BRENTWOOD - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	33,674.30	32,642.76	1,031.54	166,906.38	391,713.00	-57.39
TOTAL OPERATING INCOME	33,674.30	32,642.76	1,031.54	166,906.38	391,713.00	-57.39
OPERATING EXPENSE						
Total Administration Expenses	6,088.93	4,731.01	1,357.92	18,614.76	56,772.00	-67.21
Total Fee Expenses	5,828.39	6,048.00	-219.61	29,141.95	72,576.00	-59.85
Total Utilities Expenses	2,083.81	2,128.33	-44.52	8,137.06	25,540.00	-68.14
Total Maintenance Expenses	10,574.28	15,090.16	-4,515.88	40,032.61	181,082.00	-77.89
Total Taxes & Insurance Expense	2,996.41	3,193.75	-197.34	14,955.75	38,325.00	-60.98
Total Financial Expenses	4,066.32	2,166.67	1,899.65	10,365.87	26,000.00	-60.13
TOTAL ROUTINE OPERATING EXPENSE	31,638.14	33,357.92	-1,719.78	121,248.00	400,295.00	-69.71
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	31,638.14	33,357.92	-1,719.78	121,248.00	400,295.00	-69.71
NET REVENUE PROFIT/-LOSS						
	2,036.16	-715.16	2,751.32	45,658.38	-8,582.00	-632.02
Total Depreciation Expense						
	7,330.00	7,330.00	0.00	36,650.00	87,960.00	-58.33
NET REVENUE w/Depreciation PROFIT/-LOSS	-5,293.84	-8,045.16	2,751.32	9,008.38	-96,542.00	-109.33

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

PRAIRIELAND - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	28,962.00	28,318.58	643.42	141,341.50	339,823.00	-58.41
TOTAL OPERATING INCOME	28,962.00	28,318.58	643.42	141,341.50	339,823.00	-58.41
OPERATING EXPENSE						
Total Administration Expenses	6,213.33	4,517.49	1,695.84	19,531.94	54,210.00	-63.97
Total Fee Expenses	5,335.85	5,460.00	-124.15	26,515.07	65,520.00	-59.53
Total Utilities Expenses	2,590.20	2,223.33	366.87	8,762.11	26,680.00	-67.16
Total Maintenance Expenses	8,432.54	14,813.50	-6,380.96	37,008.16	177,762.00	-79.18
Total Taxes & Insurance Expense	2,738.14	2,150.00	588.14	13,692.57	25,800.00	-46.93
Total Financial Expenses	4,066.31	2,150.00	1,916.31	12,273.09	25,800.00	-52.43
TOTAL ROUTINE OPERATING EXPENSE	29,376.37	31,314.32	-1,937.95	117,782.94	375,772.00	-68.66
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	29,376.37	31,314.32	-1,937.95	117,782.94	375,772.00	-68.66
NET REVENUE PROFIT/-LOSS						
	-414.37	-2,995.74	2,581.37	23,558.56	-35,949.00	-165.53
Total Depreciation Expense						
	6,257.00	6,257.50	-0.50	31,285.00	75,090.00	-58.34
NET REVENUE w/Depreciation PROFIT/-LOSS	-6,671.37	-9,253.24	2,581.87	-7,726.44	-111,039.00	-93.04

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

BRENTWOOD & PRAIRIELAND COMBINED	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	62,636.30	60,961.34	1,674.96	308,247.88	731,536.00	-57.86
TOTAL OPERATING INCOME	62,636.30	60,961.34	1,674.96	308,247.88	731,536.00	-57.86
OPERATING EXPENSE						
Total Administration Expenses	12,302.26	9,248.50	3,053.76	38,146.70	110,982.00	-65.63
Total Fee Expenses	11,164.24	11,508.00	-343.76	55,657.02	138,096.00	-59.70
Total Utilities Expenses	4,674.01	4,351.66	322.35	16,899.17	52,220.00	-67.64
Total Maintenance Expenses	19,006.82	29,903.66	-10,896.84	77,040.77	358,844.00	-78.53
Total Taxes & Insurance Expense	5,734.55	5,343.75	390.80	28,648.32	64,125.00	-55.32
Total Financial Expenses	8,132.63	4,316.67	3,815.96	22,638.96	51,800.00	-56.30
TOTAL ROUTINE OPERATING EXPENSE	61,014.51	64,672.24	-3,657.73	239,030.94	776,067.00	-69.20
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	61,014.51	64,672.24	-3,657.73	239,030.94	776,067.00	-69.20
NET REVENUE PROFIT/-LOSS						
	1,621.79	-3,710.90	5,332.69	69,216.94	-44,531.00	-255.44
Total Depreciation Expense						
	13,587.00	13,587.50	-0.50	67,935.00	163,050.00	-58.33
NET REVENUE w/Depreciation PROFIT/-LOSS	-11,965.21	-17,298.40	5,333.19	1,281.94	-207,581.00	-100.62

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

	Current Period	Last Year Same	Variance	Current Year
AMP001 - MOON TOWERS				
Salaries	32,225.58	29,085.20	3,140.38	120,153.51
Employee W/H Payments	0.00	0.00	0.00	0.00
Management Fees	16,034.43	16,034.43	0.00	79,849.79
Administrative Expenses	624.04	372.69	251.35	7,019.92
Tenant Services	61.98	0.00	61.98	256.45
Utilities	5,683.06	6,256.06	-573.00	24,932.18
Maintenance Supplies/Contracts	5,831.68	7,917.03	-2,085.35	42,246.58
Mileage	0.00	0.00	0.00	0.00
General Expenses	6,310.43	6,709.71	-399.28	33,004.73
Non-Routine Expense	0.00	0.00	0.00	0.00
TOTAL MOON TOWERS CLAIMS	66,771.20	66,375.12	396.08	307,463.16
AMP002 - FAMILY				
Salaries	55,590.13	62,513.42	-6,923.29	219,982.04
Employee W/H Payments	0.00	0.00	0.00	0.00
Management Fees	16,809.15	16,970.33	-161.18	84,368.11
Administrative Expenses	3,134.28	3,552.96	-418.68	16,186.59
Tenant Services	158.98	239.21	-80.23	158.98
Utilities	1,371.64	2,197.18	-825.54	7,747.17
Maintenance Supplies/Contracts	15,478.87	8,043.75	7,435.12	60,202.21
Mileage	60.38	-35.64	96.02	60.38
General Expenses	8,856.55	5,967.12	2,889.43	20,718.24
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL FAMILY CLAIMS	101,459.98	99,448.33	2,011.65	409,423.72
AMP003 - BLUEBELL				
Salaries	5,716.78	13,493.82	-7,777.04	30,217.99
Employee W/H Payments	0.00	0.00	0.00	0.00
Management Fees	4,539.50	4,539.50	0.00	22,858.68
Administrative Expenses	813.29	668.90	144.39	4,148.34
Tenant Services	28.25	0.00	28.25	28.25
Utilities	1,923.63	2,056.02	-132.39	8,446.65
Maintenance Supplies/Contracts	7,178.21	5,819.78	1,358.43	19,720.78
Mileage	0.00	0.00	0.00	-12.76
General Expenses	2,867.44	2,429.76	437.68	14,448.04
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL BLUEBELL CLAIMS	23,067.10	29,007.78	-5,940.68	99,855.97
COCC				
Salaries	55,448.36	45,979.28	9,469.08	186,828.75
Employee W/H Payments	-980.06	-814.37	-165.69	-673.96
Management Fees	0.00	0.00	0.00	0.00
Administrative Expenses	7,040.75	3,091.46	3,949.29	33,151.17
Tenant Services	0.00	0.00	0.00	0.00
Utilities	378.31	428.69	-50.38	1,285.03
Maintenance Supplies/Contracts	115.47	3.10	112.37	520.10
Mileage	0.00	0.00	0.00	0.00
General Expenses	-134.96	1,363.23	-1,498.19	5,221.20
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL COCC CLAIMS	61,867.87	50,051.39	11,816.48	226,332.29
COMBINED - AMP1, AMP2, AMP3, & COCC				
Salaries	148,980.85	151,071.72	-2,090.87	557,182.29
Employee W/H Payments	-980.06	-814.37	-165.69	-673.96
Management Fees	37,383.08	37,544.26	-161.18	187,076.58
Administrative Expenses	11,612.36	7,686.01	3,926.35	60,506.02
Tenant Services	249.21	239.21	10.00	443.68
Utilities	9,356.64	10,937.95	-1,581.31	42,411.03
Maintenance Supplies	28,604.23	21,783.66	6,820.57	122,689.67
Mileage	60.38	-35.64	96.02	47.62
General Expenses	17,899.46	16,469.82	1,429.64	73,392.21
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL LOW RENT CLAIMS	253,166.15	244,882.62	8,283.53	1,043,075.14

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

	Current Period	Last Year Same Period	Variance
BRENTWOOD			
Salaries	11,934.68	12,354.15	-419.47
Employee W/H Payments	0.00	0.00	0.00
Management Fees	5,828.39	5,910.48	-82.09
Administrative Expenses	1,493.08	681.81	811.27
Utilities	2,083.81	1,908.30	175.51
Maintenance Supplies/Contracts	3,235.45	67,601.90	-64,366.45
Tax & Insurance Expenses	2,996.41	2,667.08	329.33
Finacial Expenses	4,066.32	2,180.39	1,885.93
TOTAL BRENTWOOD CLAIMS	31,638.14	93,304.11	-61,665.97
PRAIRIELAND			
Salaries	11,934.46	12,353.81	-419.35
Employee W/H Payments	0.00	0.00	0.00
Management Fees	5,335.85	5,335.85	0.00
Administrative Expenses	1,617.50	600.81	1,016.69
Utilities	2,590.20	2,213.12	377.08
Maintenance Supplies/Contracts	1,093.91	1,429.95	-336.04
Taxes & Insurance Expenses	2,738.14	2,167.98	570.16
Financial Expenses	4,066.31	2,180.39	1,885.92
TOTAL PRAIRIELAND CLAIMS	29,376.37	26,281.91	3,094.46
AHP - BRENTWOOD & PRAIRIELAND			
Salaries	23,869.14	24,707.96	-838.82
Employee W/H Payments	0.00	0.00	0.00
Management Fees	11,164.24	11,246.33	-82.09
Administrative Expenses	3,110.58	1,282.62	1,827.96
Utilities	4,674.01	4,121.42	552.59
Maintenance Supplies	4,329.36	69,031.85	-64,702.49
Taxes & Insurance Expenses	5,734.55	4,835.06	899.49
Financial Expenses	8,132.63	4,360.78	3,771.85
TOTAL AHP CLAIMS	61,014.51	119,586.02	-58,571.51
HOUSING CHOICE VOUCHER - HCV			
Salaries	9,625.65	9,753.65	-128.00
Employee W/H Payments	0.00	0.00	0.00
Management Fees	3,588.00	3,607.50	-19.50
Administrative Expenses	1,480.57	794.46	686.11
General Expense-Admin	804.34	707.42	96.92
Total HCV Expenses	15,498.56	14,863.03	635.53
HAP Expenses	69,747.00	74,368.00	-4,621.00
General Expenses	83.00	0.00	83.00
Total HAP Expenses	69,830.00	74,368.00	-4,538.00
TOTAL HCV CLAIMS	85,328.56	89,231.03	-3,902.47

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

	Current Period	Last Year Same	Current Year	Cumulative
CFG 2018 - \$1,032,694				
Admin. / Operations	0.00	0.00	0.00	0.00
General CFP Activity	85,296.51	0.00	433,434.64	626,602.71
TOTAL CFG 2018 CLAIMS	85,296.51	0.00	433,434.64	626,602.71
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	85,296.51	0.00	433,434.64	1,908,586.71

Knox County Housing Authority
CLAIMS REPORT TOTALS
August, 2019

	Current Period	Last Year Same	Variance	Current Year
TOTALS				
<hr/>				
<u>LOW RENT</u>				
AMP001 - MOON TOWERS	66,771.20	66,375.12	396.08	307,463.16
AMP002 - FAMILY	101,459.98	99,448.33	2,011.65	409,423.72
AMP003 - BLUEBELL	23,067.10	29,007.78	-5,940.68	99,855.97
COCC	61,988.55	50,082.07	11,906.48	226,453.01
TOTAL LOW RENT	253,286.83	244,913.30	8,373.53	1,043,195.86
<u>A.H.P.</u>				
BRENTWOOD	31,638.14	93,304.11	-61,665.97	121,248.00
PRAIRIELAND	29,376.37	26,281.91	3,094.46	117,782.94
TOTAL A.H.P.	61,014.51	119,586.02	-58,571.51	239,030.94
<u>HOUSING CHOICE VOUCHER - HCV</u>				
HCV (Administrative Only)	15,498.56	14,863.03	635.53	60,251.54
TOTAL HCV	15,498.56	14,863.03	635.53	60,251.54
<u>GRANTS</u>				
CAPITAL FUND GRANT '18	85,296.51	0.00	85,296.51	433,434.64
CAPITAL FUND GRANT '17	0.00	0.00	0.00	0.00
CAPITAL FUND GRANT '16	0.00	0.00	0.00	0.00
TOTAL GRANTS	85,296.51	0.00	85,296.51	433,434.64
<hr/>				
TOTAL CLAIMS FOR MONTH	415,096.41	379,362.35	35,734.06	1,775,912.98

BOARD MEMO

216 W. Simmons St.
Galesburg, IL 61401

O: (309) 342-8129

F: (309) 342-7206

www.knoxcountyhousing.org

TO: Board of Commissioners
Knox County Housing Authority

DATE: 09/26/2019

FROM: Derek Antoine 
Executive Director

BOARD MEETING: 10/01/2019

SUBJECT: Hein Construction—Proposed Change Order 6

Executive Summary

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

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

Proposed Change Order 6 is related to changes at the D building which is the rehabilitation part of the 504 project at the two 5-bedroom units at Woodland Bend. The changes have been deemed necessary as the plans did not adequately include the work that is itemized following this memo. Specifically, Hein Construction, AMP Electrical & Mechanical and J.P. Benbow Plumbing & Heating Co. incurred additional work to be in compliance with the scope of work.

Please see the attached proposed Change Order 6 document that includes the proposed changes and their corresponding costs which total \$4,593.54. Also included is the supplemental information provided by Hein Construction.

Alliance Architecture is in the process of reviewing the change order amounts to determine if they are within an acceptable range; the agency does not anticipate any issue with approval. The Alliance Architecture change order form will be provided at the Board meeting. The General Requirements Allowance in the amount of \$30,000.00 has been exhausted. The total contract price will be increased by this change order. The proposed changes do not require a construction time increase.

This change order submission meets the requirements of HUD -5370 and the Procurement Handbook for Public Housing Agencies (7460.8 rev-2) in that the modification resulting in an increase to the total contract amount is required to be necessary within the general scope of work.

To reiterate from the previous change order memo, the agency makes every effort to be prudent in the expenditure of additional funds. There is no industry standard for an acceptable percentage amount of change orders to the total contract amount, but the agency considers 5% - 10% relative to the size, scope, and complexity of contract as acceptable. With this current contract, 5% of the \$2,003,000.00 total would be \$100,150.00. Change Order 6 falls well below this amount and provides some flexibility should another change order be necessary relevant to the scope of work.

Fiscal Impact

This application for payment will be paid from 2016, 2017 and 2018 Capital Fund grants as approved at the 03/26/2018 Regular Meeting of the Board. The original contract amount was \$2,003,000.00. With the inclusion of Change Order 6, the amount of the contract would be \$2,039,448.55.

Recommendation

It is the recommendation of the Executive Director the Board of Commissioners of the Knox County Housing Authority approve the proposed Change Order 6 from Hein Construction in the amount of \$4,593.54.

HEIN CONSTRUCTION CO., INC.

56 N. Cedar St. Galesburg, IL 61401
OFFICE (309) 343-5124 FAX (309) 343-3690

PROPOSED CHANGE ORDER

PROJECT: KCHA Mod Phase 2 TO: Alliance Architecture
504 Modifications
DATE: 9/25/2019 ATT: Mark Lablang
CHANGE ORDER # #17

DESCRIPTION: Misc Changes in D Building per attached

<u>ITEM</u>	<u>UM</u>	<u>QUANTITY</u>	<u>COST</u>	<u>TOTAL</u>
BR 2 soffit to cover HVAC	hr	4	68.49	\$ 273.96
Reframe Doors/Wall	hr	2	68.49	\$ 136.98
Frame Ceiling in Mech Rm	hr	2	68.49	\$ 136.98
Build Soffit in Kitchen	hr	4	68.49	\$ 273.96
Soffit in Bath to cover LVLs	hr	2	68.49	\$ 136.98
Benbow				\$ 2,297.88
Amp Elec				\$ 919.21
				\$ -
Hein OH&P 10%				\$ 417.59
Sub Total				\$ 4,593.54

TOTAL CHANGE ORDER REQUEST \$ 4,593.54

**All unused material to be turned over th KCHA

Respectfully Submitted



Dave Marshall VP/Project Manager



3075 Grand Ave., Galesburg, IL 61401
Phone: (309) 343-3532 Fax: (309) 343-3538

September 25, 2019

Hein Construction
Attn: Dave Marshall

Re: Knox County Housing Authority
504 Modifications

Extras for Building D

- Raise 1st floor outlets to ADA heights
- ADA Heights for stove hood
- Add electric dryer receptacle
- Add switching for exterior lighting at side door
- Change light switch circuit for new door locations

Labor 10.5hours @ \$67.85 = \$712.42
Misc. wire and devices \$86.90

\$799.32 Cost plus 15% Profit & Overhead \$919.21

Please call with any questions.

Sincerely,
Gavin Phillips
Vice President
AMP Electrical, Inc.

J. P. Benbow Plumbing & Heating Co. Inc.
 1191 S. West St. P.O. Box 150
 Galesburg, IL. 61402-0150
 (309) 343-2156 Fax: (309) 343-9105

PROPOSAL

Page 1 of 2

TO: Hein Construction Co Inc 56 N Cedar St Galesburg, IL 61401	PHONE: (309)343-5124 DATE: 09/25/19 JOB PHONE: (309)343-5124 PROPOSAL #: 5141 JOB NAME/LOCATION: SLSMN/DEPT: 56 N Cedar St
---	--

We hereby submit specifications and estimates for:

RE: KCHA EXTRAS

CREDIT FOR FIRE DAMPER:

MATERIAL.....	\$	25.00
LABOR 1 @ \$63.64.....	\$	63.64
		\$ 88.64

PROVIDE TEMPORARY GAS PIPING FOR ASBESTOS REMOVAL:

MATERIAL.....	\$	137.00
LABOR 4 @ \$70.62.....	\$	282.48
O&P.....	\$	83.90
		\$ 503.38

REDO DRYER VENT FOR APT. 531:

MATERIAL.....	\$	37.00
LABOR 4 @ \$63.64.....	\$	254.56
O&P.....	\$	43.73
		\$ 335.29

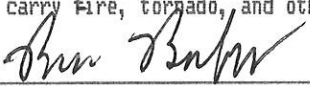
We Propose hereby to furnish material and labor - complete in accordance with the above specifications, for the sum of:

* * * * * SEE PAGE 2 FOR PRICING * * * * *

Payment to be made as follows:

* * * * * SEE PAGE 2 FOR PAYMENT TERMS * * * * *

3967262141414All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practises. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond out control. Owner to carry fire, torpado, and other necessary insurance. Our workers are fully covered by Workers' Compensation Insurance.

Authorized Signature  Note: This proposal may be withdrawn by us if not accepted within 30 days.

ACCEPTANCE OF PROPOSAL - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. Date of Acceptance: _____

Signature _____ Signature _____

J. P. Benbow Plumbing & Heating Co. Inc.
1191 S. West St. P.O. Box 150
Galesburg, IL. 61402-0150
(309) 343-2156 Fax: (309) 343-9105

PROPOSAL

<p>TO: Hein Construction Co Inc 56 N Cedar St Galesburg, IL 61401</p>	<p>PHONE: (309)343-5124 DATE: 09/25/19 JOB PHONE: (309)343-5124 PROPOSAL #: 5141 JOB NAME/LOCATION: SLSMN/DEPT: 56 N Cedar St</p>
--	---

We hereby submit specifications and estimates for:

MEET WITH INSPECTORS TO DETERMINE LOCATION OF MECHANICAL EQUIPMENT:

MATERIAL.....	\$ 0.00
LABOR 4 @ \$70.62.....	\$ 282.48
O&P.....	\$ 42.37
	<hr/>
	\$ 324.85

REENGINEER DUCTWORK TO BEDROOM 2:

MATERIAL.....	\$ 166.00
LABOR 6 @ \$63.64.....	\$ 381.84
O&P.....	\$ 82.18
	<hr/>
	\$ 630.02

MOVE WATER SERVICE:

MATERIAL.....	\$ 79.00
LABOR 4 @ \$70.62.....	\$ 282.48
O&P.....	\$ 54.22
	<hr/>
	\$ 415.70

SUM OF.....\$2,297.88

We Propose hereby to furnish material and labor - complete in accordance with the above specifications, for the sum of:

* * * PRICES AS QUOTED ABOVE * * *

Payment to be made as follows:

Payments to be made each thirty days as the work progresses to the value of one hundred percent of all work completed. The entire amount of contract to be paid within thirty days of completion.

3967262141414All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practises. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond out control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Workers' Compensation Insurance.

Authorized Signature *Jim Benbow* Note: This proposal may be withdrawn by us if not accepted within 30 days.

ACCEPTANCE OF PROPOSAL - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. Date of Acceptance: _____

Signature _____ Signature _____

BOARD MEMO

216 W. Simmons St.
Galesburg, IL 61401

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

www.knoxcountyhousing.org

TO: Board of Commissioners
Knox County Housing Authority

DATE: 09/26/2019

FROM: Derek Antoine 
Executive Director

BOARD MEETING: 10/01/2019

SUBJECT: Application for Payment #13 – Hein Construction

Executive Summary

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

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

Alliance Architecture has reviewed and signed approval for Pay Request #13.

Fiscal Impact

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

Recommendation

It is the recommendation of the Executive Director the Board of Commissioners of the Knox County Housing Authority approve Application for Payment #13 from Hein Construction in the amount of \$36,043.42 for the period to 08/31/2019.

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

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

APPLICATION NO: 13
 PERIOD TO: 08/31/19

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

ARCHITECT'S PROJECT NO: 1910
 CONTRACT DATE:

Distribution to:
 OWNER
 ARCHITECT
 CONTRACTOR

CONTRACTOR'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY		
Change Orders approved in previous months by Owner	ADDITIONS	DEDUCTIONS
	25576.96	
TOTAL	25576.96	
Approved this month		
Number	Date Approved	
TOTALS	0.00	0.00
Net change by Change Orders	\$25,576.96	

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

CONTRACTOR: HEIN CONSTRUCTION CO., INC.
 BY: *[Signature]* Date: 8/28/19

ARCHITECT'S CERTIFICATE FOR PAYMENT

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

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM.....	\$	2,003,000.00	<input checked="" type="checkbox"/>
2. Net change by Change Orders	\$	25,576.96	<input checked="" type="checkbox"/>
3. CONTRACT SUM TO DATE (Line 1+2)	\$	2,028,576.96	<input checked="" type="checkbox"/>
4. TOTAL COMPLETED & STORED TO DATE.....	\$	1,854,848.47	<input checked="" type="checkbox"/>
(Column G on G703)			
5. RETAINAGE:			
a. 10. % of Completed Work.....	\$	185,484.85	<input checked="" type="checkbox"/>
(Column D+E on G703)			
b. % of Stored Material	\$		
(Column F on G703)			
Total Retainage (Lines 5a + 5b or Total in Column 1 of G703)	\$	185,484.85	<input checked="" type="checkbox"/>
6. TOTAL EARNED LESS RETAINAGE	\$	1,669,363.62	<input checked="" type="checkbox"/>
(Line 4 less Line 5 Total)			
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$	1,633,320.20	<input checked="" type="checkbox"/>
8. CURRENT PAYMENT DUE.....	\$	36,043.42	<input checked="" type="checkbox"/>
9. BALANCE TO FINISH, PLUS RETAINAGE	\$	359,213.34	<input checked="" type="checkbox"/>
(Line 3 less Line 6)			

State of: Illinois County of: Knox
 Subscribed and sworn to before me this 28 day of August 2019
 Notary Public: *[Signature]*
 My Commission expires: 9/17/21

KIMBERLY A INNESS
 Official Seal
 Notary Public - State of Illinois
 My Commission Expires Sep 7, 2021

AMOUNT CERTIFIED \$36,043.42
 (Attach explanation if amount certified differs from the amount applied for.)
 ARCHITECT: Alliance Architecture
 BY: *[Signature]* 929 Lincolnway East, Suite 200 08-18-2019
 South Bend, Indiana 46601
 This certificate is not negotiable. Payment CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CONSTRUCTION OBSERVATION REPORT

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



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

REPORT NO. 12

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

Date: 9/12/19 Time: 11:45 a.m. Weather: Sunny Temp. Range: 80°

Present At Site: No One.

WORK IN PROGRESS

None.

OBSERVATIONS

Building C

All interior wood doors have been installed. Most kickplates have been affixed. There are several doors which appear to be delaminating at either the top or bottom latch-side corners. There are also several doors which are split above and below the latch. See Progress Meeting this report.

It was brought to the attention of the Architect that the furnace filters cannot be removed from the plenum to be changed. See Progress Meeting this report.

There is an issue with the rubber roller catches at closet doors failing to hold the doors closed. At some doors, it appears there is insufficient spring tension to keep the roller engaged. At other doors, the roller appears to catch on itself and prevent the door from closing. See Progress Meeting this report.

Bathroom linen closet doors have been installed. It appears the ceramic cove base does not interfere with the operation of the door. Medicine cabinets have also been installed.

Thresholds remain to be installed at the rear doors. Revised wall-hung lavatories at bathrooms remain to be installed.

Buildings B1 and B2

Interior wood doors have been installed and kickplates affixed. There are several doors with delamination and/or splitting issues. See Progress Meeting this report.

A similar condition exists with the furnace filters at Buildings B1 and B2 as at Building C. See Progress Meeting this report.

A similar condition exists with the roller catches at Buildings B1 and B2 as at Building C. See Progress Meeting this report.

Bathroom linen closet doors have been installed. It appears the ceramic cove base does not interfere with the operation of the door. Medicine cabinets have also been installed.

Building D

Furnace and ductwork have been installed in renovated Mechanical Room. Ducts have been routed to all ground floor rooms. Framing and electrical work appears to be complete and ready for gypsum board installation.

PROGRESS MEETING

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

1. Sufficient time remains for the completion of the project by November 3, 2019, as required.
2. Participants discussed the possible remedies for the delamination of door faces. Contractor suggested applying a high-quality glue and clamping delaminating corners while curing. No resolution was reached regarding doors splitting around the latch. See Action Requested/Items Verified this report.
3. Participants discussed the furnace filter issue. It was determined that, since filters are installed, there was sufficient clearance to install said filter before Mechanical Room doors and door casing were installed. See Action Requested/Items Verified this report.
4. Participants discussed the roller catches. Per the Contractor, there is no tension adjustment available for the catches. He has observed that, due to the amount of play in the mechanism, the rubber catches on the edge of the door, preventing the roller from depressing and the door from closing. Contractor suggested that perhaps a nylon roller in lieu of a rubber roller would stop them from catching, allowing the doors to close. See Action Requested/Items Verified this report.

ACTION REQUESTED/ITEMS VERIFIED

1. Contractor has scheduled an on-site meeting with a representative of the interior door manufacturer to discuss delamination of doors. Contractor will provide an update once available.
2. Architect and Contractor will continue discussions regarding clearances for furnace filters. An update will be provided once options are agreed upon.
3. Contractor shall investigate options for correcting roller catch issues.

REPORTED BY:


Mark A. Burrell

BOARD MEMO

216 W. Simmons St.
Galesburg, IL 61401

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

www.knoxcountyhousing.org

TO: Board of Commissioners
Knox County Housing Authority

DATE: 09/24/2019

FROM: Derek Antoine 
Executive Director

BOARD MEETING: 10/01/2019

SUBJECT: Appointments to Finance Committee

Executive Summary

In 2015, the Board of Commissioners voted to create a Finance Committee comprised of three (3) commissioners appointed by the Board Chairperson. The committee meets monthly, prior to the regular meeting of the Board, and serves two purposes. First, it's the charge of the Board Chairperson the committee review the full presentation of agency financials to ensure compliance with agency income and expenditures, and to confirm Board directives are carried out. Second, it is the responsibility of the committee to make a recommendation to the full Board in session as to the approval or denial of agency financial presentation and expenditures. The initial committee consisted of Commissioners Thomas Dunker, Wayne Allen, and Ben Burgland.

With the recent departures of Commissioners Dunker and Burgland, the Finance Committee has two open seats. Appointments to fill these vacancies will be made at the 10/01/2019 regular meeting.

A schedule for the remaining Finance Committee meetings for FYE 03/31/2020 accompanies this memo.

Fiscal Impact

None

Recommendation

None

BOARD MEMO

216 W. Simmons St.
Galesburg, IL 61401

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

www.knoxcountyhousing.org

TO: Board of Commissioners
Knox County Housing Authority

DATE: 05/24/2019

FROM: Derek Antoine 
Executive Director

BOARD MEETING: 05/28/2019

SUBJECT: Finance Committee Schedule – FYE 2020

Executive Summary

In an effort to increase efficiency in planning, the following schedule has been developed for Finance Committee meetings for the remainder of FYE 03/31/2020:

- 06/19/2019
- 07/24/2019
- 08/21/2019
- 09/18/2019
- 10/23/2019
- 11/20/2019
- 12/18/2019
- 01/22/2020
- 02/19/2020
- 03/25/2020

Meeting date and time shall generally be the Wednesday prior to the Regular Meeting of the Board, at 10:30 A.M., unless otherwise agreed upon by the Finance Committee.

Meetings may be rescheduled as the need arises.

1		Occupancy (Days)			Occupancy (Unit Months)			Annual Recertifications				Annual Inspections		
Occupancy	Property	Available	Leased	Occ %	Available	Leased	%	Due	Complete	%	Delinquent	Due	Completed	%
	Moon Towers	5487	5476	99.80%	177	177	100.00%	17	17	100.0%	0	17	17	100.0%
	Family Sites	5890	5772	98.0%	190	189	99.47%	23	23	100.0%	0	23	23	100.0%
	Blue Bell Tower	1581	1576	99.68%	51	51	100.00%	8	8	100.0%	0	8	8	100.0%
	Total PH	12958	12824	98.97%	418	417	99.76%	48	48	100.0%	0	48	48	100.0%

Maintenance	Non-Emergency Work Orders						Emergency Work Orders					Unit Turnaround Time (Days)		
	Property	Submitted	Completed	Total Days to Complete	Avg. Time Per/WO	Outstanding	Submitted	Completed	< 24 Hours	> 24 Hours	Outstanding	Units Vacated	Turnaround Time	Avg. Unit Turn Time
	Moon Towers	34	34	43	1.26	0	0	0	0	0	0	6	28	4.67
	Family Sites	63	62	83	1.34	1	7	7	7	0	0	6	27	4.50
	Blue Bell Tower	1	1	1	1.00	0	0	0	0	0	0	2	45	22.50
Total PH	98	97	127	1.31	1	7	7	7	0	0	14	100	7.14	

Tenant Accounts	Tenant Accounts Receivable (TAR)							Aged Delinquency (AD)						
	Property	Total Delinq. Accounts	Ten. Revenue (FDS 70500)	Projected Tenant Revenue	TAR (FDS 126)	Arrears TAR	%	0-30 Days	31-60 Days	61-90 Days	90 + Days	Total Delinquent	Total Repayment	Variance
	Moon Towers	66	\$ 182,456.82	\$ 437,896.37	\$ 9,549.69	\$ 4,267.85	2.18%	\$ 4,580.92	\$ 3,287.22	\$ 1,327.25	\$ 5,678.17	\$ 14,873.56	\$ 5,416.37	\$ 9,457.19
	Family Sites	111	\$ 90,699.59	\$ 217,679.02	\$ 33,457.00	\$ 14,214.45	15.37%	\$ 13,234.32	\$ 4,663.14	\$ 4,398.38	\$ 29,486.10	\$ 51,781.94	\$ 20,683.60	\$ 31,098.34
	Blue Bell Tower	3	\$ 75,819.21	\$ 181,966.10	\$ 347.50	\$ -	0.19%	\$ 572.50				\$ 572.50	\$ -	\$ 572.50
Total PH	180	\$ 348,975.62	\$ 837,541.49	\$ 43,354.19	\$ 18,482.30	5.18%	\$ 18,387.74	\$ 7,950.36	\$ 5,725.63	\$ 35,164.27	\$ 67,228.00	\$ 26,099.97	\$ 41,128.03	

A/M/P Budget	Expense Control - Income % to Expense					Income to Budget			Expense to Budget			Cash Position	
	Property	Income	Expense	Income/Loss	%	Actual	Budget	% to Budget	Actual	Budget	% to Budget	Min. Cash Position	Current Cash Position
	Moon Towers	\$ 70,544.49	\$ 66,771.20	\$ 3,773.29	105.7%	\$ 70,544.49	\$ 65,790.60	107.2%	\$ 66,771.20	\$ 62,708.71	106.5%	\$ 245,970.53	\$ 530,406.42
	Family Sites	\$ 85,556.68	\$ 101,459.98	\$ (15,903.30)	84.3%	\$ 85,556.68	\$ 76,000.16	112.6%	\$ 101,459.98	\$ 81,431.82	124.6%	\$ 327,538.98	\$ 376,003.58
	Blue Bell Tower	\$ 19,924.64	\$ 23,067.10	\$ (3,142.46)	86.4%	\$ 19,924.64	\$ 19,129.92	104.2%	\$ 23,067.10	\$ 24,109.32	95.7%	\$ 79,884.78	\$ 94,819.12
Total PH	\$ 176,025.81	\$ 191,298.28	\$ (15,272.47)	92.0%	\$ 176,025.81	\$ 160,920.68	109.4%	\$ 191,298.28	\$ 168,249.85	113.7%	\$ 653,394.28	\$ 1,001,229.12	

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



Scorecard	Property	Occupancy (Unit Days)	Annuals	Inspections	Work Orders (Non-Emer)	Work Orders (Emergency)	Unit Turns	TAR	AD	Income %	Cash Position	PHAS	Overall	
	Moon Towers	4.00	4.00	4.00	3.00	4.00	4.00	2.00	1.50	3.00	4.00	4.00	3.63	HP
	Family Sites	3.00	4.00	4.00	3.00	4.00	4.00	1.00	1.00	1.00	4.00	4.00	3.20	SP
	Blue Bell Tower	4.00	4.00	4.00	4.00	4.00	1.00	4.00	3.60	1.00	4.00	4.00	3.23	SP
Total PH													3.38	SP

Moon Towers Notes

1. Occupancy is strong for the current period.
2. Unit turnaround time is strong for the current period.
3. Tenant Accounts Receivable (TAR) is at an unacceptable level, and collection efforts will be a focus to bring the % to tenant income to expected levels.
4. Income is sufficient to cover expenses for the month. Expense to budget did not meet expectations. Expense control will be a focus.
5. Cash position is adequate.
6. Moon Towers has strong individual PHAS indicators, trending towards High Performer for the year.
7. Overall performance for **August 2019** is "High Performer."

Family Sites Notes

1. Occupancy days meets expectations (98.0%). Occupancy months is adequate for calculation of PHAS.
2. Unit turnaround time is strong for the current period.
3. Tenant Accounts Receivable (TAR) is at an unacceptable level. Collection of outstanding balances, and charging-off uncollectable debt must remain a focus.
4. Income is not sufficient to cover expenses for the month. Extra payroll for the month plays a part. Expense control will be a focus.
5. Cash position is adequate.
6. PHAS score for the Family Sites remains on the fringe of High Performer. Key factors are occupancy and high tenant accounts receivable.
7. Overall performance for August 2019 is "Standard Performer."

Blue Bell Tower Notes

1. Occupancy days meets expectations (98.0%). Occupancy months is adequate for calculation of PHAS.
2. Average unit turnaround time is outside the expectation (14.0 days).
3. Blue Bell has the lowest tenant accounts receivable (TAR) in the PH program.
4. Income is not sufficient to cover expenses for the month. Extra payroll for the month plays a part. Expense control will be a focus.
5. Cash position is adequate.
6. Strong PHAS indicators, bolstered by an exemplary physical inspection (PASS) score.
7. Overall performance for August 2019 is "Standard Performer."

Occupancy	Property	Occupancy (Days)			Occupancy (Unit Months)			Annual Recertifications				Annual Inspections		
		Available	Leased	Occ %	Available	Leased	%	Due	Complete	%	Delinquent	Due	Completed	%
	Moon Towers	27081	26969	99.59%	885	885	100.00%	64	64	100.0%	0	64	64	100.0%
	Family Sites	29070	28455	97.9%	950	941	99.05%	85	85	100.0%	0	85	85	100.0%
	Blue Bell Tower	7803	7739	99.18%	255	255	100.00%	18	18	100.0%	0	18	18	100.0%
	Total PH	63954	63163	98.76%	2090	2081	99.57%	167	167	100.0%	0	167	167	100.0%

Maintenance	Property	Non-Emergency Work Orders					Emergency Work Orders					Unit Turnaround Time (Days)		
		Submitted	Completed	Total Days to Complete	Avg. Time Per/WO	Outstanding	Submitted	Completed	< 24 Hours	> 24 Hours	Outstanding	Units Vacated	Turnaround Time	Avg. Unit Turn Time
	Moon Towers	213	212	394	1.86	1	3	3	1	0	0	25	131	5.24
	Family Sites	291	274	331	1.21	17	30	30	15	0	0	30	347	11.57
	Blue Bell Tower	93	93	169	1.82	0	0	0	0	0	0	7	142	20.29
	Total PH	597	579	894	1.54	18	33	33	16	0	0	62	620	10.00

Tenant Accounts	Property	Tenant Accounts Receivable (TAR)					Aged Delinquency (AD)							
		Total Delinq. Accounts	Ten. Revenue (FDS 70500)	Projected Tenant Revenue	TAR (FDS 126)	Arrears TAR	%	0-30 Days	31-60 Days	61-90 Days	90 + Days	Total Delinquent	Total Repayment	Variance
	Moon Towers	66	\$ 182,456.82	\$ 437,896.37	\$ 9,549.69	\$ 4,267.85	2.18%	\$ 4,580.92	\$ 3,287.22	\$ 1,327.25	\$ 5,678.17	\$ 14,873.56	\$ 5,416.37	\$ 9,457.19
	Family Sites	111	\$ 90,699.59	\$ 217,679.02	\$ 33,457.00	\$ 14,214.45	15.37%	\$ 13,234.32	\$ 4,663.14	\$ 4,398.38	\$ 29,486.10	\$ 51,781.94	\$ 20,683.60	\$ 31,098.34
	Blue Bell Tower	3	\$ 75,819.21	\$ 181,966.10	\$ 347.50	\$ -	0.19%	\$ 572.50				\$ 572.50	\$ -	\$ 572.50
	Total PH	180	\$ 348,975.62	\$ 837,541.49	\$ 43,354.19	\$ 18,482.30	5.18%	\$ 18,387.74	\$ 7,950.36	\$ 5,725.63	\$ 35,164.27	\$ 67,228.00	\$ 26,099.97	\$ 41,128.03

A/M/P Budget	Property	Expense Control - Income % to Expense				Income to Budget			Expense to Budget			Cash Position	
		Income	Expense	Income/Loss	%	Actual	Budget	% to Budget	Actual	Budget	% to Budget	Min. Cash Position	Current Cash Position
	Moon Towers	\$ 377,825.86	\$ 306,970.21	\$ 70,855.65	123.1%	\$ 377,825.86	\$ 328,953.00	114.9%	\$ 306,970.21	\$ 313,543.55	97.9%	\$ 245,970.53	\$ 530,406.42
	Family Sites	\$ 436,321.04	\$ 404,828.60	\$ 31,492.44	107.8%	\$ 436,321.04	\$ 380,000.80	114.8%	\$ 404,828.60	\$ 407,159.10	99.4%	\$ 327,538.98	\$ 376,003.58
	Blue Bell Tower	\$ 102,514.00	\$ 98,455.49	\$ 4,058.51	104.1%	\$ 102,514.00	\$ 95,649.60	107.2%	\$ 98,455.49	\$ 115,426.68	85.3%	\$ 79,884.78	\$ 94,819.12
	Total PH	\$ 916,660.90	\$ 810,254.30	\$ 106,406.60	113.1%	\$ 916,660.90	\$ 804,603.40	113.9%	\$ 810,254.30	\$ 836,129.33	96.9%	\$ 653,394.28	1,001,229.12

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



Scorecard	Property	Occupancy (Unit Days)	Annuals	Inspections	Work Orders (Non-Emer)	Work Orders (Emergency)	Unit Turns	TAR	AD	Income %	Cash Position	PHAS	Overall	
	Moon Towers	4.00	4.00	4.00	3.00	4.00	4.00	2.00	1.20	4.00	4.00	4.00	3.71	HP
	Family Sites	3.00	4.00	4.00	3.00	4.00	3.00	1.00	1.00	3.00	4.00	4.00	3.25	SP
	Blue Bell Tower	4.00	4.00	4.00	3.00	4.00	1.00	4.00	3.60	3.00	4.00	4.00	3.38	SP
Total PH													3.46	SP

Moon Towers Notes

1. Occupancy is strong for FYE 03/31/2020; currently sitting at **99.59%** for unit days leased and **100.0%** for unit months leased.
2. Unit turnaround time is **5.24** days per turn, which is within the expectation (14.0 days).
3. Tenant Accounts Receivable (TAR) is at an unacceptable level, and collection of outstanding amounts will remain a focus.
4. Income is sufficient to cover expenses for FYE 03/31/2020. Expense to budget meets expectations.
5. Cash position is adequate, currently **2.16** times the recommended amount. Upcoming transfer from CFP will solidify reserve position.
6. Moon Towers demonstrated strong performance for the PHAS indicators, trending towards a designation of **High Performer** for FYE 03/31/2020.
7. Overall AMP performance for FYE 03/31/2020 is "High Performer."

Family Sites Notes

1. Occupancy is strong for FYE 03/31/2020; currently sitting at **97.9%** for unit days leased and **99.05%** for unit months leased.
2. Average unit turnaround time is at **11.57** days, which meets the expectation (14.0 days). Unit turn time is trending in the right direction.
3. Tenant Accounts Receivable (TAR) is at an unacceptable level. Collection of outstanding balances, and charging-off uncollectable debt must remain a focus.
4. Income is sufficient to cover expenses for FYE 03/31/2020. Expense to budget meets expectations.
5. Cash position is adequate, currently **1.15** times the recommended amount. Upcoming transfer from CFP will solidify reserve position.
6. Family Sites demonstrated improved performance for the PHAS indicators, trending towards a designation of **High Performer** for FYE 03/31/2020. Key factors are occupancy and high tenant accounts receivable.
7. Overall AMP performance for FYE 03/31/2020 is "Standard Performer."

Blue Bell Tower Notes

1. Occupancy is strong for FYE 03/31/2020; currently sitting at **99.18%** for unit days leased and **100.0%** for unit months leased.
2. Average unit turnaround time is at **20.29** days, which fails to meet the expectation (14.0 days). Staff will strive to achieve 7 days or less for FYE 03/31/2020.
3. Blue Bell has the lowest tenant accounts receivable (TAR) in the PH program.
4. Income is sufficient to cover expenses for FYE 03/31/2020. Expense to budget meets expectations.
5. Cash position is adequate, currently **1.19** times the recommended amount. Upcoming transfer from CFP will solidify reserve position.
6. Strong PHAS indicators, bolstered by an exemplary physical inspection (PASS) score.
7. Overall AMP performance for FYE 03/31/2020 is "Standard Performer."

	January	February	March	April	May	June	July	August	September	October	November	December	YTD	Average	
Utilization	HAP Expended	\$ 81,311.00	\$ 77,282.00	\$ 77,313.00	\$ 75,416.00	\$ 74,419.00	\$ 76,361.00	\$ 74,233.00	\$ 70,109.00				\$ 606,444.00	\$ 75,805.50	
	HAP Allotted	\$ 76,264.00	\$ 76,264.00	\$ 74,557.00	\$ 74,557.00	\$ 78,953.00	\$ 66,640.00	\$ 78,828.00	\$ 78,828.00				\$ 604,891.00	\$ 75,611.38	
	Provision for NRP	\$ (5,047.00)	\$ (1,018.00)	\$ (2,756.00)	\$ (859.00)	\$ 4,534.00	\$ (9,721.00)	\$ 4,595.00	\$ 8,719.00	\$ -	\$ -	\$ -	\$ -	\$ (1,553.00)	\$ (194.13)
	Admin Fee Expense	\$ 14,431.15	\$ 11,974.36	\$ 16,603.49	\$ 9,927.98	\$ 11,182.45	\$ 11,381.62	\$ 12,260.93	\$ 15,581.56					\$ 103,343.54	\$ 12,917.94
	Total HCVP Expenditure	\$ 95,742.15	\$ 89,256.36	\$ 93,916.49	\$ 85,343.98	\$ 85,601.45	\$ 87,742.62	\$ 86,493.93	\$ 85,690.56	\$ -	\$ -	\$ -	\$ -	\$ 709,787.54	\$ 88,723.44
	HAP Budget Authority	\$ 73,118.17	\$ 73,118.17	\$ 73,118.17	\$ 73,118.17	\$ 73,118.17	\$ 73,118.00	\$ 73,118.17	\$ 73,118.17					\$ 584,945.19	
	Net-Restricted Position	\$ 9,204.08	\$ 8,359.00	\$ 5,891.00	\$ 3,155.18	\$ 7,689.18	\$ -	\$ 4,595.00	\$ 14,885.00					\$ 14,885.00	
	Total HAP Available	\$ 82,322.25	\$ 81,477.17	\$ 79,009.17	\$ 76,273.35	\$ 80,807.35	\$ 73,118.00	\$ 77,713.17	\$ 88,003.17	\$ -	\$ -	\$ -	\$ -	\$ 599,830.19	
	Budget Utilization %	98.77%	94.85%	97.85%	98.88%	92.09%	104.44%	95.52%	79.67%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	101.10%	
	Vouchers Leased (UM)	196	194	192	189	190	192	191	183					1527	190.875
	Baseline ACC Units	280	280	280	280	280	280	280	280					2240	280
	Unit Utilization %	70.00%	69.29%	68.57%	67.50%	67.86%	68.57%	68.21%	65.36%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	68.17%	68.17%

	January	February	March	April	May	June	July	August	September	October	November	December	YTD	Average	
Inspections	Unit Inspections Completed	7	14	7	9	15	14	12	20				98	12.25	
	Unit Inspections Due	7	14	7	9	15	14	12	20				98	12.25	
	% of Inspections Complete	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	100.00%	100.00%
	Units Passing Inspection	6	9	6	3	10	3	6	13					56	7
	Percent of Inspections Passed	85.71%	64.29%	85.71%	33.33%	66.67%	21.43%	50.00%	65.00%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	57.14%	
	Units Failing Inspection	2	5	1	6	5	11	5	7					42	5.25
	Percent of Inspections Failed	28.57%	35.71%	14.29%	66.67%	33.33%	78.57%	41.67%	35.00%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	42.86%	
	Units Requiring Enforcement	0	0	0	0	2	4	4	7					17	2.125
	Units Under Enforcement	0	0	0	0	2	4	4	7					17	2.125
	Enforcement Compliance %	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
	QC Inspections Due	4	4	4	4	4	4	4	4					32	4
	QC Inspections Completed	0	4	0	0	0	0	0	0					4	0.5
QC Inspections Compliance %	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	100.00%	100.00%	100.00%	12.50%	12.50%	

	January	February	March	April	May	June	July	August	September	October	November	December	YTD	Average
Annuals	Annual Recertifications Due	9	14	10	12	19	18	12	15				109	13.625
	Annual Recertifications Complete	9	14	10	12	19	18	12	15				109	13.625
	Annual Recertifications %	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	100.00%

	January	February	March	April	May	June	July	August	September	October	November	December	YTD	
Fraud	Identified Repayments	\$ 9,577.00	\$ 9,488.00	\$ 9,157.00	\$ 7,552.00	\$ 7,552.00	\$ 8,296.00	\$ 9,076.00	\$ 11,718.00				\$ 11,718.00	
	Repayments Collected	\$ 539.98	\$ 2,179.50	\$ 2,126.71	\$ 345.36	\$ 659.71	\$ 474.00	\$ 651.40	\$ 832.37				\$ 832.37	
	Balance Due to Program	\$ 9,037.02	\$ 7,308.50	\$ 7,030.29	\$ 7,206.64	\$ 6,892.29	\$ 7,822.00	\$ 8,424.60	\$ 10,885.63	\$ -	\$ -	\$ -	\$ -	\$ 10,885.63
	Accounts Receivable %	9.44%	8.19%	7.49%	8.44%	8.05%	8.91%	9.74%	12.70%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	1.53%

	January	February	March	April	May	June	July	August	September	October	November	December	YTD	
Scorecard	Utilization	4.00	2.00	3.00	4.00	2.00	4.00	3.00	1.00	0.00	0.00	0.00	0.00	4.00
	Inspections	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	0.00	0.00	0.00	0.00	4.00
	UPCS-V Enforcement	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	0.00	0.00	0.00	0.00	4.00
	UPCS-V Quality Control	1.00	4.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	0.00	0.00	0.00	1.00
	Annual Reexaminations	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	0.00	0.00	0.00	0.00	4.00
	Fraud Recovery	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	0.00	0.00	0.00	0.00	2.00
	Overall Score	3.60	3.10	3.20	3.60	2.80	3.60	3.20	2.40	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	3.60
	Designation	HP	SP	SP	HP	SP	HP	SP	SUB	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	HP



		January	February	March	April	May	June	July	August	September	October	November	December	YTD
Cost	Average HAP/Voucher	\$ 414.85	\$ 398.36	\$ 402.67	\$ 399.03	\$ 391.68	\$ 397.71	\$ 388.65	\$ 383.11	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	\$ 397.15
	Average Admin Fee/Voucher	\$ 73.63	\$ 61.72	\$ 86.48	\$ 52.53	\$ 58.86	\$ 59.28	\$ 64.19	\$ 85.15	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	\$ 67.68
	Average Cost/Voucher	\$ 488.48	\$ 460.08	\$ 489.15	\$ 451.56	\$ 450.53	\$ 456.99	\$ 452.85	\$ 468.25	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	\$ 464.82

		January	February	March	April	May	June	July	August	September	October	November	December	YTD
Lease-Ups	New Voucher Lease-Ups	1	1	2	1	1	4	1	2					13
	Days to Lease-Up	96.00	22.00	218.00	21.00	85.00	140.00	146.00	127.00					855.00
	Avg. Days Voucher Lease-Up	96.00	22.00	109.00	21.00	85.00	35.00	146.00	63.50	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	65.77
	Vouchers Issued/Searching	4	6	5	8	15	10	10	9					67
	Vouchers Issued/Searching - Days	309	331	296	351	611	683	717	430					
	Avg Days Issued/Looking	77.25	55.17	59.20	43.88	40.73	68.30	71.70	47.78	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	0.00

		January	February	March	April	May	June	July	August	September	October	November	December	YTD	Average
Portability	Vouchers Ported (UM)	11	10	10	10	10	10	10	10					81	
	Total Cost - Ported Vouchers	\$ 16,346.00	\$ 13,968.00	\$ 14,057.00	\$ 12,900.00	\$ 12,900.00	\$ 12,210.00	\$ 12,024.00	\$ 12,244.00					\$ 106,649.00	
	Avg. Cost - Ported Vouchers	\$ 1,486.00	\$ 1,396.80	\$ 1,405.70	\$ 1,290.00	\$ 1,290.00	\$ 1,221.00	\$ 1,202.40	\$ 1,224.40	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	\$ 1,316.65	
	Total HAP Cost	\$ 81,311.00	\$ 77,282.00	\$ 77,313.00	\$ 75,416.00	\$ 74,419.00	\$ 76,361.00	\$ 74,233.00	\$ 70,109.00	\$ -	\$ -	\$ -	\$ -	\$ 606,444.00	
	Portered Vouchers % to HAP	20.10%	18.07%	18.18%	17.11%	17.33%	15.99%	16.20%	17.46%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	17.59%	