

board agenda



Knox County Housing Authority
Regular Meeting of the Board of Commissioners
Moon Towers Conference Room
12/26/2017
10:00 a.m.

Opening	Roll Call	Chairperson Payton
<input type="checkbox"/> Wayne Allen	Review/Approve 11-2017 Minutes	Chairperson Payton
<input type="checkbox"/> Ben Burgland	Review/Ratify 11-2017 Financial Report	Chairperson Payton
<input type="checkbox"/> Thomas Dunker	Review/Ratify 11-2017 Claims and Bills	Chairperson Payton
<input type="checkbox"/> Jared Hawkinson	COCC:	\$ 41,568.37
<input type="checkbox"/> Lomac Payton	Moon Towers:	\$ 65,309.33
<input type="checkbox"/> Paula Sanford	Family:	\$ 74,755.41
<input type="checkbox"/> Paul H. Stewart	Bluebell:	\$ 19,522.61
<u>Excused:</u>	HCV:	\$ 83,040.41
	Brentwood:	\$ 45,666.66
<u>Others Present:</u>	Prairieland:	\$ 27,491.03
	Capital Fund 2016:	\$ 0.00
	Capital Fund 2017:	\$ 0.00

Old Business	None	
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New Business	Review/Approve Resolution 2017-14 KCHA Policy and Lease Revisions	Derek Antoine
	Review/Approve Resolution 2017-15 PHA Certifications of Compliance with PHA Plan Submission 01/16/2018	Derek Antoine
	Review/Approve Pay Request from Alloy Specialty for Lead-Based Paint Inspection Services	Derek Antoine

Reports	Executive Director's Report – 12/2017	Derek Antoine
	KCHA Legal Counsel Report – 12/2017	Jack Ball

Other Business	None	
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board agenda

Executive Session

Review of Executive Session Minutes

Derek Antoine

Adjournment

**MINUTES OF THE MONTHLY MEETING
OF THE BOARD OF COMMISSIONERS
OF THE KNOX COUNTY HOUSING AUTHORITY
November 28, 2017**

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
 Ben Burgland
 Lomac Payton
 Paula Sanford
 Paul H. Stewart

EXCUSED: Jared Hawkinson

ABSENT: Tom Dunker

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

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

Chairperson Payton then asked if there were any additions or corrections to the previous meeting's minutes. Commissioner Stewart asked a question about the new member of staff noted in last month's meeting minutes. Chairperson Payton then declared the October meeting minutes approved as received.

Chairperson Payton then requested the Board review and ratify the October 2017 financial reports and committee notes. After brief discussion, Commissioner Allen made a motion to ratify the financial reports for October 2017 as presented; Commissioner Sanford seconded. Roll call was taken as follows:

Commissioner Allen - aye
Commissioner Burgland - aye
Commissioner Payton - aye
Commissioner Sanford - aye
Commissioner Stewart - aye

Motion Carried, 5-0.

October 2017 claims against the HA Administration in the sum of \$322,523.28; Central Office Cost Center in the sum of \$43,169.62; Moon Towers in the sum of \$53,300.72; Family in the sum of \$73,969.28; Bluebell in the sum of \$19,758.03; Housing Choice Voucher Program in the sum of \$82,767.06; Brentwood (A.H.P.) in the sum of \$28,435.16; Prairieland (A.H.P.) in the sum of \$21,123.41; Capital Fund '16 in the sum of \$0.00; and Capital Fund '17 in the sum of \$0.00 were presented for approval. Commissioner Allen made a motion to ratify the claims and bills; Commissioner Sanford seconded. Roll call was taken as follows:

Commissioner Allen - aye
Commissioner Burgland - aye
Commissioner Payton - aye
Commissioner Sanford - aye

Commissioner Stewart - aye
Motion Carried, 5-0.

OLD BUSINESS

None

NEW BUSINESS

Mr. Antoine asked the Board to review and approve Group Medical Insurance Rates for CY 2018. Mr. Antoine referred to information distributed in the board packet and outlined the proposal presented for insurance renewal. Mr. Antoine stated that the renewal for Health Alliance is projected to save the agency approximately \$42,944.00 (a 29.2% savings--\$103,987.00 for 2018 versus \$146,931.00) under the Health Alliance high deductible plan. Mr. Antoine then recommended approval of the Health Alliance plan and to provide a stipend of \$650.00 per employee electing the high deductible plan for calendar year 2018. Additionally, Mr. Antoine recommended to renew Delta Dental and Delta Vision for dental and vision coverage. After brief discussion, Commissioner Stewart made a motion to approve renewal of the Health Alliance group medical insurance plan and to provide a stipend of \$650.00 per employee electing the high deductible plan in the amount not to exceed \$120,237.20; Commissioner Sanford seconded. Roll call was taken as follows:

Commissioner Allen - aye
Commissioner Burgland - aye
Commissioner Payton - aye
Commissioner Sanford - aye
Commissioner Stewart - aye

Motion Carried, 5-0.

Next, Mr. Antoine asked the Board to review and approve Resolution 2017-13 for Bad Debt Charge Off for the Period Ending 09/30/2017. After brief discussion, Commissioner Stewart made a motion to approve Resolution 2017-13 for Bad Debt Charge Off for the Period Ending 09/30/2017 in the amount of \$7,732.04; Commissioner Allen seconded. Roll call was taken as follows:

Commissioner Allen - aye
Commissioner Burgland - aye
Commissioner Payton - aye
Commissioner Sanford - aye
Commissioner Stewart - aye

Motion Carried, 5-0.

REPORTS

Mr. Antoine handed out the Executive Director's Report at the meeting. This report presented a comprehensive overview of the Knox County Housing Authority including the following information: Training and Development, Media Outreach/Public Relations, Policy/Operations, Public Housing Program with property and occupancy information, Housing Choice Voucher, and Affordable Housing Program. There were no questions about the report.

Mr. Ball referenced the Legal Counsel Report that was passed out at the meeting. The report shows the cases filed during the month and items reviewed for the agency.

OTHER BUSINESS

Mr. Antoine reported that the agency was awarded \$10,000 from the Galesburg Community Foundation (GCF) to support summer youth programming in 2018. The agency has received grant funding from GCF for seven consecutive years and totaling more than \$71,000.

Commissioner Allen noted that there will be a Gift of Lights at Lincoln Park during the first two weekends of December.

ADJOURNMENT

Commissioner Stewart made a motion to adjourn the meeting at 10:40 a.m.; Commissioner Allen seconded. Roll call was taken as follows:

Commissioner Allen - aye
Commissioner Burgland - aye
Commissioner Payton - aye
Commissioner Sanford - aye
Commissioner Stewart - aye

Motion Carried, 5-0.

Respectfully submitted,

Secretary

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

December 20, 2017

ROLL CALL - 10:30 am

There was no finance committee meeting this month for November 2017 financials.

ATTENDANCE - am

KCHA Commissioners:

Present:

Excused: Ben Burgland, Wayne Allen, and Tom Dunker

Housing Authority Members:

Present:

Excused: Derek Antoine & Lee Lofing

FINANCIAL REPORT - am

The only item on the agenda for this month's meeting was to review November 2017 Financial Reports. The committee members were emailed copies of November income statements for each Amp - COCC, Moon Towers, Family Sites, Bluebell Towers, Brentwood, Prairieland, and Housing Choice Voucher.

ADJOURN - 10:31 am

Respectfully submitted,



Finance Coordinator, KCHA

COCC

	<u>November-17</u>	<u>Current YTD</u>
Operating Income	\$50,667.06	\$409,043.96
Operating Expenses	\$40,773.27	\$362,743.50
Net Revenue Income/(Loss)	\$9,893.79	\$46,300.46

Notes:

- NAHRO membership renewal.
- AAIM Employer's Association to audit and help out the HR department.
- JP Bembow replaced faulty thermostat.
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-
-

Operated in the black for month & for the year.

COCC's Cash, Investments, A/R, & A/P \$934,853.63

MOON TOWERS

	<u>November-17</u>	<u>Current YTD</u>
Operating Income	\$66,329.69	\$513,622.90
Operating Expenses	\$66,008.33	\$491,456.37
Net Revenue Income/(Loss)	\$321.36	\$22,166.53

Notes:

- Kone quarterly maintenance.
- Write-offs
-
-
-
-
-
-

Operated in red for month and black for year.

Moon Towers' Cash, Investments, A/R, & A/P \$566,715.40

\$245,728.19 *minimum reserve position*

FAMILY

	<u>November-17</u>	<u>Current YTD</u>
Operating Income	\$79,723.32	\$650,302.16
Operating Expenses	\$74,674.01	\$594,380.69
Net Revenue Income/(Loss)	\$5,049.31	\$55,921.47

Notes:

- Write-offs
-
-
-
-
-
-
-

Operated in the black for month & for the year.

Family's Cash, Investments, A/R, & A/P \$492,606.97

\$297,190.35 *minimum reserve position*

BLUEBELL

	<u>November-17</u>	<u>Current YTD</u>
Operating Income	\$19,884.94	\$159,385.13
Operating Expenses	\$19,669.95	\$158,632.02
Net Revenue Income/(Loss)	\$214.99	\$753.11

Notes:

- Kone quarterly maintenance.
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-
-

Operated in the black for month & for the year.

Bluebell's Cash, Investments, A/R, & A/P \$106,378.12

\$79,316.01 *minimum reserve position*

AHP - BRENTWOOD & PRAIRIELAND

<u>BRENTWOOD</u>	<u>November-17</u>	<u>Current YTD</u>
Operating Income	\$31,486.01	\$252,507.90
Operating Expenses	\$45,666.66	\$221,401.34
Net Revenue Income/(Loss)	(\$14,180.65)	\$31,106.56

Notes:

- New roofs on buildings E, F, and Laundry
- Write-offs
-
-
-

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

Brentwood's Cash, Investments, A/R, & A/P	\$191,712.80
Restricted - Security Deposits	\$273.00
Brentwood's Total Cash	\$191,985.80

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

<u>PRAIRIELAND</u>	<u>November-17</u>	<u>Current YTD</u>
Operating Income	\$27,289.50	\$218,702.35
Operating Expenses	\$27,491.03	\$186,612.39
Net Revenue Income/(Loss)	(\$201.53)	\$32,089.96

Notes:

- Write-offs
-
-
-
-

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

PrairieLand's Cash, Investments, A/R, & A/P	(\$51,447.77)
Restricted - Security Deposits	\$1,326.00
Restricted - Replacement Reserve	\$97,321.25
Restricted - Residual Receipts	\$54,493.77
PrairieLand's Total Cash	\$101,693.25

*Difference of Cash held for Security Deposits minus Security Deposits Total.
These funds are held in the Replacement Reserve Savings Account.
These funds are held in the Residual Receipts Savings Account.*

HOUSING CHOICE VOUCHERS

ADMINISTRATIVE

	<u>April-75</u>	<u>Current YTD</u>
Operating Income	\$8,775.76	\$73,628.79
Operating Expenses	\$11,048.78	\$91,863.38
Net Revenue Income/(Loss)	(\$2,273.02)	(\$18,234.59)

Notes:

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(\$27,351.89) Projected Income Gain/(Loss) FYE'18

Unrestricted Net Position (UNP)

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

\$158,489.26 10/31/2017 Balance

\$0.00

(\$2,273.02)

\$0.00

Year End Adjustment

UNP Ending Balance

\$156,216.24 For Admin Expenses and HAP (if needed)

Pre 2004 Balance

\$121,830.26

Post 2013 Balance

\$34,273.49

Investment in Fixed Assets

\$112.49

Total UNP as of

\$156,216.24 11/30/2017

HAP

	<u>Apr-75</u>	<u>Current YTD</u>
Operating Income	\$69,774.00	\$519,090.40
Operating Expenses	\$72,001.00	\$552,393.17
Net Revenue Income/(Loss)	(\$2,227.00)	(\$33,302.77)

Notes:

HAP payments

Voucher expenses less than amount funded for the month.

Net Restricted Position (NRP)

\$3,955.00 10/31/2017 Balance

\$0.00

Year End Adjustment

Monthly VMS Net Revenue - Income/(Loss)

NRP Ending Balance for HAP

\$3,955.00 For HAP Expenses (Only)

Date:
Time:
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Knox County Housing Authority
INCOME STATEMENT - COCC
November, 2017
Current Period

	Period PUM	Period Amt	Mo Budget	YTD PUM	Current YTD	YTD Budget	Variance
REVENUE							
pum	1.00	15.00	15.00	1.00	120.00	120.00	0.00
FEE REVENUE							
Management Fees							
10-1-000-000-3810.000 Management Fee Inc	2,718.63	-40,779.42	-41,892.58	2,746.54	-329,584.83	-335,140.64	5,555.81
10-1-000-000-3810.010 Mgmt Fees CFP	0.00	0.00	-5,331.75	0.00	0.00	-42,654.00	42,654.00
Total Management Fees	2,718.63	-40,779.42	-47,224.33	2,746.54	-329,584.83	-377,794.64	48,209.81
Asset Management Fees							
10-1-000-000-3820.000 Asset Mgmt Fee Inc	278.67	-4,180.00	-4,200.00	278.67	-33,440.00	-33,600.00	160.00
Total Asset Management Fees	278.67	-4,180.00	-4,200.00	278.67	-33,440.00	-33,600.00	160.00
Book Keeping Fees							
10-1-000-000-3830.000 Bookkeeping Fee Inc	380.00	-5,700.00	-5,640.00	382.98	-45,957.00	-45,120.00	-837.00
Total Book Keeping Fees	380.00	-5,700.00	-5,640.00	382.98	-45,957.00	-45,120.00	-837.00
Other Fees							
10-1-000-000-3840.000 Other Fees Inc	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Other Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL FEE REVENUE	3,377.29	-50,659.42	-57,064.33	3,408.18	-408,981.83	-456,514.64	47,532.81
OTHER REVENUE							
Other Grants & Investment Income							
10-1-000-000-3610.000 Interest Income	0.51	-7.64	-4.17	0.52	-62.13	-33.36	-28.77
10-1-000-000-3610.010 Interest - Restricted	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Other Grants & Investment Income	0.51	-7.64	-4.17	0.52	-62.13	-33.36	-28.77
Other Revenue							
10-1-000-000-3690.000 Other Income	0.00	0.00	-187.50	0.00	0.00	-1,500.00	1,500.00
10-1-000-000-3690.010 Other Income-Training	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-000-3690.180 Labor	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-000-3850.120 Other Misc Inc	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Other Revenue	0.00	0.00	-187.50	0.00	0.00	-1,500.00	1,500.00
TOTAL OTHER REVENUE	0.51	-7.64	-191.67	0.52	-62.13	-1,533.36	1,471.23
TOTAL REVENUE	3,377.80	-50,667.06	-57,256.00	3,408.70	-409,043.96	-458,048.00	49,004.04
EXPENSES							
ADMINISTRATIVE							
Administrative Salaries & Benefits							
10-1-000-000-4110.000 Admin Salaries	1,472.85	22,092.74	27,250.00	1,755.93	210,711.62	218,000.00	-7,288.38
10-1-000-000-4110.001 Salaries Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-000-4110.100 Medical Reimbursement	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Administrative Salaries & Benefits	1,472.85	22,092.74	27,250.00	1,755.93	210,711.62	218,000.00	-7,288.38
Benefit Contributions - Administrative							
10-1-000-000-4110.500 Emp Benefit - Admin	442.57	6,638.57	10,916.67	584.07	70,088.83	87,333.36	-17,244.53
10-1-000-000-4110.501 Wellness Benefit-Admin	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-000-4110.502 Benefit - Comp Absence	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-000-4110.550 Benefit - Life Ins.	28.43	426.42	375.00	24.87	2,984.94	3,000.00	-15.06
Total Benefit Contributions - Admin	471.00	7,064.99	11,291.67	608.95	73,073.77	90,333.36	-17,259.59

Date:
Time:
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Knox County Housing Authority
INCOME STATEMENT - COCC
November, 2017
Current Period

	Period PUM	Period Amt	Mo Budget	YTD PUM	Current YTD	YTD Budget	Variance
Fee Expenses							
10-1-000-000-4171.000 Audit Fee	0.00	0.00	208.33	0.00	0.00	1,666.64	-1,666.64
Total Fee Expenses	0.00	0.00	208.33	0.00	0.00	1,666.64	-1,666.64
Advertising & Marketing							
10-1-000-000-4190.650 Advertising	0.00	0.00	125.00	2.57	308.32	1,000.00	-691.68
Total Advertising & Marketing	0.00	0.00	125.00	2.57	308.32	1,000.00	-691.68
Office Expense							
10-1-000-000-4140.000 Training - Staff	213.96	3,209.42	250.00	165.01	19,801.41	2,000.00	17,801.41
10-1-000-000-4180.000 Telephone	10.98	164.66	333.33	18.33	2,199.16	2,666.64	-467.48
10-1-000-000-4190.100 Postage	18.43	-276.47	100.00	4.31	516.60	800.00	-283.40
10-1-000-000-4190.200 Office Supplies	5.08	76.15	100.00	4.17	499.92	800.00	-300.08
10-1-000-000-4190.300 Paper Supplies	13.58	203.64	83.33	5.48	658.00	666.64	-8.64
10-1-000-000-4190.400 Printing/printers	0.00	0.00	20.83	0.00	0.00	166.64	-166.64
10-1-000-000-4190.401 Printing Supplies	0.00	0.00	208.33	11.89	1,426.81	1,666.64	-239.83
10-1-000-000-4190.500 Printer/Copier Supp-Cont	12.32	184.75	250.00	12.32	1,478.00	2,000.00	-522.00
10-1-000-000-4190.550 Computers	0.00	0.00	125.00	0.00	0.00	1,000.00	-1,000.00
10-1-000-000-4190.600 Publications	0.00	0.00	41.67	2.44	293.00	333.36	-40.36
10-1-000-000-4190.700 Member Dues/Fees	200.32	3,004.76	500.00	73.70	8,843.79	4,000.00	4,843.79
10-1-000-000-4190.800 Internet Services	9.98	149.72	208.33	11.89	1,426.76	1,666.64	-239.88
10-1-000-000-4190.850 IT Support	12.42	186.23	208.33	10.72	1,285.97	1,666.64	-380.67
Total Office Expense	460.19	6,902.86	2,429.15	320.25	38,429.42	19,433.20	18,996.22
Legal Expense							
10-1-000-000-4130.000 Legal Expense	46.67	700.00	1,083.33	45.00	5,400.00	8,666.64	-3,266.64
10-1-000-000-4190.900 Court Costs	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Legal Expense	46.67	700.00	1,083.33	45.00	5,400.00	8,666.64	-3,266.64
Travel Expense							
10-1-000-000-4150.000 Travel - Staff	1.67	25.00	83.33	11.64	1,396.82	666.64	730.18
10-1-000-000-4150.010 Travel - Commissioners	0.00	0.00	0.00	5.69	683.20	0.00	683.20
10-1-000-000-4150.100 Mileage - Admin	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Travel Expense	1.67	25.00	83.33	17.33	2,080.02	666.64	1,413.38
Other Expense							
10-1-000-000-4140.010 Training-Commissioners	104.88	1,573.26	208.33	20.29	2,434.76	1,666.64	768.12
10-1-000-000-4160.000 Consulting Services	49.49	742.42	416.67	80.16	9,619.36	3,333.36	6,286.00
10-1-000-000-4160.500 Translating/Interp Serv.	0.00	0.00	41.67	0.00	0.00	333.36	-333.36
10-1-000-000-4170.000 Accounting Fee	0.00	0.00	125.00	0.00	0.00	1,000.00	-1,000.00
10-1-000-000-4190.000 Other Sundry	15.12	226.80	250.00	7.58	909.35	2,000.00	-1,090.65
10-1-000-000-4190.950 Background Verification	0.00	0.00	0.00	0.13	15.54	0.00	15.54
Total Other Expense	169.50	2,542.48	1,041.67	108.16	12,979.01	8,333.36	4,645.65
TOTAL OPERATING EXPENSE - Admin	2,621.87	39,328.07	43,512.48	2,858.18	342,982.16	348,099.84	-5,117.68
UTILITIES EXPENSE							
Utilities Expense							
10-1-000-000-4310.000 Water	4.01	60.09	25.00	12.63	-1,515.00	200.00	-1,715.00
10-1-000-000-4315.000 Sewer	1.29	19.35	12.50	15.92	-1,909.93	100.00	-2,009.93
10-1-000-000-4320.000 Electric	0.00	0.00	291.67	11.90	1,427.64	2,333.36	-905.72
10-1-000-000-4330.000 Gas	4.47	67.10	166.67	4.50	540.42	1,333.36	-792.94
10-1-000-000-4340.000 Fuel	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Utilites Expense	9.77	146.54	495.84	12.14	-1,456.87	3,966.72	-5,423.59
TOTAL UTILITIES EXPENSE	9.77	146.54	495.84	12.14	-1,456.87	3,966.72	-5,423.59

Date:
Time:
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Knox County Housing Authority
INCOME STATEMENT - COCC
November, 2017
Current Period

	Period PUM	Period Amt	Mo Budget	YTD PUM	Current YTD	YTD Budget	Variance
<u>MAINTENANCE & OPERATIONS EXPENSE</u>							
Maintenance - Labor & OT							
Total Maintenance - Labor & OT	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Benefit Contributions - Maintenance							
Total Benefit Contributions - Maint.	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Maintenance - Materials/Supplies							
10-1-000-000-4420.010 Garbage&Trash Supp	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-000-4420.020 Htg & Cooling	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-000-4420.050 Landscape/Grounds Sup	0.00	0.00	8.33	0.00	0.00	66.64	-66.64
10-1-000-000-4420.060 Maint - Supplies-BB	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-000-4420.070 Electrical Supplies	0.00	0.00	8.33	0.54	64.78	66.64	-1.86
10-1-000-000-4420.080 COCC-Elect supp	0.00	0.00	8.33	0.00	0.00	66.64	-66.64
10-1-000-000-4420.100 Janitorial Supplies	0.00	0.00	29.17	1.46	175.62	233.36	-57.74
10-1-000-000-4420.110 Routine Maint. Supply	0.00	0.00	29.17	0.18	21.82	233.36	-211.54
10-1-000-000-4420.120 Other Misc Supply	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-000-4420.125 Mileage	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-000-4420.126 Vehicle Supplies	4.09	61.34	16.67	1.75	209.75	133.36	76.39
Total Maintenance - Materials/Supplies	4.09	61.34	100.00	3.93	471.97	800.00	-328.03
Maintenance - Contracts							
10-1-000-000-4430.000 Maint-Contracts-Gen	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-000-4430.010 Garbage & Trash Cont	0.00	0.00	29.17	1.13	135.00	233.36	-98.36
10-1-000-000-4430.020 Heating&Cooling Cont	53.21	798.14	25.00	8.84	1,060.20	200.00	860.20
10-1-000-000-4430.030 Snow Removal Cont	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-000-4430.050 Landscape & Grds Cont	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-000-4430.060 Unit Turnaround Cont	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-000-4430.070 Electrical Contract	0.00	0.00	12.50	0.00	0.00	100.00	-100.00
10-1-000-000-4430.080 Plumbing Contracts	0.00	0.00	12.50	0.00	0.00	100.00	-100.00
10-1-000-000-4430.090 Extermination Cont	0.00	0.00	8.33	2.19	263.22	66.64	196.58
10-1-000-000-4430.100 Janitorial Contracts	0.00	0.00	8.33	0.00	0.00	66.64	-66.64
10-1-000-000-4430.110 Routine Maint Cont	0.00	0.00	20.83	0.00	0.00	166.64	-166.64
10-1-000-000-4430.120 Other Misc Maint Cont	0.00	0.00	416.67	82.08	9,850.00	3,333.36	6,516.64
10-1-000-000-4430.200 Copiers	0.00	0.00	12.50	0.00	0.00	100.00	-100.00
10-1-000-000-4431.000 Trash Removal	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Maintenance - Contracts	53.21	798.14	545.83	94.24	11,308.42	4,366.64	6,941.78
TOTAL MAINTENANCE EXPENSES	57.30	859.48	645.83	98.17	11,780.39	5,166.64	6,613.75
<u>INSURANCE PREMIUMS EXPENSE</u>							
Insurance Expense							
10-1-000-000-4510.000 Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-000-4510.010 Property Insurance	4.51	67.61	75.00	4.51	540.88	600.00	-59.12
10-1-000-000-4510.015 Equipment Insurance	0.63	9.38	10.42	0.63	75.04	83.36	-8.32
10-1-000-000-4510.020 Liability Insurance	2.41	36.12	41.67	2.41	288.96	333.36	-44.40
10-1-000-000-4510.025 PE & PO Insurance	15.90	238.56	250.00	15.90	1,908.48	2,000.00	-91.52
10-1-000-000-4510.030 Work Comp Insurance	58.77	881.60	958.33	58.77	7,052.80	7,666.64	-613.84
10-1-000-000-4510.035 Auto Insurance	3.48	52.25	56.25	3.48	418.00	450.00	-32.00
10-1-000-000-4510.040 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Insurance Expense	85.70	1,285.52	1,391.67	85.70	10,284.16	11,133.36	-849.20
TOTAL INSURANCE PREMIUMS EXPENSE	85.70	1,285.52	1,391.67	85.70	10,284.16	11,133.36	-849.20

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Knox County Housing Authority
INCOME STATEMENT - COCC
November, 2017
Current Period

	Period PUM	Period Amt	Mo Budget	YTD PUM	Current YTD	YTD Budget	Variance
<u>TOTAL PROTECTIVE SERVICES EXPENSE</u>							
Protective Services - Contract							
10-1-000-000-4480.000 Protect Service	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Protective Services - Contract	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL PROTECTIVE SERVICES EXPENSE	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<u>GENERAL EXPENSES</u>							
General Expenses							
10-1-000-000-4520.000 Pay in lieu of Tax	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-000-4530.000 Term Leave Pay	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-000-4590.000 Other General	0.00	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	0.00
Total General Expenses	0.00	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	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	0.00
TOTAL INTEREST EXP & AMORT COST	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL OPERATING EXPENSE	2,774.64	41,619.61	46,045.82	3,029.92	363,589.84	368,366.56	-4,776.72
NET REVENUE/EXPENSE (GAIN/-LOSS)	603.16	-9,047.45	-11,210.18	378.78	-45,454.12	-89,681.44	44,227.32
<u>MISCELLANEOUS EXPENSE</u>							
Casualty & Extraordinary Expense							
10-1-000-000-4610.010 Extraordinary Labor	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-000-4610.020 Extraordinary Materials	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-000-4610.030 Extraordinary Contract	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-000-4620.010 Casualty Labor	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-000-4620.020 Casualty Materials	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-000-4620.030 Casualty Contract Costs	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Casualty & Extraordinary Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Depreciation Expense							
10-1-000-000-4800.000 Depreciation Exp COCC	3.32	49.83	152.08	3.32	398.64	1,216.64	-818.00
Total Depreciation Expense	3.32	49.83	152.08	3.32	398.64	1,216.64	-818.00
TOTAL MISCELLANEOUS EXPENSES	3.32	49.83	152.08	3.32	398.64	1,216.64	-818.00
TOTAL EXPENSES	599.84	-8,997.62	-11,058.10	375.46	-45,055.48	-88,464.80	43,409.32
<u>OTHER FINANCING SOURCES (USES)</u>							
Operating Transfers In/Out							
10-1-000-000-7010.000 Prov Oper Reserve	0.00	0.00	10,543.50	0.00	0.00	84,348.00	-84,348.00
10-1-000-000-9111.000 Transfers In/ Out	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Operating Transfers In/Out	0.00	0.00	10,543.50	0.00	0.00	84,348.00	-84,348.00
TOTAL OTHER FINANCING SOURCES	0.00	0.00	10,543.50	0.00	0.00	84,348.00	-84,348.00
EXCESS REVENUE/EXPENSE GAIN/-LOSS	599.84	-8,997.62	-514.60	375.46	-45,055.48	-4,116.80	-40,938.68

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Knox County Housing Authority
INCOME STATEMENT - AMP 1, Moon Towers
November, 2017
Current Period

	Period PUM	Period Amt	Mo Budget	YTD PUM	Current YTD	YTD Budget	Variance
REVENUE							
pum	1.00	177.00	177.00	1.00	1,416.00	1,416.00	0.00
TENANT REVENUE							
Tenant Rent Revenue							
10-1-000-001-3110.000 Dwelling Rent	187.50	-33,187.85	-31,250.00	180.20	-255,167.85	-250,000.00	-5,167.85
10-1-000-001-3111.000 Utility Allowance	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Tenant Rent Revenue	187.50	-33,187.85	-31,250.00	180.20	-255,167.85	-250,000.00	-5,167.85
Tenant Revenue - Other							
10-1-000-001-3120.000 Excess Utilities	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-001-3130.000 Cable TV Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-001-3190.000 Nondwell Rent	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-001-3190.100 Beauty Shop Rent	0.00	0.00	-125.00	0.21	-300.00	-1,000.00	700.00
10-1-000-001-3690.000 Other Income	0.00	-0.40	0.00	0.27	-382.40	0.00	-382.40
10-1-000-001-3690.100 Late Fees	1.41	-250.00	-191.67	2.28	-3,225.00	-1,533.36	-1,691.64
10-1-000-001-3690.120 Violation Fees	0.00	0.00	-2.08	0.00	0.00	-16.64	16.64
10-1-000-001-3690.130 Court Cost Fees	0.00	0.00	-16.67	0.03	-46.00	-133.36	87.36
10-1-000-001-3690.140 Returned Check Charge	0.00	0.00	-16.67	0.04	-50.00	-133.36	83.36
10-1-000-001-3690.150 Laundry Income	15.55	-2,752.75	-416.67	5.36	-7,583.76	-3,333.36	-4,250.40
10-1-000-001-3690.160 Vending Machines Inc.	0.77	-137.05	-125.00	0.74	-1,051.63	-1,000.00	-51.63
10-1-000-001-3690.180 Labor	1.97	-349.00	-250.00	1.09	-1,542.25	-2,000.00	457.75
10-1-000-001-3690.200 Materials	0.54	-94.75	-41.67	0.33	-470.50	-333.36	-137.14
10-1-000-001-3690.300 T.S. Income - Grants	0.00	0.00	0.00	0.88	-1,239.99	0.00	-1,239.99
Total Tenant Revenue Other	20.25	-3,583.95	-1,185.43	11.22	-15,891.53	-9,483.44	-6,408.09
TOTAL TENANT REVENUE	207.75	-36,771.80	-32,435.43	191.43	-271,059.38	-259,483.44	-11,575.94
OTHER REVENUE							
HUD PH Operating Subsidy							
10-1-000-001-8020.000 Oper Sub - Curr Yr	155.91	-27,596.50	-24,812.50	163.54	-231,570.50	-198,500.00	-33,070.50
Total HUD PH Operating Subsidy	155.91	-27,596.50	-24,812.50	163.54	-231,570.50	-198,500.00	-33,070.50
Other Grants & Investment Income							
10-1-000-001-3404.000 Revenue-other gov grants	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-001-3610.000 Interest Income	3.92	-693.00	0.00	3.28	-4,650.83	0.00	-4,650.83
Total Other Grants & Investment Income	3.92	-693.00	0.00	3.28	-4,650.83	0.00	-4,650.83
Other Revenue							
10-1-000-001-3850.005 Income Other Amps	7.17	-1,268.39	0.00	3.23	-4,577.46	0.00	-4,577.46
10-1-000-001-3850.010 Garbage & Trash Inc	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-001-3850.020 Heat & Cooling Inc	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-001-3850.030 Snow Removal Inc	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-001-3850.050 Landscape & Grds Inc	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-001-3850.070 Electrical Inc	0.00	0.00	-4.17	0.00	0.00	-33.36	33.36
10-1-000-001-3850.080 Plumbing Maint Inc	0.00	0.00	-4.17	0.00	0.00	-33.36	33.36
10-1-000-001-3850.100 Janitorial Inc	0.00	0.00	-4.17	0.00	0.00	-33.36	33.36
10-1-000-001-3850.110 Routine Maint Inc	0.00	0.00	-4.17	0.00	0.00	-33.36	33.36
10-1-000-001-3850.120 Other Mis Cont Inc.	0.00	0.00	0.00	0.95	-1,344.73	0.00	-1,344.73
Total Other Revenue	7.17	-1,268.39	-16.68	4.18	-5,922.19	-133.44	-5,788.75
TOTAL OTHER REVENUE	166.99	-29,557.89	-24,829.18	171.01	-242,143.52	-198,633.44	-43,510.08

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Knox County Housing Authority
INCOME STATEMENT - AMP 1, Moon Towers
November, 2017
Current Period

	<u>Period PUM</u>	<u>Period Amt</u>	<u>Mo Budget</u>	<u>YTD PUM</u>	<u>Current YTD</u>	<u>YTD Budget</u>	<u>Variance</u>
TOTAL REVENUE	374.74	-66,329.69	-57,264.61	362.43	-513,202.90	-458,116.88	-55,086.02
EXPENSES							
ADMINISTRATIVE							
Administrative Salaries & Benefits							
10-1-000-001-4110.000 Admin Salaries	31.03	5,493.16	6,125.00	32.71	46,318.13	49,000.00	-2,681.87
10-1-000-001-4110.001 Salaries Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Administrative Salaries & Benefits	31.03	5,493.16	6,125.00	32.71	46,318.13	49,000.00	-2,681.87
Benefit Contributions - Administrative							
10-1-000-001-4110.500 Emp Benefit-Admin	11.82	2,091.41	2,000.00	10.50	14,872.49	16,000.00	-1,127.51
10-1-000-001-4110.501 Wellness Benefit-Admin	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-001-4110.502 Benefit - Comp Absence	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Benefit Contributions - Admin	11.82	2,091.41	2,000.00	10.50	14,872.49	16,000.00	-1,127.51
Fee Expenses							
10-1-000-001-4120.100 Management Fee Exp	71.01	12,568.77	12,710.75	70.66	100,053.09	101,686.00	-1,632.91
10-1-000-001-4120.200 Asset Mngt Fee Exp	10.00	1,770.00	1,790.00	10.00	14,160.00	14,320.00	-160.00
10-1-000-001-4120.300 Bookkeeping Fee Exp	7.50	1,327.50	1,342.50	7.46	10,567.50	10,740.00	-172.50
10-1-000-001-4171.000 Audit Fee	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Fee Expenses	88.51	15,666.27	15,843.25	88.12	124,780.59	126,746.00	-1,965.41
Advertising & Marketing							
10-1-000-001-4190.650 Advertising	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Advertising & Marketing	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Office Expense							
10-1-000-001-4140.000 Training - Staff	0.00	0.00	333.33	2.10	2,975.62	2,666.64	308.98
10-1-000-001-4180.000 Telephone	0.00	0.00	166.67	0.58	826.72	1,333.36	-506.64
10-1-000-001-4190.100 Postage	0.30	52.44	62.50	0.27	376.85	500.00	-123.15
10-1-000-001-4190.200 Office Supplies	0.10	17.99	41.67	0.28	394.47	333.36	61.11
10-1-000-001-4190.300 Paper Supplies	0.00	0.00	45.83	0.14	204.99	366.64	-161.65
10-1-000-001-4190.400 Printing/printers	0.00	0.00	41.67	0.00	0.00	333.36	-333.36
10-1-000-001-4190.401 Printing Supplies	0.00	0.00	58.33	0.00	0.00	466.64	-466.64
10-1-000-001-4190.500 Printer/Copier Supp-Cont	0.00	0.00	0.00	0.25	358.67	0.00	358.67
10-1-000-001-4190.550 Computers	0.00	0.00	20.83	0.00	0.00	166.64	-166.64
10-1-000-001-4190.600 Publications	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-001-4190.700 Member Dues/Fees	0.70	123.63	41.67	0.94	1,324.04	333.36	990.68
10-1-000-001-4190.800 Internet Services	0.47	83.13	91.67	0.47	665.04	733.36	-68.32
10-1-000-001-4190.850 IT Support	0.00	0.00	41.67	0.07	99.98	333.36	-233.38
Total Office Expense	1.57	277.19	945.84	5.10	7,226.38	7,566.72	-340.34
Legal Expense							
10-1-000-001-4130.000 Legal Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-001-4190.900 Court Costs	0.00	0.00	20.83	0.00	0.00	166.64	-166.64
Total Legal Expense	0.00	0.00	20.83	0.00	0.00	166.64	-166.64
Travel Expense							
10-1-000-001-4120.125 Mileage - Don't Use	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-001-4150.000 Travel - Staff	0.00	0.00	20.83	0.00	0.00	166.64	-166.64
10-1-000-001-4150.010 Travel - Commissioners	0.00	0.00	29.17	0.00	0.00	233.36	-233.36
10-1-000-001-4150.100 Mileage - Admin	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Travel Expense	0.00	0.00	50.00	0.00	0.00	400.00	-400.00

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Knox County Housing Authority
INCOME STATEMENT - AMP 1, Moon Towers
November, 2017
Current Period

	Period PUM	Period Amt	Mo Budget	YTD PUM	Current YTD	YTD Budget	Variance
Other Expense							
10-1-000-001-4120.400 Fee for Service Exp	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-001-4120.500 Other Fees Exp	0.00	0.00	0.00	0.21	300.00	0.00	300.00
10-1-000-001-4140.010 Training-Commissioners	0.00	0.00	62.50	0.00	0.00	500.00	-500.00
10-1-000-001-4160.000 Consulting Services	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-001-4160.500 Translating/Interp Serv.	0.00	0.00	12.50	0.00	0.00	100.00	-100.00
10-1-000-001-4170.000 Accounting Fee	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-001-4190.000 Other Sundry	0.00	0.00	0.00	0.04	59.35	0.00	59.35
10-1-000-001-4190.950 Background Verification	0.12	20.93	0.00	0.19	268.28	0.00	268.28
Total Other Expense	0.12	20.93	75.00	0.44	627.63	600.00	27.63
TOTAL OPERATING EXPENSE - Admin	133.04	23,548.96	25,059.92	136.88	193,825.22	200,479.36	-6,654.14
<u>TENANT SERVICES</u>							
Tenant Services - Salaries & Benefits							
10-1-000-001-4210.000 Ten Services-Salary	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-001-4210.500 Emp Benefit-TenSer	0.00	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	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	0.00
10-1-000-001-4220.100 Ten Ser-Supplies	0.00	0.00	31.25	0.00	0.00	250.00	-250.00
10-1-000-001-4220.110 Ten Ser-Recreation	0.00	0.00	33.33	0.04	61.75	266.64	-204.89
10-1-000-001-4220.120 Ten Ser-Education	0.00	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	0.00
10-1-000-001-4220.140 Ten Ser-Transportation	0.00	0.00	8.33	0.00	0.00	66.64	-66.64
10-1-000-001-4220.155 National Night Out	0.00	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	0.00
10-1-000-001-4220.161 Ten Serv-advertizing	0.00	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	0.00
10-1-000-001-4220.172 Summer Prog Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-001-4220.175 Garden Program Expense	0.00	0.00	20.83	0.67	953.94	166.64	787.30
10-1-000-001-4220.181 Winter Prog Functions	0.00	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	0.00
10-1-000-001-4220.192 GED Prog Supplies	0.00	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	0.00
10-1-000-001-4230.000 ChildCareContract	0.00	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	0.00
10-1-000-001-4230.184 Winter Prog Contracts	0.00	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	0.00
10-1-000-001-4590.100 Cable TV Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Tenant Services - Other	0.00	0.00	93.74	0.72	1,015.69	749.92	265.77
TOTAL TENANT SERVICES EXPENSE	0.00	0.00	93.74	0.72	1,015.69	749.92	265.77
<u>MAINTENANCE & OPERATIONS EXPENSE</u>							
Maintenance - Labor & OT							
10-1-000-001-4410.000 Maintenance - Labor	59.20	10,479.27	10,916.67	62.04	87,853.60	87,333.36	520.24
10-1-000-001-4410.001 Salaries Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-001-4410.100 Maint Labor - OT	0.00	0.00	125.00	0.12	167.97	1,000.00	-832.03
10-1-000-001-4410.200 Maint - Other Amps	0.09	16.58	0.00	0.30	431.02	0.00	431.02
Total Maintenance - Labor & OT	59.30	10,495.85	11,041.67	62.47	88,452.59	88,333.36	119.23

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Knox County Housing Authority
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November, 2017
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	Period PUM	Period Amt	Mo Budget	YTD PUM	Current YTD	YTD Budget	Variance
Benefit Contributions - Maintenance							
10-1-000-001-4410.500 Emp Benefit-Maint	20.52	3,631.86	3,833.33	21.20	30,012.21	30,666.64	-654.43
10-1-000-001-4410.501 Wellness Benefit - Maint	0.00	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	0.00
Total Benefit Contributions - Maint.	20.52	3,631.86	3,833.33	21.20	30,012.21	30,666.64	-654.43
Maintenance - Materials/Supplies							
10-1-000-001-4420.010 Garbage&Trash Supp	0.00	0.00	16.67	0.00	0.00	133.36	-133.36
10-1-000-001-4420.020 Heating&Cooling Supp	0.00	0.00	833.33	7.90	11,184.39	6,666.64	4,517.75
10-1-000-001-4420.030 Snow Removal Suuplies	0.00	0.00	33.33	0.00	0.00	266.64	-266.64
10-1-000-001-4420.031 Gas for Snow Removal	0.00	0.00	16.67	0.00	0.00	133.36	-133.36
10-1-000-001-4420.050 Landscape/Grounds Sup	0.00	0.00	62.50	0.34	482.39	500.00	-17.61
10-1-000-001-4420.051 Gasoline for Mowing	0.48	84.10	25.00	0.17	247.69	200.00	47.69
10-1-000-001-4420.070 Electrical Supplies	1.89	335.08	250.00	1.13	1,595.62	2,000.00	-404.38
10-1-000-001-4420.080 Plumbing Supplies	2.59	458.27	291.67	0.86	1,213.40	2,333.36	-1,119.96
10-1-000-001-4420.090 Extermination Supplies	0.00	0.00	208.33	0.31	440.00	1,666.64	-1,226.64
10-1-000-001-4420.100 Janitorial Supplies	0.89	157.81	416.67	1.67	2,369.43	3,333.36	-963.93
10-1-000-001-4420.110 Routine Maint. Supplies	3.57	631.30	833.33	10.60	15,007.90	6,666.64	8,341.26
10-1-000-001-4420.120 Other Misc Supplies	0.00	0.00	62.50	0.00	0.00	500.00	-500.00
10-1-000-001-4420.125 Mileage	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-001-4420.126 Vehicle Supplies	0.00	0.00	41.67	0.17	235.37	333.36	-97.99
10-1-000-001-4420.130 Securitiy Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Maintenance - Materials/Supplies	9.42	1,666.56	3,091.67	23.15	32,776.19	24,733.36	8,042.83
Maintenance - Contracts							
10-1-000-001-4430.010 Garbage & Trash Con	1.97	348.75	416.67	1.90	2,690.00	3,333.36	-643.36
10-1-000-001-4430.020 Heating & Cooling Cont	0.00	0.00	62.50	2.67	3,777.19	500.00	3,277.19
10-1-000-001-4430.030 Snow Removal Contracts	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-001-4430.040 Elevator Maintenance	20.20	3,575.64	1,166.67	8.14	11,528.20	9,333.36	2,194.84
10-1-000-001-4430.050 Landscape & Grds Cont	0.00	0.00	83.33	0.41	585.00	666.64	-81.64
10-1-000-001-4430.060 Unit Turnaround Con	0.00	0.00	20.83	0.00	0.00	166.64	-166.64
10-1-000-001-4430.070 Electrical Contracts	0.00	0.00	31.25	0.28	401.53	250.00	151.53
10-1-000-001-4430.080 Plumbing Contracts	0.00	0.00	583.33	2.77	3,923.97	4,666.64	-742.67
10-1-000-001-4430.090 Extermination Contracts	10.37	1,836.34	833.33	8.87	12,559.02	6,666.64	5,892.38
10-1-000-001-4430.100 Janitorial Contracts	0.00	0.00	16.67	0.00	0.00	133.36	-133.36
10-1-000-001-4430.110 Routine Mainten Cont	0.00	0.00	416.67	0.53	755.10	3,333.36	-2,578.26
10-1-000-001-4430.120 Other Misc Cont Cost	0.27	47.25	83.33	1.70	2,410.97	666.64	1,744.33
10-1-000-001-4430.121 Laundry Equip Repairs	0.00	0.00	50.00	0.41	580.23	400.00	180.23
10-1-000-001-4430.126 Vehicle Maint Cont	0.00	0.00	25.00	0.00	0.00	200.00	-200.00
10-1-000-001-4431.000 Trash Removal	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Maintenance - Contracts	32.81	5,807.98	3,789.58	27.69	39,211.21	30,316.64	8,894.57
TOTAL MAINTENANCE EXPENSES	122.05	21,602.25	21,756.25	134.50	190,452.20	174,050.00	16,402.20
UTILITIES EXPENSE							
Utilities Expense							
10-1-000-001-4310.000 Water	18.10	3,204.06	1,000.00	4.99	7,063.13	8,000.00	-936.87
10-1-000-001-4315.000 Sewer	20.72	3,667.79	916.67	6.58	9,315.76	7,333.36	1,982.40
10-1-000-001-4320.000 Electric	0.55	97.27	2,083.33	10.74	15,213.24	16,666.64	-1,453.40
10-1-000-001-4330.000 Gas	9.10	1,610.35	3,916.67	9.56	13,535.62	31,333.36	-17,797.74
Total Utilities Expense	48.47	8,579.47	7,916.67	31.87	45,127.75	63,333.36	-18,205.61
TOTAL UTILITIES EXPENSE	48.47	8,579.47	7,916.67	31.87	45,127.75	63,333.36	-18,205.61

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Knox County Housing Authority
INCOME STATEMENT - AMP 1, Moon Towers
November, 2017
Current Period

	Period PUM	Period Amt	Mo Budget	YTD PUM	Current YTD	YTD Budget	Variance
<u>TOTAL PROTECTIVE SERVICES EXPENSE</u>							
Protective Services - Contract							
10-1-000-001-4480.000 Police Contract	4.66	824.63	166.67	1.51	2,132.08	1,333.36	798.72
10-1-000-001-4480.100 ADT Contract	0.00	0.00	75.00	0.21	293.18	600.00	-306.82
10-1-000-001-4480.500 Security Contract	0.98	174.00	62.50	1.08	1,532.40	500.00	1,032.40
Total Protective Services - Contract	5.64	998.63	304.17	2.79	3,957.66	2,433.36	1,524.30
TOTAL PROTECTIVE SERVICES EXPENSE	5.64	998.63	304.17	2.79	3,957.66	2,433.36	1,524.30
<u>INSURANCE PREMIUMS EXPENSE</u>							
Insurance Expenses							
10-1-000-001-4510.000 Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-001-4510.010 Property	14.90	2,636.69	2,666.67	14.90	21,093.52	21,333.36	-239.84
10-1-000-001-4510.015 Equipment Insurance	0.63	111.99	116.67	0.63	895.92	933.36	-37.44
10-1-000-001-4510.020 Liability Insurance	2.43	430.72	433.33	2.43	3,445.76	3,466.64	-20.88
10-1-000-001-4510.025 PE & PO Insurance	1.24	219.82	225.00	1.24	1,758.56	1,800.00	-41.44
10-1-000-001-4510.030 Work Comp Insurance	3.10	548.21	550.00	3.10	4,385.68	4,400.00	-14.32
10-1-000-001-4510.035 Auto Insurance	0.30	52.25	54.17	0.30	418.00	433.36	-15.36
10-1-000-001-4510.040 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Insurance Expenses	22.60	3,999.68	4,045.84	22.60	31,997.44	32,366.72	-369.28
TOTAL INSURANCE PREMIUMS EXPENSE	22.60	3,999.68	4,045.84	22.60	31,997.44	32,366.72	-369.28
<u>GENERAL EXPENSES</u>							
General Expenses							
10-1-000-001-4530.000 Term Leave Pay	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-001-4590.000 Other General	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-001-4595.000 Compensated Absences	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total General Expenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Payment In Lieu Of Taxes - PILOT Tax							
10-1-000-001-4520.000 Pay in lieu of Tax	13.90	2,460.84	3,916.67	14.83	21,004.01	31,333.36	-10,329.35
Total Payment In Lieu Of Taxes - PILOT	13.90	2,460.84	3,916.67	14.83	21,004.01	31,333.36	-10,329.35
Bad Debt Write-Offs - Tenant Rents							
10-1-000-001-4570.000 Collection Losses	23.27	4,119.50	291.67	2.39	3,377.40	2,333.36	1,044.04
Total Bad Debt Write-Offs - Tenant Rents	23.27	4,119.50	291.67	2.39	3,377.40	2,333.36	1,044.04
TOTAL OTHER GENERAL EXPENSES	37.18	6,580.34	4,208.34	17.22	24,381.41	33,666.72	-9,285.31
<u>INTEREST EXP & AMORTIZATION COST</u>							
Interest Expense							
10-1-000-001-5230.100 Int on DSF Invest	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Interest Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL INTEREST EXP & AMORT COST	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL OPERATING EXPENSE	368.98	65,309.33	63,384.93	346.58	490,757.37	507,079.44	-16,322.07
NET (REVENUE)/EXPENSE	5.76	-1,020.36	6,120.32	15.85	-22,445.53	48,962.56	-71,408.09

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Knox County Housing Authority
INCOME STATEMENT - AMP 1, Moon Towers
November, 2017
Current Period

	Period PUM	Period Amt	Mo Budget	YTD PUM	Current YTD	YTD Budget	Variance
<u>MISCELLANEOUS EXPENSE</u>							
Extraordinary Expense							
10-1-000-001-4610.010 Extraordinary Labor	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-001-4610.020 Extraordinary Materials	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-001-4610.030 Extraordinary Contract	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Extraordinary Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Casualty Losses - Non-capitalized							
10-1-000-001-4620.010 Casualty Labor	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-001-4620.020 Casualty Materials	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-001-4620.030 Casualty Contract Costs	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-001-4620.040 Insur Proceeds	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Casualty Losses - Non-capitalized	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Depreciation Expense							
10-1-000-001-4800.000 Depreciation Exp MT	159.65	28,257.74	33,333.33	159.65	226,061.92	266,666.64	-40,604.72
Total Depreciation Expense	159.65	28,257.74	33,333.33	159.65	226,061.92	266,666.64	-40,604.72
TOTAL MISCELLANEOUS EXPENSES	159.65	28,257.74	33,333.33	159.65	226,061.92	266,666.64	-40,604.72
TOTAL EXPENSES	153.88	27,237.38	39,453.65	143.80	203,616.39	315,629.20	-112,012.81
<u>OTHER FINANCING SOURCES (USES)</u>							
Operating Transfers In/Out							
10-1-000-001-7010.000 Prov Oper Reserve	0.00	0.00	-6,120.33	0.00	0.00	-48,962.64	48,962.64
10-1-000-001-9111.000 Operating Xfers In/Out	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Operating Transfers In/Out	0.00	0.00	-6,120.33	0.00	0.00	-48,962.64	48,962.64
TOTAL OTHER FINANCING SOURCES (USES)	0.00	0.00	-6,120.33	0.00	0.00	-48,962.64	48,962.64
EXCESS (REVENUE)/EXPENSE	153.88	27,237.38	33,333.32	143.80	203,616.39	266,666.56	-63,050.17

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Knox County Housing Authority
INCOME STATEMENT - AMP 2, Family Sites
November, 2017
Current Period

	Period PUM	Period Amt	Mo Budget	YTD PUM	Current YTD	YTD Budget	Variance
REVENUE							
pum	1.00	190.00	190.00	1.00	1,520.00	1,520.00	0.00
TENANT REVENUE							
Tenant Rent Revenue							
10-1-000-002-3110.000 Dwelling Rent	78.87	-14,985.00	-17,500.00	80.34	-122,124.25	-140,000.00	17,875.75
10-1-000-002-3111.000 Utility Allowance	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Tenant Rent Revenue	78.87	-14,985.00	-17,500.00	80.34	-122,124.25	-140,000.00	17,875.75
Tenant Revenue - Other							
10-1-000-002-3190.000 Nondwell Rent	0.00	0.00	-25.00	0.00	0.00	-200.00	200.00
10-1-000-002-3690.000 Other Income	0.42	-80.00	-83.33	0.63	-962.70	-666.64	-296.06
10-1-000-002-3690.100 Late Fees	3.55	-675.00	-666.67	3.90	-5,925.00	-5,333.36	-591.64
10-1-000-002-3690.120 Violation Fees	0.74	-140.00	-583.33	2.07	-3,150.00	-4,666.64	1,516.64
10-1-000-002-3690.130 Court Cost Fees	0.00	0.00	-25.00	0.00	0.00	-200.00	200.00
10-1-000-002-3690.140 Returned Check Charge	0.13	-25.00	-8.33	0.05	-75.00	-66.64	-8.36
10-1-000-002-3690.180 Labor	4.86	-923.75	-1,333.33	4.96	-7,537.67	-10,666.64	3,128.97
10-1-000-002-3690.200 Materials	1.30	-247.50	-750.00	3.07	-4,671.53	-6,000.00	1,328.47
10-1-000-002-3690.300 T.S. Income - Grants	0.00	0.00	-333.33	0.56	-851.00	-2,666.64	1,815.64
Total Tenant Revenue Other	11.01	-2,091.25	-3,808.32	15.25	-23,172.90	-30,466.56	7,293.66
TOTAL TENANT REVENUE	89.88	-17,076.25	-21,308.32	95.59	-145,297.15	-170,466.56	25,169.41
OTHER REVENUE							
HUD PH Operating Subsidy							
10-1-000-002-8020.000 Oper Sub - Curr Yr	326.10	-61,958.50	-56,250.00	325.69	-495,049.50	-450,000.00	-45,049.50
Total HUD PH Operating Subsidy	326.10	-61,958.50	-56,250.00	325.69	-495,049.50	-450,000.00	-45,049.50
Other Grants & Investment Income							
10-1-000-002-3404.000 Revenue-other gov grants	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-002-3404.010 Other Inc - Operations	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-002-3610.000 Interest Income	3.03	-575.17	-8.33	2.58	-3,922.43	-66.64	-3,855.79
Total Other Grants & Investment Income	3.03	-575.17	-8.33	2.58	-3,922.43	-66.64	-3,855.79
Other Revenue							
10-1-000-002-3195.000 Day Care Income	0.00	0.00	-208.33	0.58	-875.00	-1,666.64	791.64
10-1-000-002-3850.005 Income Other Amps	0.60	-113.40	0.00	2.73	-4,144.08	0.00	-4,144.08
10-1-000-002-3850.010 Garbage & Trash Inc	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-002-3850.020 Heating & Cooling Inc	0.00	0.00	-20.83	0.00	0.00	-166.64	166.64
10-1-000-002-3850.030 Snow Removal Inc	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-002-3850.040 Elevator Main Inc	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-002-3850.050 Landscape&Grds Inc	0.00	0.00	-41.67	0.00	0.00	-333.36	333.36
10-1-000-002-3850.060 Unit Turnaround Inc	0.00	0.00	-83.33	0.00	0.00	-666.64	666.64
10-1-000-002-3850.070 Electrical Inc	0.00	0.00	-12.50	0.00	0.00	-100.00	100.00
10-1-000-002-3850.080 Plumbing Inc	0.00	0.00	-12.50	0.00	0.00	-100.00	100.00
10-1-000-002-3850.100 Janitorial Inc	0.00	0.00	-12.50	0.00	0.00	-100.00	100.00
10-1-000-002-3850.110 Routine Main Inc	0.00	0.00	-41.67	0.00	0.00	-333.36	333.36
10-1-000-002-3850.120 Other Misc Inc	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Other Revenue	0.60	-113.40	-433.33	3.30	-5,019.08	-3,466.64	-1,552.44
TOTAL OTHER REVENUE	329.72	-62,647.07	-56,691.66	331.57	-503,991.01	-453,533.28	-50,457.73
TOTAL REVENUE	419.60	-79,723.32	-77,999.98	427.16	-649,288.16	-623,999.84	-25,288.32

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Knox County Housing Authority
INCOME STATEMENT - AMP 2, Family Sites
November, 2017
Current Period

	Period PUM	Period Amt	Mo Budget	YTD PUM	Current YTD	YTD Budget	Variance
EXPENSES							
ADMINISTRATIVE							
Administrative Salaries & Benefits							
10-1-000-002-4110.000 Admin Salaries	43.27	8,221.84	9,166.67	45.42	69,035.05	73,333.36	-4,298.31
10-1-000-002-4110.001 Salaries Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Administrative Salaries & Benefits	43.27	8,221.84	9,166.67	45.42	69,035.05	73,333.36	-4,298.31
Benefit Contributions - Administrative							
10-1-000-002-4110.500 Emp Benefit - Admin	14.89	2,828.51	3,583.33	15.35	23,325.16	28,666.64	-5,341.48
10-1-000-002-4110.501 Wellness Benefit-Admin	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-002-4110.502 Benefit - Comp Absence	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Benefit Contributions - Admin	14.89	2,828.51	3,583.33	15.35	23,325.16	28,666.64	-5,341.48
Fee Expenses							
10-1-000-002-4120.100 Management Fee Exp	66.90	12,710.79	13,491.92	69.70	105,946.92	107,935.36	-1,988.44
10-1-000-002-4120.200 Asset Mgt Fee Exp	10.00	1,900.00	1,900.00	10.00	15,200.00	15,200.00	0.00
10-1-000-002-4120.300 Bookkeeping Fee Exp	7.07	1,342.50	1,425.00	7.36	11,190.00	11,400.00	-210.00
10-1-000-002-4171.000 Audit Fee	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Fee Expenses	83.96	15,953.29	16,816.92	87.06	132,336.92	134,535.36	-2,198.44
Advertising & Marketing							
10-1-000-002-4190.650 Advertising	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Advertising & Marketing	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Office Expense							
10-1-000-002-4140.000 Training - Staff	1.55	295.00	833.33	3.12	4,749.01	6,666.64	-1,917.63
10-1-000-002-4180.000 Telephone	1.77	335.63	333.33	1.91	2,898.61	2,666.64	231.97
10-1-000-002-4190.100 Postage	0.80	152.38	225.00	0.94	1,425.66	1,800.00	-374.34
10-1-000-002-4190.200 Office Supplies	0.78	148.79	41.67	0.40	609.20	333.36	275.84
10-1-000-002-4190.300 Paper Supplies	0.38	72.40	83.33	0.23	351.30	666.64	-315.34
10-1-000-002-4190.400 Printing/printers	0.00	0.00	125.00	0.00	0.00	1,000.00	-1,000.00
10-1-000-002-4190.401 Printing Supplies	0.00	0.00	83.33	0.19	294.56	666.64	-372.08
10-1-000-002-4190.500 Printer/Copier Supp-Cont	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-002-4190.550 Computers	0.00	0.00	250.00	0.00	0.00	2,000.00	-2,000.00
10-1-000-002-4190.600 Publications	0.00	0.00	8.33	0.00	0.00	66.64	-66.64
10-1-000-002-4190.700 Member Dues/Fees	0.68	129.37	41.67	0.68	1,034.96	333.36	701.60
10-1-000-002-4190.800 Internet Services	2.27	430.37	416.67	2.17	3,304.10	3,333.36	-29.26
10-1-000-002-4190.850 IT Support	0.00	0.00	83.33	0.37	559.56	666.64	-107.08
Total Office Expense	8.23	1,563.94	2,524.99	10.02	15,226.96	20,199.92	-4,972.96
Legal Expense							
10-1-000-002-4130.000 Legal Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-002-4190.900 Court Costs	0.00	0.00	20.83	0.00	0.00	166.64	-166.64
Total Legal Expense	0.00	0.00	20.83	0.00	0.00	166.64	-166.64
Travel Expense							
10-1-000-002-4150.000 Travel - Staff	0.00	0.00	83.33	0.00	0.00	666.64	-666.64
10-1-000-002-4150.010 Travel - Commissioners	0.00	0.00	41.67	0.00	0.00	333.36	-333.36
10-1-000-002-4150.100 Mileage - Admin	0.00	0.00	83.33	0.22	337.34	666.64	-329.30
Total Travel Expense	0.00	0.00	208.33	0.22	337.34	1,666.64	-1,329.30

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Knox County Housing Authority
INCOME STATEMENT - AMP 2, Family Sites
November, 2017
Current Period

	Period PUM	Period Amt	Mo Budget	YTD PUM	Current YTD	YTD Budget	Variance
Other Expense							
10-1-000-002-4120.400 Front Line Fee Exp	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-002-4120.500 Other Fee Exp	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-002-4140.010 Training-Commissioners	0.00	0.00	66.67	0.00	0.00	533.36	-533.36
10-1-000-002-4160.000 Consulting Services	0.00	0.00	125.00	0.00	0.00	1,000.00	-1,000.00
10-1-000-002-4160.500 Translating/Interp Serv.	0.00	0.00	41.67	0.00	0.00	333.36	-333.36
10-1-000-002-4170.000 Accounting Fee	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-002-4190.000 Other Sundry	0.00	0.00	58.33	0.14	219.73	466.64	-246.91
10-1-000-002-4190.950 Background Verification	0.36	68.72	145.83	0.25	384.43	1,166.64	-782.21
Total Other Expense	0.36	68.72	437.50	0.40	604.16	3,500.00	-2,895.84
TOTAL OPERATING EXPENSE - Admin	150.72	28,636.30	32,758.57	158.46	240,865.59	262,068.56	-21,202.97
TENANT SERVICES							
Tenant Services - Salaries & Benefits							
10-1-000-002-4210.000 Ten Services-Salary	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-002-4210.500 Emp Benfit-TenSer	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-002-4215.000 T.S. - Part Time Pay	0.00	0.00	250.00	2.22	3,378.38	2,000.00	1,378.38
10-1-000-002-4215.500 T.S. - Part Time Benefits	0.00	0.00	75.00	0.22	334.45	600.00	-265.55
Total Ten. Ser. - Salaries & Benefits	0.00	0.00	325.00	2.44	3,712.83	2,600.00	1,112.83
Tenant Services - Other							
10-1-000-002-4220.000 Ten Ser-Incentives	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-002-4220.100 Ten Ser-Supplies	0.00	0.00	83.33	0.59	896.85	666.64	230.21
10-1-000-002-4220.110 Ten Ser-Recreation	0.11	20.91	41.67	0.01	20.91	333.36	-312.45
10-1-000-002-4220.120 Ten Ser-Education	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-002-4220.125 Ten Ser-Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-002-4220.130 Ten Ser-Phone	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-002-4220.140 Ten Ser-Transportation	0.00	0.00	83.33	0.00	0.00	666.64	-666.64
10-1-000-002-4220.150 Ten Ser-Boat Regatta	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-002-4220.155 National Night Out	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-002-4220.156 Bike Repair	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-002-4220.160 TenSer-Printing&Postage	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-002-4220.161 Ten Serv-advertizing	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-002-4220.170 After School Prog Exp	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-002-4220.171 Summer Prog-Functions	0.00	0.00	208.33	0.28	432.32	1,666.64	-1,234.32
10-1-000-002-4220.172 Summer Prog-Supplies	0.00	0.00	104.17	0.22	334.91	833.36	-498.45
10-1-000-002-4220.173 T.S - Fingerprinting	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-002-4220.175 Garden Program Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-002-4220.181 Winter Prog Functions	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-002-4220.182 Winter Prog Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-002-4220.192 GED Prog Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-002-4220.200 Emergency Shelter	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-002-4230.000 Child Care Contract	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-002-4230.174 Summer Prog Contracts	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-002-4230.184 Winter Prog Contracts	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-002-4230.194 GED Contracts	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-002-4230.195 GED Testing	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Tenant Services - Other	0.11	20.91	520.83	1.11	1,684.99	4,166.64	-2,481.65
TOTAL TENANT SERVICES EXPENSE	0.11	20.91	845.83	3.55	5,397.82	6,766.64	-1,368.82

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Knox County Housing Authority
INCOME STATEMENT - AMP 2, Family Sites
November, 2017
Current Period

	Period PUM	Period Amt	Mo Budget	YTD PUM	Current YTD	YTD Budget	Variance
<u>MAINTENANCE & OPERATIONS EXPENSE</u>							
Maintenance - Labor & OT							
10-1-000-002-4410.000 Maintenance - Labor	93.08	17,685.92	20,500.00	106.40	161,727.40	164,000.00	-2,272.60
10-1-000-002-4410.001 Salaries Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-002-4410.100 Maint Labor - OT	0.00	0.00	291.67	0.39	588.48	2,333.36	-1,744.88
10-1-000-002-4410.200 Maint - Other Amps	12.20	2,317.89	0.00	3.95	5,999.54	0.00	5,999.54
10-1-000-002-4410.300 Maintenance - Seasonal	2.78	528.00	583.33	7.60	11,558.26	4,666.64	6,891.62
Total Maintenance - Labor & OT	108.06	20,531.81	21,375.00	118.34	179,873.68	171,000.00	8,873.68
Benefit Contributions - Maintenance							
10-1-000-002-4410.500 Emp Benefit - Maint	30.82	5,856.65	7,916.67	38.59	58,663.58	63,333.36	-4,669.78
10-1-000-002-4410.501 Wellness Benefit - Maint	0.00	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	0.00
10-1-000-002-4410.503 Emp Benefit - Seasonal	0.28	52.28	62.50	0.75	1,144.28	500.00	644.28
Total Benefit Contributions - Maint.	31.10	5,908.93	7,979.17	39.35	59,807.86	63,833.36	-4,025.50
Maintenance - Materials/Supplies							
10-1-000-002-4420.010 Garbage&Trash Supp	0.05	10.00	8.33	0.03	38.76	66.64	-27.88
10-1-000-002-4420.020 Heating&Cooling Supp	0.00	0.00	208.33	0.94	1,433.55	1,666.64	-233.09
10-1-000-002-4420.030 Snow Removal Supplies	0.00	0.00	25.00	0.00	0.00	200.00	-200.00
10-1-000-002-4420.031 Gas for Snow Removal	0.00	0.00	4.17	0.00	0.00	33.36	-33.36
10-1-000-002-4420.040 Roofing Contract	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-002-4420.050 Landscape/Grounds Sup	0.00	0.00	125.00	0.89	1,345.77	1,000.00	345.77
10-1-000-002-4420.051 Gasoline for mowing	0.38	72.94	83.33	0.55	840.94	666.64	174.30
10-1-000-002-4420.070 Electrical Supplies	1.91	363.72	333.33	1.80	2,739.94	2,666.64	73.30
10-1-000-002-4420.080 Plumbing Supplies	0.00	0.00	416.67	0.97	1,481.74	3,333.36	-1,851.62
10-1-000-002-4420.090 Extermination Supplies	0.90	171.33	41.67	0.14	216.19	333.36	-117.17
10-1-000-002-4420.100 Janitorial Supplies	0.75	141.79	250.00	0.79	1,196.80	2,000.00	-803.20
10-1-000-002-4420.110 Routine Maint. Supplies	10.11	1,921.31	1,750.00	7.02	10,677.85	14,000.00	-3,322.15
10-1-000-002-4420.120 Other Misc. Supplies	0.00	0.00	16.67	0.03	49.31	133.36	-84.05
10-1-000-002-4420.125 Mileage	0.00	0.00	25.00	0.00	0.00	200.00	-200.00
10-1-000-002-4420.126 Vehicle Supplies	2.50	475.22	375.00	2.08	3,159.30	3,000.00	159.30
10-1-000-002-4420.130 Security Supplies	0.00	0.00	41.67	0.00	0.00	333.36	-333.36
Total Maintenance - Materials/Supplies	16.61	3,156.31	3,704.17	15.25	23,180.15	29,633.36	-6,453.21
Maintenance - Contracts							
10-1-000-002-4430.010 Refuse	0.19	35.68	41.67	0.07	108.25	333.36	-225.11
10-1-000-002-4430.010 Garbage&Trash Cont	0.53	100.00	108.33	0.86	1,310.00	866.64	443.36
10-1-000-002-4430.020 Heating&Cooling Cont	0.00	0.00	25.00	0.00	0.00	200.00	-200.00
10-1-000-002-4430.030 Snow Removal Contracts	0.00	0.00	20.83	0.00	0.00	166.64	-166.64
10-1-000-002-4430.050 Landscape & Grds Cont	0.00	0.00	83.33	0.40	604.14	666.64	-62.50
10-1-000-002-4430.060 Unit Turnaround Cont	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-002-4430.070 Electrical Contracts	0.00	0.00	41.67	0.12	178.08	333.36	-155.28
10-1-000-002-4430.080 Plumbing Contracts	0.00	0.00	416.67	0.00	0.00	3,333.36	-3,333.36
10-1-000-002-4430.090 Extermination Contracts	5.63	1,069.04	833.33	4.15	6,308.64	6,666.64	-358.00
10-1-000-002-4430.100 Reg Contracts	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-002-4430.110 Routine Maint Contr	0.00	0.00	208.33	1.77	2,691.68	1,666.64	1,025.04
10-1-000-002-4430.120 Other Misc Cont Cost	0.00	0.00	83.33	8.16	12,400.00	666.64	11,733.36
10-1-000-002-4430.126 Vehicle Maint Cont	0.00	0.00	6,666.67	0.76	1,149.04	53,333.36	-52,184.32
10-1-000-002-4431.000 Trash Removal	0.00	0.00	16.67	0.00	0.00	133.36	-133.36
Total Maintenance - Contracts	6.34	1,204.72	8,545.83	16.28	24,749.83	68,366.64	-43,616.81
TOTAL MAINTENANCE EXPENSES	162.11	30,801.77	41,604.17	189.22	287,611.52	332,833.36	-45,221.84

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Knox County Housing Authority
INCOME STATEMENT - AMP 2, Family Sites
November, 2017
Current Period

	Period PUM	Period Amt	Mo Budget	YTD PUM	Current YTD	YTD Budget	Variance
<u>UTILITIES EXPENSE</u>							
Utilities Expense							
10-1-000-002-4310.000 Water	2.22	422.46	250.00	0.63	964.62	2,000.00	-1,035.38
10-1-000-002-4315.000 Sewer	0.09	17.40	37.50	0.06	92.32	300.00	-207.68
10-1-000-002-4320.000 Electric	1.45	276.10	1,166.67	3.33	5,054.93	9,333.36	-4,278.43
10-1-000-002-4330.000 Gas	1.00	190.58	833.33	0.85	-1,292.57	6,666.64	-7,959.21
Total Utilities Expense	4.77	906.54	2,287.50	3.17	4,819.30	18,300.00	-13,480.70
TOTAL UTILITIES EXPENSE	4.77	906.54	2,287.50	3.17	4,819.30	18,300.00	-13,480.70
<u>TOTAL PROTECTIVE SERVICES EXPENSE</u>							
Protective Services - Contract							
10-1-000-002-4480.000 Police Contract	4.34	824.64	250.00	1.40	2,132.10	2,000.00	132.10
10-1-000-002-4480.100 ADT Contract	0.00	0.00	166.67	0.59	903.72	1,333.36	-429.64
10-1-000-002-4480.500 Security Contract	0.00	0.00	1,250.00	3.43	5,208.00	10,000.00	-4,792.00
Total Protective Services - Contract	4.34	824.64	1,666.67	5.42	8,243.82	13,333.36	-5,089.54
TOTAL PROTECTIVE SERVICES EXPENSE	4.34	824.64	1,666.67	5.42	8,243.82	13,333.36	-5,089.54
<u>INSURANCE PREMIUMS EXPENSE</u>							
Insurance Expenses							
10-1-000-002-4510.000 Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-002-4510.010 Property Ins	10.32	1,960.62	2,000.00	10.32	15,684.96	16,000.00	-315.04
10-1-000-002-4510.015 Equipment Insurance	0.63	118.88	129.17	0.63	951.04	1,033.36	-82.32
10-1-000-002-4510.020 Liability Ins	2.41	457.19	466.67	2.41	3,657.52	3,733.36	-75.84
10-1-000-002-4510.025 PE & PO Insurance	1.93	366.93	375.00	1.93	2,935.44	3,000.00	-64.56
10-1-000-002-4510.030 Work Comp Insurance	7.88	1,496.97	1,508.33	7.88	11,975.76	12,066.64	-90.88
10-1-000-002-4510.035 Auto Insurance	1.68	318.25	325.00	1.68	2,546.00	2,600.00	-54.00
10-1-000-002-4510.040 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Insurance Expenses	24.84	4,718.84	4,804.17	24.84	37,750.72	38,433.36	-682.64
TOTAL INSURANCE PREMIUMS EXPENSE	24.84	4,718.84	4,804.17	24.84	37,750.72	38,433.36	-682.64
<u>GENERAL EXPENSES</u>							
General Expenses							
10-1-000-002-4530.000 Term Leave Pay	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-002-4590.000 Other General	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-002-4595.000 Compensated Absences	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total General Expenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Payment In Lieu Of Taxes - PILOT Tax							
10-1-000-002-4520.000 Pay in lieu of Tax	7.39	1,404.28	2,297.50	7.71	11,719.67	18,380.00	-6,660.33
Total Payment In Lieu Of Taxes - PILOT	7.39	1,404.28	2,297.50	7.71	11,719.67	18,380.00	-6,660.33
Bad Debt Write-Offs - Tenant Rents							
10-1-000-002-4570.000 Collection Losses	38.74	7,360.73	2,083.33	1.33	-2,027.75	16,666.64	-18,694.39
Total Bad Debt Write-Offs - Tenant Rents	38.74	7,360.73	2,083.33	1.33	-2,027.75	16,666.64	-18,694.39
TOTAL OTHER GENERAL EXPENSES	46.13	8,765.01	4,380.83	6.38	9,691.92	35,046.64	-25,354.72

INTEREST EXP & AMORTIZATION COST

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Knox County Housing Authority
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	Period PUM	Period Amt	Mo Budget	YTD PUM	Current YTD	YTD Budget	Variance
Interest Expense							
Total Interest Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL INTEREST EXP & AMORT COST	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL OPERATING EXPENSE	393.02	74,674.01	88,347.74	391.04	594,380.69	706,781.92	-112,401.23
NET (REVENUE)/EXPENSE	26.58	-5,049.31	10,347.76	36.12	-54,907.47	82,782.08	-137,689.55
<u>MISCELLANEOUS EXPENSE</u>							
Extraordinary Expense							
10-1-000-002-4610.010 Extraordinary Labor	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-002-4610.020 Extraordinary Materials	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-002-4610.030 Extraordinary Contract	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Extraordinary Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Casualty Losses - Non-capitalized							
10-1-000-002-4620.010 Casualty Labor	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-002-4620.020 Casualty Materials	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-002-4620.030 Casualty Contract Costs	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-002-4620.040 Insur Proceeds	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Casualty Losses - Non-capitalized	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Depreciation Expense							
10-1-000-002-4800.000 Depreciation Exp Fam	116.74	22,181.52	27,083.33	116.74	177,452.16	216,666.64	-39,214.48
Total Depreciation Expense	116.74	22,181.52	27,083.33	116.74	177,452.16	216,666.64	-39,214.48
TOTAL MISCELLANEOUS EXPENSES	116.74	22,181.52	27,083.33	116.74	177,452.16	216,666.64	-39,214.48
TOTAL EXPENSES	90.17	17,132.21	37,431.09	80.62	122,544.69	299,448.72	-176,904.03
<u>OTHER FINANCING SOURCES (USES)</u>							
Operating Transfers In/Out							
10-1-000-002-7010.000 Prov Oper Reserve	0.00	0.00	-10,347.75	0.00	0.00	-82,782.00	82,782.00
10-1-000-002-9111.000 Operation Xfers In/Out	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Operating Transfers In/Out	0.00	0.00	-10,347.75	0.00	0.00	-82,782.00	82,782.00
TOTAL OTHER FINANCING SOURCES (USES)	0.00	0.00	-10,347.75	0.00	0.00	-82,782.00	82,782.00
EXCESS (REVENUE)/EXPENSE	90.17	17,132.21	27,083.34	80.62	122,544.69	216,666.72	-94,122.03

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Knox County Housing Authority
INCOME STATEMENT - AMP 3, Bluebell
November, 2017
Current Period

	Period PUM	Period Amt	Mo Budget	YTD PUM	Current YTD	YTD Budget	Variance
REVENUE							
pum	1.00	51.00	51.00	1.00	408.00	408.00	0.00
TENANT REVENUE							
Tenant Rent Revenue							
10-1-000-006-3110.000 Dwelling Rent	263.88	-13,458.00	-13,750.00	273.89	-111,749.00	-110,000.00	-1,749.00
10-1-000-006-3111.000 Utility Allowance	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Tenant Rent Revenue	263.88	-13,458.00	-13,750.00	273.89	-111,749.00	-110,000.00	-1,749.00
Tenant Revenue - Other							
10-1-000-006-3120.000 Ecess Utilities	0.00	0.00	-6.25	0.00	0.00	-50.00	50.00
10-1-000-006-3190.000 Nondwell Rent	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-006-3690.000 Other Income	1.18	-60.00	-8.33	0.24	-99.00	-66.64	-32.36
10-1-000-006-3690.100 Late Fees	0.98	-50.00	-4.17	0.43	-175.00	-33.36	-141.64
10-1-000-006-3690.120 Violation Fees	0.00	0.00	-4.17	0.00	0.00	-33.36	33.36
10-1-000-006-3690.140 Returned Check Charge	0.00	0.00	-4.17	0.00	0.00	-33.36	33.36
10-1-000-006-3690.150 Laundry Income	11.53	-588.00	-541.67	10.54	-4,300.50	-4,333.36	32.86
10-1-000-006-3690.160 Vending Machine Inc	0.26	-13.44	-12.50	0.43	-176.70	-100.00	-76.70
10-1-000-006-3690.180 Labor	0.49	-25.00	-25.00	0.56	-227.50	-200.00	-27.50
10-1-000-006-3690.200 Materials	0.30	-15.55	-8.33	0.19	-79.42	-66.64	-12.78
Total Tenant Revenue Other	14.74	-751.99	-614.59	12.40	-5,058.12	-4,916.72	-141.40
TOTAL TENANT REVENUE	278.63	-14,209.99	-14,364.59	286.29	-116,807.12	-114,916.72	-1,890.40
OTHER REVENUE							
HUD/Other Grants & Investment Income							
10-1-000-006-3404.000 Revenue-other gov grants	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-006-3404.010 Other Inc - Operations	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-006-3610.000 Interest Income	2.64	-134.67	-4.17	2.30	-939.83	-33.36	-906.47
10-1-000-006-8020.000 Oper Sub - Curr Yr	85.85	-4,378.50	-4,118.46	91.10	-37,170.50	-32,947.68	-4,222.82
Total HUD/Other Grants & Invest Income	88.49	-4,513.17	-4,122.63	93.41	-38,110.33	-32,981.04	-5,129.29
Other Revenue							
10-1-000-006-3850.000 Inspection(s) Income	0.00	0.00	-25.00	0.53	-216.00	-200.00	-16.00
10-1-000-006-3850.005 Income Other Amps	22.78	-1,161.78	0.00	10.24	-4,179.68	0.00	-4,179.68
10-1-000-006-3850.010 Garbage&Trash Inc	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-006-3850.020 Htg & Cooling Inc	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-006-3850.030 Snow Removal Inc	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-006-3850.040 Elevator Maint Inc	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-006-3850.050 Landscape&Grds Inc	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-006-3850.060 Unit Turnaround Inc	0.00	0.00	-41.67	0.00	0.00	-333.36	333.36
10-1-000-006-3850.070 Electric Inc	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-006-3850.080 Plumbing Inc	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-006-3850.090 Exterminator Inc	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-006-3850.100 Janitorial Inc	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-006-3850.110 Routine Main. Inc	0.00	0.00	-4.17	0.00	0.00	-33.36	33.36
10-1-000-006-3850.120 Other Misc Inc	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Other Revenue	22.78	-1,161.78	-70.84	10.77	-4,395.68	-566.72	-3,828.96
TOTAL OTHER REVENUE	111.27	-5,674.95	-4,193.47	104.18	-42,506.01	-33,547.76	-8,958.25
TOTAL REVENUE	389.90	-19,884.94	-18,558.06	390.47	-159,313.13	-148,464.48	-10,848.65

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Knox County Housing Authority
INCOME STATEMENT - AMP 3, Bluebell
November, 2017
Current Period

	Period PUM	Period Amt	Mo Budget	YTD PUM	Current YTD	YTD Budget	Variance
EXPENSES							
ADMINISTRATIVE							
Administrative Salaries & Benefits							
10-1-000-006-4110.000 Admin Salaries	63.22	3,224.24	3,583.33	70.47	28,750.04	28,666.64	83.40
10-1-000-006-4110.001 Salaries Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Administrative Salaries & Benefits	63.22	3,224.24	3,583.33	70.47	28,750.04	28,666.64	83.40
Benefit Contributions - Administrative							
10-1-000-006-4110.500 Emp Benefit - Admin	21.57	1,099.89	1,350.00	23.20	9,465.22	10,800.00	-1,334.78
10-1-000-006-4110.501 Wellness Benefit-Admin	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-006-4110.502 Benefit - Comp Absence	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Benefit Contributions - Admin	21.57	1,099.89	1,350.00	23.20	9,465.22	10,800.00	-1,334.78
Fee Expenses							
10-1-000-006-4120.100 Management Fee Exp	71.01	3,621.51	3,387.42	70.31	28,688.04	27,099.36	1,588.68
10-1-000-006-4120.200 Asset Mngt Fee Exp	10.00	510.00	510.00	10.00	4,080.00	4,080.00	0.00
10-1-000-006-4120.300 Bookkeeping Exp	7.50	382.50	382.50	7.43	3,030.00	3,060.00	-30.00
10-1-000-006-4171.000 Audit Fee	0.00	0.00	29.17	0.00	0.00	233.36	-233.36
Total Fee Expenses	88.51	4,514.01	4,309.09	87.74	35,798.04	34,472.72	1,325.32
Advertising & Marketing							
10-1-000-006-4190.650 Advertising	0.00	0.00	4.17	0.00	0.00	33.36	-33.36
Total Advertising & Marketing	0.00	0.00	4.17	0.00	0.00	33.36	-33.36
Office Expense							
10-1-000-006-4140.000 Training - Staff	9.61	489.91	166.67	3.17	1,293.62	1,333.36	-39.74
10-1-000-006-4180.000 Telephone	9.79	499.51	308.33	9.08	3,706.32	2,466.64	1,239.68
10-1-000-006-4190.100 Postage	0.15	7.82	6.25	0.16	64.40	50.00	14.40
10-1-000-006-4190.200 Office Supplies	0.00	0.00	16.67	0.00	0.00	133.36	-133.36
10-1-000-006-4190.300 Paper Supplies	0.00	0.00	4.17	0.22	89.66	33.36	56.30
10-1-000-006-4190.400 Printing/printers	0.00	0.00	25.00	0.36	147.28	200.00	-52.72
10-1-000-006-4190.401 Printing Supplies	0.00	0.00	16.67	0.00	0.00	133.36	-133.36
10-1-000-006-4190.500 Printer/Copier Supp-Cont	3.60	183.48	0.00	0.45	183.48	0.00	183.48
10-1-000-006-4190.550 Computers	0.00	0.00	8.33	0.00	0.00	66.64	-66.64
10-1-000-006-4190.600 Publications	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-006-4190.700 Member Dues/Fees	0.68	34.50	4.17	0.68	276.00	33.36	242.64
10-1-000-006-4190.800 Internet Services	0.00	0.00	37.50	0.56	228.49	300.00	-71.51
10-1-000-006-4190.850 IT Support	0.00	0.00	8.33	0.00	0.00	66.64	-66.64
Total Office Expense	23.83	1,215.22	602.09	14.68	5,989.25	4,816.72	1,172.53
Legal Expense							
10-1-000-006-4130.000 Legal Expense	0.00	0.00	4.17	0.00	0.00	33.36	-33.36
10-1-000-006-4190.900 Court Costs	0.00	0.00	4.17	0.00	0.00	33.36	-33.36
Total Legal Expense	0.00	0.00	8.34	0.00	0.00	66.72	-66.72
Travel Expense							
10-1-000-006-4150.000 Travel - Staff	0.00	0.00	4.17	0.00	0.00	33.36	-33.36
10-1-000-006-4150.010 Travel - Commissioners	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-006-4150.100 Mileage - Admin	0.00	0.00	37.50	0.00	0.00	300.00	-300.00
Total Travel Expense	0.00	0.00	41.67	0.00	0.00	333.36	-333.36

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Knox County Housing Authority
INCOME STATEMENT - AMP 3, Bluebell
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	Period PUM	Period Amt	Mo Budget	YTD PUM	Current YTD	YTD Budget	Variance
Other Expense							
10-1-000-006-4120.400 Fee for Service Exp	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-006-4120.500 Other Fee Exp	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-006-4140.010 Training-Commissioners	0.00	0.00	4.17	0.00	0.00	33.36	-33.36
10-1-000-006-4160.000 Consulting Services	0.00	0.00	25.00	0.00	0.00	200.00	-200.00
10-1-000-006-4160.500 Translating/Interp Serv.	0.00	0.00	4.17	0.00	0.00	33.36	-33.36
10-1-000-006-4170.000 Accounting Fee	0.00	0.00	6.25	0.00	0.00	50.00	-50.00
10-1-000-006-4190.000 Other Sundry	0.00	0.00	41.67	0.00	0.00	333.36	-333.36
10-1-000-006-4190.950 Background Verification	0.31	15.93	12.50	0.04	15.93	100.00	-84.07
Total Other Expense	0.31	15.93	93.76	0.04	15.93	750.08	-734.15
TOTAL OPERATING EXPENSE - Admin	197.44	10,069.29	9,992.45	196.12	80,018.48	79,939.60	78.88
TENANT SERVICES							
Tenant Services - Other							
10-1-000-006-4220.110 Ten Ser-Recreation	0.00	0.00	41.67	0.59	239.76	333.36	-93.60
Total Tenant Services - Other	0.00	0.00	41.67	0.59	239.76	333.36	-93.60
TOTAL TENANT SERVICES EXPENSE	0.00	0.00	41.67	0.59	239.76	333.36	-93.60
MAINTENANCE & OPERATIONS EXPENSE							
Maintenance - Labor & OT							
10-1-000-006-4410.000 Maintenance - Labor	58.09	2,962.52	3,250.00	45.23	18,452.97	26,000.00	-7,547.03
10-1-000-006-4410.001 Salary Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-006-4410.100 Maint Labor - OT	0.00	0.00	29.17	0.20	82.08	233.36	-151.28
10-1-000-006-4410.200 Maint - Other Amps	4.10	209.10	0.00	15.86	6,470.66	0.00	6,470.66
Total Maintenance - Labor & OT	62.19	3,171.62	3,279.17	61.29	25,005.71	26,233.36	-1,227.65
Benefit Contributions - Maintenance							
10-1-000-006-4410.500 Emp Benefit - Maint	21.03	1,072.71	1,268.75	12.60	5,142.65	10,150.00	-5,007.35
10-1-000-006-4410.501 Wellness Benefit - Maint	0.00	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	0.00
Total Benefit Contributions - Maint.	21.03	1,072.71	1,268.75	12.60	5,142.65	10,150.00	-5,007.35
Maintenance - Materials/Supplies							
10-1-000-006-4420.010 Garbage&Trash Supp	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-006-4420.020 Heating&Cooling Supp	4.54	231.60	8.33	0.57	231.60	66.64	164.96
10-1-000-006-4420.030 Snow Removal Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-006-4420.031 Gas for Snow Removal	0.00	0.00	6.25	0.00	0.00	50.00	-50.00
10-1-000-006-4420.050 Landscape/Grounds Sup	0.00	0.00	41.67	0.21	84.55	333.36	-248.81
10-1-000-006-4420.051 Gasoline for mowing	0.00	0.00	12.50	0.10	41.00	100.00	-59.00
10-1-000-006-4420.070 Electrical Supplies	0.04	-1.95	43.75	0.30	120.44	350.00	-229.56
10-1-000-006-4420.080 Plumbing Supplies	0.00	0.00	83.33	0.36	147.76	666.64	-518.88
10-1-000-006-4420.090 Extermination Supplies	0.00	0.00	20.83	0.00	0.00	166.64	-166.64
10-1-000-006-4420.100 Janitorial Supplies	2.49	127.16	58.33	2.64	1,077.70	466.64	611.06
10-1-000-006-4420.110 Routine Maint.Supplies	2.83	144.14	250.00	6.11	2,493.31	2,000.00	493.31
10-1-000-006-4420.120 Other Misc Supplies	0.00	0.00	20.83	0.81	329.98	166.64	163.34
10-1-000-006-4420.125 Mileage	0.00	0.00	41.67	0.00	0.00	333.36	-333.36
10-1-000-006-4420.130 Security Supplies	0.00	0.00	4.17	0.00	0.00	33.36	-33.36
Total Maintenance - Materials/Supplies	9.82	500.95	591.66	11.09	4,526.34	4,733.28	-206.94

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	Period PUM	Period Amt	Mo Budget	YTD PUM	Current YTD	YTD Budget	Variance
Maintenance - Contracts							
10-1-000-006-4430.010 Garbage & Trash Cont	4.03	205.50	160.42	3.48	1,419.00	1,283.36	135.64
10-1-000-006-4430.020 Heating & Cooling Cont	0.00	0.00	29.17	0.00	0.00	233.36	-233.36
10-1-000-006-4430.030 Snow Removal Contract	0.00	0.00	12.50	0.00	0.00	100.00	-100.00
10-1-000-006-4430.040 Elevator Maint Cont	18.20	928.38	541.67	9.36	3,818.27	4,333.36	-515.09
10-1-000-006-4430.050 Landscape & Grds Cont	0.00	0.00	33.33	0.70	285.00	266.64	18.36
10-1-000-006-4430.070 Electrical Contracts	0.00	0.00	29.17	0.00	0.00	233.36	-233.36
10-1-000-006-4430.080 Plumbing Contracts	3.73	190.17	333.33	4.30	1,756.31	2,666.64	-910.33
10-1-000-006-4430.090 Extermination Contracts	0.00	0.00	91.67	3.32	1,354.84	733.36	621.48
10-1-000-006-4430.100 Janitorial Contracts	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-006-4430.110 Routing Maint Cont	0.00	0.00	41.67	2.43	992.45	333.36	659.09
10-1-000-006-4430.120 Other Misc. Cont Cost	0.00	0.00	16.67	0.00	0.00	133.36	-133.36
10-1-000-006-4430.121 Laundry Equip Repairs	0.00	0.00	16.67	0.99	404.00	133.36	270.64
10-1-000-006-4431.000 Trash Removal	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Maintenance - Contracts	25.96	1,324.05	1,306.27	24.58	10,029.87	10,450.16	-420.29
TOTAL MAINTENANCE EXPENSES	119.01	6,069.33	6,445.85	109.57	44,704.57	51,566.80	-6,862.23
UTILITIES EXPENSE							
Utilities Expense							
10-1-000-006-4310.000 Water	6.38	325.24	291.67	4.83	1,971.84	2,333.36	-361.52
10-1-000-006-4315.000 Sewer	5.19	264.92	291.67	4.26	1,738.58	2,333.36	-594.78
10-1-000-006-4320.000 Electric	0.13	6.70	858.33	11.69	4,771.54	6,866.64	-2,095.10
10-1-000-006-4330.000 Gas	6.58	335.49	916.67	7.12	2,904.10	7,333.36	-4,429.26
Total Utilities Expense	18.28	932.35	2,358.34	27.91	11,386.06	18,866.72	-7,480.66
TOTAL UTILITIES EXPENSE	18.28	932.35	2,358.34	27.91	11,386.06	18,866.72	-7,480.66
TOTAL PROTECTIVE SERVICES EXPENSE							
Protective Services - Contract							
10-1-000-006-4480.000 Police Contract	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-006-4480.100 ADT Contract	0.00	0.00	150.00	3.22	1,311.88	1,200.00	111.88
10-1-000-006-4480.500 Security Contract	0.00	0.00	0.00	2.93	1,195.00	0.00	1,195.00
Total Protective Services - Contract	0.00	0.00	150.00	6.14	2,506.88	1,200.00	1,306.88
TOTAL PROTECTIVE SERVICES EXPENSE	0.00	0.00	150.00	6.14	2,506.88	1,200.00	1,306.88
INSURANCE PREMIUMS EXPENSE							
Insurance Expenses							
10-1-000-006-4510.000 Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-006-4510.010 Property Insurance	14.58	743.68	720.83	14.58	5,949.44	5,766.64	182.80
10-1-000-006-4510.015 Equipment Insurance	0.63	31.91	35.42	0.63	255.28	283.36	-28.08
10-1-000-006-4510.020 Liability Insurance	2.41	122.71	129.17	2.41	981.68	1,033.36	-51.68
10-1-000-006-4510.025 PE & PO Insurance	1.44	73.27	83.33	1.44	586.16	666.64	-80.48
10-1-000-006-4510.030 Work Comp	4.46	227.51	279.17	4.46	1,820.08	2,233.36	-413.28
10-1-000-006-4510.035 Auto Insurance	0.00	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	0.00
Total Insurance Expenses	23.51	1,199.08	1,247.92	23.51	9,592.64	9,983.36	-390.72
TOTAL INSURANCE PREMIUMS EXPENSE	23.51	1,199.08	1,247.92	23.51	9,592.64	9,983.36	-390.72
GENERAL EXPENSES							

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Knox County Housing Authority
INCOME STATEMENT - AMP 3, Bluebell
November, 2017
Current Period

	Period PUM	Period Amt	Mo Budget	YTD PUM	Current YTD	YTD Budget	Variance
General Expenses							
10-1-000-006-4530.000 Term Leave Pay	0.00	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	0.00
10-1-000-006-4595.000 Compensated Absences	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total General Expenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Payment In Lieu Of Taxes - PILOT Tax							
10-1-000-006-4520.000 Pay in lieu of Tax	24.56	1,252.56	1,610.83	24.60	10,036.29	12,886.64	-2,850.35
Total Payment In Lieu Of Taxes - PILOT	24.56	1,252.56	1,610.83	24.60	10,036.29	12,886.64	-2,850.35
Bad Debt Write-Offs - Tenant Rents							
10-1-000-006-4570.000 Collection Losses	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Bad Debt Write-Offs - Tenant Rents	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL OTHER GENERAL EXPENSES	24.56	1,252.56	1,610.83	24.60	10,036.29	12,886.64	-2,850.35
INTEREST EXP & AMORTIZATION COST							
Interest Expense							
Total Interest Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL INTEREST EXP & AMORT COST	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL OPERATING EXPENSE	382.80	19,522.61	21,847.06	388.44	158,484.68	174,776.48	-16,291.80
NET (REVENUE)/EXPENSE	7.10	-362.33	3,289.00	2.03	-828.45	26,312.00	-27,140.45
MISCELLANEOUS EXPENSE							
Extraordinary & Casualty Expense							
10-1-000-006-4610.010 Extraordinary Labor	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-006-4610.020 Extraordinary Materials	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-006-4610.030 Extraordinary Contract	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Extraordinary Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-006-4620.010 Casualty Labor	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-006-4620.020 Casualty Materials	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-006-4620.030 Casualty Contract Costs	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-1-000-006-4620.040 Insur Proceeds	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Casualty Losses - Non-capitalized	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Depreciation Expense							
10-1-000-006-4800.000 Depreciation Exp BB	269.23	13,730.60	11,995.83	269.23	109,844.80	95,966.64	13,878.16
Total Depreciation Expense	269.23	13,730.60	11,995.83	269.23	109,844.80	95,966.64	13,878.16
TOTAL MISCELLANEOUS EXPENSES	269.23	13,730.60	11,995.83	269.23	109,844.80	95,966.64	13,878.16
TOTAL EXPENSES	262.12	13,368.27	15,284.83	267.20	109,016.35	122,278.64	-13,262.29
OTHER FINANCING SOURCES (USES)							
Operating/Reserve Transfers In/Out							
10-1-000-006-7010.000 Prov Oper Reserve	0.00	0.00	-3,288.96	0.00	0.00	-26,311.68	26,311.68
Total Operating/Reserve Transfers In/Out	0.00	0.00	-3,288.96	0.00	0.00	-26,311.68	26,311.68
TOTAL OTHER FINANCING SOURCES	0.00	0.00	-3,288.96	0.00	0.00	-26,311.68	26,311.68
EXCESS (REVENUE)/EXPENSE	262.12	13,368.27	11,995.87	267.20	109,016.35	95,966.96	13,049.39

Date:
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Knox County Housing Authority
INCOME STATEMENT - HCV ADMIN & HAP & HAP
November, 2017
Current Period

	Period PUM	Period Amt	Mo Budget	YTD PUM	Current YTD	YTD Budget	Variance
ADMIN REVENUE							
Total PUM (including Port Outs)	1.00	280.00	280.00	1.00	2,240.00	2,240.00	0.00
ADMIN OPERATING INCOME							
Interest Income							
30-1-000-000-3300.000 Int Reserve	0.28	-79.76	-12.50	0.26	-571.39	-100.00	-471.39
Surplus-Admin							
30-1-000-000-3610.000 Interest Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Interest Income	0.28	-79.76	-12.50	0.26	-571.39	-100.00	-471.39
Other Income							
30-1-000-000-3300.010 Inc - Portable	0.00	0.00	0.00	0.00	0.00	0.00	0.00
30-1-000-000-3300.100 Fraud Recovery - Admin	0.02	-6.00	-333.33	1.10	-2,455.40	-2,666.64	211.24
30-1-000-000-3300.170 Admin Fees Port	0.00	0.00	0.00	0.00	0.00	0.00	0.00
30-1-000-000-3690.000 Other Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00
30-1-000-000-3690.100 Other Income - Admin	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Other Income	0.02	-6.00	-333.33	1.10	-2,455.40	-2,666.64	211.24
Admin Fee Subsidy							
30-1-000-000-8026.500 Admin Fee Rec Curr Yr	31.04	-8,690.00	-8,333.33	31.52	-70,602.00	-66,666.64	-3,935.36
30-1-000-000-8026.501 Admin Fee - 2009 HAP	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Admin Fee Subsidy	31.04	-8,690.00	-8,333.33	31.52	-70,602.00	-66,666.64	-3,935.36
TOTAL ADMIN OPERATING INCOME	31.34	-8,775.76	-8,679.16	32.87	-73,628.79	-69,433.28	-4,195.51
ADMIN EXPENSES							
ADMIN OPERATING EXPENSE							
Admin Salaries							
30-1-000-000-4110.000 Admin Salaries	16.39	4,588.46	4,895.83	17.41	39,001.95	39,166.64	-164.69
30-1-000-000-4110.001 Salaries Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	0.00
30-1-000-000-4110.010 Salaries-Homeownership	0.00	0.00	0.00	0.00	0.00	0.00	0.00
30-1-000-000-4110.500 Emp Benefit - Admin	6.58	1,841.14	2,083.33	6.85	15,338.71	16,666.64	-1,327.93
30-1-000-000-4110.510 Benefits - H.O.	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Admin Salaries	22.96	6,429.60	6,979.16	24.26	54,340.66	55,833.28	-1,492.62
Fee Expense							
30-1-000-000-4120.100 Management Fees	8.19	2,292.00	2,220.00	8.19	18,348.00	17,760.00	588.00
30-1-000-000-4120.300 Bookkeep. Fees	5.12	1,432.50	1,387.50	5.12	11,467.50	11,100.00	367.50
Total Fees Expense	13.30	3,724.50	3,607.50	13.31	29,815.50	28,860.00	955.50
Admin Sundry & w/o Sundry							
30-1-000-000-4130.000 Legal Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00
30-1-000-000-4140.000 Training - Staff	0.00	0.00	250.00	0.46	1,036.53	2,000.00	-963.47
30-1-000-000-4150.000 Travel - Staff	0.00	0.00	20.83	0.00	0.00	166.64	-166.64
30-1-000-000-4160.000 Publications	0.00	0.00	0.00	0.00	0.00	0.00	0.00
30-1-000-000-4160.300 Consulting Services	0.00	0.00	125.00	0.00	0.00	1,000.00	-1,000.00
30-1-000-000-4160.500 Translating/Interp Serv.	0.00	0.00	20.83	0.00	0.00	166.64	-166.64
30-1-000-000-4170.000 Accounting Fee	0.00	0.00	0.00	0.00	0.00	0.00	0.00
30-1-000-000-4171.000 Audit Fee	0.00	0.00	58.33	0.00	0.00	466.64	-466.64
30-1-000-000-4180.000 Telephone	0.00	0.00	50.00	0.11	242.66	400.00	-157.34
30-1-000-000-4190.000 Other Sundry	0.00	0.00	83.33	0.31	684.86	666.64	18.22
30-1-000-000-4190.100 Postage	0.43	120.72	166.67	0.58	1,301.49	1,333.36	-31.87
30-1-000-000-4190.200 Inspections	0.00	0.00	125.00	0.20	456.00	1,000.00	-544.00

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Knox County Housing Authority
INCOME STATEMENT - HCV ADMIN & HAP & HAP
November, 2017
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	Period PUM	Period Amt	Mo Budget	YTD PUM	Current YTD	YTD Budget	Variance
30-1-000-000-4190.400 Pinting/Printers	0.00	0.00	41.67	0.00	0.00	333.36	-333.36
30-1-000-000-4190.401 Printing Supplies	0.00	0.00	41.67	0.00	0.00	333.36	-333.36
30-1-000-000-4190.550 Computers	0.00	0.00	8.33	0.00	0.00	66.64	-66.64
30-1-000-000-4190.800 Internet Services	0.00	0.00	0.00	0.00	0.00	0.00	0.00
30-1-000-000-4190.850 IT Support	0.00	0.00	25.00	0.00	0.00	200.00	-200.00
30-1-000-000-4190.950 Background Verification	0.00	0.00	25.00	0.01	15.54	200.00	-184.46
Total Admin Sundry & w/o Sundry	0.43	120.72	1,041.66	1.67	3,737.08	8,333.28	-4,596.20
TOTAL ADMIN EXPENSE	36.70	10,274.82	11,628.32	39.24	87,893.24	93,026.56	-5,133.32
General Expense							
30-1-000-000-4400.000 Maint & Operation	0.00	0.00	0.00	0.05	107.50	0.00	107.50
30-1-000-000-4510.000 Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00
30-1-000-000-4510.025 PE & PO Insurance	0.32	90.88	91.67	0.32	727.04	733.36	-6.32
30-1-000-000-4510.030 Work Comp Insurance	0.75	209.50	210.42	0.75	1,676.00	1,683.36	-7.36
30-1-000-000-4510.035 Auto Insurance	0.19	52.25	54.17	0.19	418.00	433.36	-15.36
30-1-000-000-4510.040 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00
30-1-000-000-4530.000 Term Leave Pay	0.00	0.00	0.00	0.00	0.00	0.00	0.00
30-1-000-000-4540.000 Employee Benefits	0.00	0.00	0.00	0.00	0.00	0.00	0.00
30-1-000-000-4570.100 Collection Loss Admin	0.00	0.00	83.33	0.47	-1,058.83	666.64	-1,725.47
30-1-000-000-4590.000 Other General Exp	0.00	0.00	0.00	0.00	0.00	0.00	0.00
30-1-000-000-4590.010 Admin Gen Exp-Port	1.47	411.96	166.67	0.90	2,025.47	1,333.36	692.11
30-1-000-000-4595.000 Compensated Absences	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total General Expense	2.73	764.59	606.26	1.74	3,895.18	4,850.08	-954.90
TOTAL GENERAL EXPENSE	2.73	764.59	606.26	1.74	3,895.18	4,850.08	-954.90
Surplus Adjustments							
30-1-000-000-6010.000 Prior Yr Adj - ARR	0.00	0.00	0.00	0.00	0.00	0.00	0.00
30-1-000-000-6020.000 Prior Yr Adj - NARR	0.00	0.00	0.00	0.00	0.00	0.00	0.00
30-1-000-000-6120.000 Gain/Loss-Nonex Eq	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Provision for Reserve							
30-1-000-000-7016.000 Prov for Oper Rsrve	0.00	0.00	0.00	0.00	0.00	0.00	0.00
30-1-000-000-7027.000 Prov for Proj Rsrve	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Provision for Reserve	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Capital Expenditures							
30-1-000-000-7520.000 Replace Nonexp Eq	0.00	0.00	0.00	0.00	0.00	0.00	0.00
30-1-000-000-7530.000 Rcpts Nonex Eq NR	0.00	0.00	0.00	0.00	0.00	0.00	0.00
30-1-000-000-7540.010 Labor	0.00	0.00	0.00	0.00	0.00	0.00	0.00
30-1-000-000-7540.020 Materials	0.00	0.00	0.00	0.00	0.00	0.00	0.00
30-1-000-000-7540.030 NonExp Equipment	0.00	0.00	0.00	0.00	0.00	0.00	0.00
30-1-000-000-7540.040 Contract Costs	0.00	0.00	0.00	0.00	0.00	0.00	0.00
30-1-000-000-7590.000 Oper Exp Prop Contra	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Depreciation Expense							
30-1-000-000-4800.000 Dpreciation Expense	0.03	9.37	18.75	0.03	74.96	150.00	-75.04
Total Depreciation Expense	0.03	9.37	18.75	0.03	74.96	150.00	-75.04
TOTAL ADMIN EXPENSES	39.46	11,048.78	12,253.33	41.01	91,863.38	98,026.64	-6,163.26
ADMIN (Profit)/Loss w/ Depreciation	8.12	2,273.02	3,574.17	8.14	18,234.59	28,593.36	-10,358.77

Date:
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Knox County Housing Authority
INCOME STATEMENT - HCV ADMIN & HAP & HAP
November, 2017
Current Period

	Period PUM	Period Amt	Mo Budget	YTD PUM	Current YTD	YTD Budget	Variance
HAP REVENUE							
HAP Income							
30-1-000-000-3300.200 Fraud Recovery - HAP	0.02	-6.00	-333.33	1.10	-2,455.40	-2,666.64	211.24
30-1-000-000-3300.500 Int Reserve Surplus-HAP	0.00	0.00	-8.33	0.00	0.00	-66.64	66.64
30-1-000-000-8026.000 Ann Contr-Cur Yr	249.17	-69,768.00	-54,831.08	230.64	-516,635.00	-438,648.64	-77,986.36
30-1-000-000-8027.000 Ann Contr - Pr Yr	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Income	249.19	-69,774.00	-55,172.74	231.74	-519,090.40	-441,381.92	-77,708.48
TOTAL HAP INCOME	249.19	-69,774.00	-55,172.74	231.74	-519,090.40	-441,381.92	-77,708.48
HAP EXPENSES							
HAP Expenses							
30-1-000-000-4715.010 HAP-Occupied Units	208.36	58,340.00	58,333.33	214.95	481,486.00	466,666.64	14,819.36
30-1-000-000-4715.015 HAP Mid Month Lease	0.00	0.00	0.00	0.00	0.00	0.00	0.00
30-1-000-000-4715.020 HAP-Repayments	0.00	0.00	0.00	0.00	0.00	0.00	0.00
30-1-000-000-4715.021 HAP-FraudRepay-HUD	0.00	0.00	0.00	0.00	0.00	0.00	0.00
30-1-000-000-4715.030 HAP-Port Ins	0.00	0.00	0.00	0.00	0.00	0.00	0.00
30-1-000-000-4715.040 HAP-Util Payments	6.95	1,946.00	1,666.67	7.50	16,808.00	13,333.36	3,474.64
30-1-000-000-4715.050 HAP-Homeownership	0.00	0.00	333.33	0.00	0.00	2,666.64	-2,666.64
30-1-000-000-4715.070 HAP-Portable	41.84	11,715.00	2,500.00	24.62	55,158.00	20,000.00	35,158.00
30-1-000-000-4715.080 HAP Hard to House	0.00	0.00	0.00	0.00	0.00	0.00	0.00
30-1-000-000-4718.000 HAP-Escrow Certs	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total HAP Expenses	257.15	72,001.00	62,833.33	247.08	553,452.00	502,666.64	50,785.36
TOTAL HAP EXPENSE	257.15	72,001.00	62,833.33	247.08	553,452.00	502,666.64	50,785.36
General HAP Expenses							
30-1-000-000-4570.200 Collection Loss HUD	0.00	0.00	83.33	0.47	-1,058.83	666.64	-1,725.47
Total General HAP Expenses	0.00	0.00	83.33	0.47	-1,058.83	666.64	-1,725.47
TOTAL GENERAL HAP EXPENSES	0.00	0.00	83.33	0.47	-1,058.83	666.64	-1,725.47
Prior Year Adj - HAP							
30-1-000-000-6010.010 Prior Year Adj HAP	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Prior Year Adj HAP	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL HAP EXPENSES	257.15	72,001.00	62,916.66	246.60	552,393.17	503,333.28	49,059.89
Remaining HAP to/from Reserve	7.95	2,227.00	7,743.92	14.87	33,302.77	61,951.36	-28,648.59

Date:
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KNOX CO. HOUSING AUTHORITY A. H. P.
BRENTWOOD OPERATING STATEMENT
November, 2017
Current Period

	Period PUM	Period Amt	Mo Budget	YTD PUM	Current YTD	YTD Budget	Variance
BRENTWOOD							
PUM - Brentwood	1.00	72.00	72.00	1.00	576.00	576.00	0.00
OPERATING INCOME							
Rent Income							
60-1-000-000-5120.000 Rent - Brentwood	353.13	-25,425.00	-25,633.33	342.12	-197,062.00	-205,066.64	8,004.64
60-1-000-000-5125.000 PHA Rent	64.85	-4,669.00	-5,200.00	74.67	-43,012.00	-41,600.00	-1,412.00
60-1-000-000-5320.000 Rent Adjustments	0.24	-17.00	0.00	1.94	-1,117.00	0.00	-1,117.00
Total Rent Income	418.21	-30,111.00	-30,833.33	418.73	-241,191.00	-246,666.64	5,475.64
Vacancies Income							
60-1-000-000-5220.000 Vacancies - Brentwood	0.00	0.00	616.67	0.00	0.00	4,933.36	-4,933.36
Total Vacancies Income	0.00	0.00	616.67	0.00	0.00	4,933.36	-4,933.36
TOTAL RENT INCOME	418.21	-30,111.00	-30,216.66	418.73	-241,191.00	-241,733.28	542.28
Investment Income							
60-1-000-000-5410.000 Interest Income	3.35	-241.22	-75.00	2.77	-1,592.64	-600.00	-992.64
60-1-000-000-5420.000 Interst Sec Deposits	0.00	0.00	0.00	0.00	0.00	0.00	0.00
60-1-000-000-5440.000 Rep Res Interest	0.00	0.00	0.00	0.00	0.00	0.00	0.00
60-1-000-000-5500.000 Other Inc - HUD Int Crd	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Investment Income	3.35	-241.22	-75.00	2.77	-1,592.64	-600.00	-992.64
Other Income							
60-1-000-000-5900.000 Other Income	0.53	-38.04	-16.67	0.07	-38.04	-133.36	95.32
60-1-000-000-5910.000 Laundry Income	4.69	-337.75	-325.00	5.23	-3,015.24	-2,600.00	-415.24
60-1-000-000-5920.000 Bad Check Charges	0.00	0.00	-8.33	0.03	-20.00	-66.64	46.64
60-1-000-000-5920.100 Deposits Forfeited	0.00	0.00	0.00	0.00	0.00	0.00	0.00
60-1-000-000-5922.000 Labor & Materials	7.81	-562.00	-425.00	8.38	-4,827.98	-3,400.00	-1,427.98
60-1-000-000-5923.000 Misc Charges	0.00	0.00	0.00	0.00	0.00	0.00	0.00
60-1-000-000-5925.000 Late Charges	2.72	-196.00	-166.67	1.74	-1,000.00	-1,333.36	333.36
60-1-000-000-5926.000 Violation Charges	0.00	0.00	0.00	1.43	-823.00	0.00	-823.00
60-1-000-000-5930.000 Retained HAP	0.00	0.00	0.00	0.00	0.00	0.00	0.00
60-1-000-000-5970.000 Excess Rent	0.00	0.00	0.00	0.00	0.00	0.00	0.00
60-1-000-000-5971.000 Excess Rent to HUD	0.00	0.00	0.00	0.00	0.00	0.00	0.00
60-1-000-000-5991.000 ECRM Grant Inc-BW	0.00	0.00	0.00	0.00	0.00	0.00	0.00
60-1-000-000-5991.100 ECRM Grant #2 Inc-BW	0.00	0.00	0.00	0.00	0.00	0.00	0.00
60-1-000-000-5992.000 Carver Center Grant-BW	0.00	0.00	0.00	0.00	0.00	0.00	0.00
60-1-000-000-5992.500 Late Charges	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Other Income	15.75	-1,133.79	-941.67	16.88	-9,724.26	-7,533.36	-2,190.90
TOTAL OPERATING INCOME	437.31	-31,486.01	-31,233.33	438.38	-252,507.90	-249,866.64	-2,641.26
OPERATING EXPENSE							
Administration							
Admin Salaries							
60-1-000-000-6310.000 Administrative Salaries	0.00	0.00	0.00	0.00	0.00	0.00	0.00
60-1-000-000-6310.500 Emp Benefit - Admin	0.00	0.00	0.00	0.00	0.00	0.00	0.00
60-1-000-000-6330.000 Manager Salaries	31.30	2,253.70	2,358.33	33.26	19,156.41	18,866.64	289.77
60-1-000-000-6330.001 Salaries Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	0.00
60-1-000-000-6330.500 Manager's Benefits	10.29	740.91	833.33	10.74	6,186.25	6,666.64	-480.39
60-1-000-000-6330.501 Wellness Benefit-Admin	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Admin Salaries	41.59	2,994.61	3,191.66	44.00	25,342.66	25,533.28	-190.62

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KNOX CO. HOUSING AUTHORITY A. H. P.
BRENTWOOD OPERATING STATEMENT
November, 2017
Current Period

	Period PUM	Period Amt	Mo Budget	YTD PUM	Current YTD	YTD Budget	Variance
Admin Sundry							
60-1-000-000-6210.000 Admin. Advertisement	0.12	8.66	33.33	0.37	214.03	266.64	-52.61
60-1-000-000-6250.000 Misc Renting Expense	2.36	170.00	125.00	1.92	1,105.00	1,000.00	105.00
60-1-000-000-6311.000 Office Expense-Brent	0.09	6.44	166.67	0.79	456.95	1,333.36	-876.41
60-1-000-000-6311.050 Office Rental Expense	2.95	212.50	212.50	2.92	1,680.50	1,700.00	-19.50
60-1-000-000-6311.100 Phone/Internet Service	2.93	210.94	175.00	2.74	1,576.16	1,400.00	176.16
60-1-000-000-6311.150 IT Support	0.00	0.00	33.33	0.12	69.36	266.64	-197.28
60-1-000-000-6340.000 Legal	0.00	0.00	29.17	0.00	0.00	233.36	-233.36
60-1-000-000-6350.000 Audit	0.00	0.00	41.67	0.00	0.00	333.36	-333.36
60-1-000-000-6360.000 Training - Staff	0.00	0.00	83.33	0.95	546.37	666.64	-120.27
60-1-000-000-6360.010 Training - Commiss	0.00	0.00	0.00	0.00	0.00	0.00	0.00
60-1-000-000-6365.000 Travel - Staff	0.99	71.42	133.33	1.11	636.69	1,066.64	-429.95
60-1-000-000-6365.010 Travel - Commissioners	0.00	0.00	0.00	0.00	0.00	0.00	0.00
60-1-000-000-6370.000 Bad Debt	16.49	1,186.98	166.67	0.30	174.93	1,333.36	-1,158.43
60-1-000-000-6380.000 Consulting Services	0.00	0.00	41.67	0.00	0.00	333.36	-333.36
60-1-000-000-6380.500 Translating/Interp Serv.	0.00	0.00	16.67	0.00	0.00	133.36	-133.36
60-1-000-000-6399.000 Other Administrative	0.00	0.00	66.67	0.01	3.27	533.36	-530.09
Total Admin Sundry	25.93	1,866.94	1,325.01	11.22	6,463.26	10,600.08	-4,136.82
TOTAL ADMINISTRATION	67.52	4,861.55	4,516.67	55.22	31,805.92	36,133.36	-4,327.44
FEE EXPENSE							
60-1-000-000-6320.000 Management Fees	70.02	5,041.71	4,782.17	69.65	40,120.65	38,257.36	1,863.29
60-1-000-000-6351.000 Bookkeeping Fees	8.88	639.00	540.00	8.83	5,085.00	4,320.00	765.00
60-1-000-000-6352.000 Computer Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Fee Expense	78.90	5,680.71	5,322.17	78.48	45,205.65	42,577.36	2,628.29
TOTAL FEES EXPENSES	78.90	5,680.71	5,322.17	78.48	45,205.65	42,577.36	2,628.29
UTILITIES							
60-1-000-000-6450.000 Utilites - Electric	8.49	611.54	500.00	6.87	3,957.42	4,000.00	-42.58
60-1-000-000-6451.000 Utilities - Water	0.00	0.00	800.00	8.57	4,935.24	6,400.00	-1,464.76
60-1-000-000-6452.000 Utilities - Gas	2.39	171.90	145.83	1.53	879.54	1,166.64	-287.10
60-1-000-000-6453.000 Utilities - Sewer	0.00	0.00	733.33	7.80	4,491.87	5,866.64	-1,374.77
Total Utilities	10.88	783.44	2,179.16	24.76	14,264.07	17,433.28	-3,169.21
TOTAL UTILITIES	10.88	783.44	2,179.16	24.76	14,264.07	17,433.28	-3,169.21
MAINTENANCE EXPENSES							
Maintenance Salaries							
60-1-000-000-6510.000 Maintenance Salaries	50.72	3,651.68	3,916.67	53.89	31,039.28	31,333.36	-294.08
60-1-000-000-6510.001 Salaries Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	0.00
60-1-000-000-6510.100 OT Maintenance	0.00	0.00	41.67	0.00	0.00	333.36	-333.36
60-1-000-000-6510.500 Maint. Employee Ben.	23.41	1,685.18	1,666.67	24.41	14,062.49	13,333.36	729.13
60-1-000-000-6510.501 Wellness Benefit - Maint	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Maintenance Salaries	74.12	5,336.86	5,625.01	78.30	45,101.77	45,000.08	101.69
Maintenance Supplies							
60-1-000-000-6515.010 Garbage/Trash Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.00
60-1-000-000-6515.020 Heating/Cooling Supplies	1.27	91.77	70.83	0.68	389.20	566.64	-177.44
60-1-000-000-6515.030 Snow Removal Supplies	0.00	0.00	41.67	0.00	0.00	333.36	-333.36
60-1-000-000-6515.050 Lndscape/Grnd Supplies	0.25	17.66	162.50	0.47	269.79	1,300.00	-1,030.21
60-1-000-000-6515.070 Electrical Supplies	2.18	156.71	83.33	1.53	878.68	666.64	212.04

Date:
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KNOX CO. HOUSING AUTHORITY A. H. P.
BRENTWOOD OPERATING STATEMENT
November, 2017
Current Period

	Period PUM	Period Amt	Mo Budget	YTD PUM	Current YTD	YTD Budget	Variance
Surplus Adjustments							
60-1-000-000-6010.000 Prior Yr Adj - BW	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL SURPLUS ADJUSTMENTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Provision for Reserve							
60-1-000-000-7010.000 Provision For Reserve	0.00	0.00	-3,502.75	0.00	0.00	-28,022.00	28,022.00
Total Provision for Reserve	0.00	0.00	-3,502.75	0.00	0.00	-28,022.00	28,022.00
TOTAL PROVISION FOR RESERVE	0.00	0.00	-3,502.75	0.00	0.00	-28,022.00	28,022.00
Capital Expenditures							
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vandalism Expenditures							
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Transfers In/Out							
60-1-000-000-9111.000 Transfers In/Out	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Transfers In/Out	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL EXPENSES BEFORE DEPRECIATION	634.26	45,666.66	30,050.01	384.38	221,401.34	240,400.08	-18,998.74
NET REVENUE/EXPENSES (PROFIT)/LOSS	196.95	14,180.65	-1,183.32	54.00	-31,106.56	-9,466.56	-21,640.00
Depreciation Expense							
60-1-000-000-6600.000 Depreciation Expense	87.61	6,308.17	5,291.67	87.61	50,465.36	42,333.36	8,132.00
Total Depreciation Expense	87.61	6,308.17	5,291.67	87.61	50,465.36	42,333.36	8,132.00
TOTAL DEPRECIATION EXPENSE	87.61	6,308.17	5,291.67	87.61	50,465.36	42,333.36	8,132.00
NET REVENUE/EXPENSE (PROFIT)/LOSS AFTER DEPRECIATION EXPENSE	284.57	20,488.82	4,108.35	33.61	19,358.80	32,866.80	-13,508.00
TOTAL BOND PAYMNET	22.52	1,621.14	0.00	22.46	12,936.53	0.00	12,936.53

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KNOX CO. HOUSING AUTHORITY A. H. P.
INCOME STATEMENT - AHP, Prairieland
November, 2017
Current Period

	Period PUM	Period Amt	Mo Budget	YTD PUM	Current YTD	YTD Budget	Variance
PUM - Prairieland	1.00	65.00	65.00	1.00	520.00	520.00	0.00
REVENUE							
TENANT REVENUE							
Tenant Rent Revenue							
60-1-000-001-5120.000 Rent - Prairieland	317.58	-20,643.00	-20,141.25	310.86	-161,648.00	-161,130.00	-518.00
60-1-000-001-5125.000 PHA Rent	34.05	-2,213.00	-1,625.00	29.67	-15,429.00	-13,000.00	-2,429.00
60-1-000-001-5126.000 Georgia HAP - Prairie S8	49.12	-3,193.00	-4,500.00	57.25	-29,770.00	-36,000.00	6,230.00
60-1-000-001-5320.000 Rent Adjustments	3.54	-230.00	0.00	1.00	-519.00	0.00	-519.00
Total Tenant Rent Revenue	404.29	-26,279.00	-26,266.25	398.78	-207,366.00	-210,130.00	2,764.00
Excess Rent							
60-1-000-001-5970.000 Excess Rent	8.23	-535.00	-620.00	9.05	-4,708.00	-4,960.00	252.00
60-1-000-001-5971.000 Excess Rent to HUD	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Excess Rent	8.23	-535.00	-620.00	9.05	-4,708.00	-4,960.00	252.00
Vacancies Revenue							
60-1-000-001-5220.000 Vacancies	0.00	0.00	525.00	0.00	0.00	4,200.00	-4,200.00
Total Vacancies Revenue	0.00	0.00	525.00	0.00	0.00	4,200.00	-4,200.00
TOTAL TENANT REVENUE	412.52	-26,814.00	-26,361.25	407.83	-212,074.00	-210,890.00	-1,184.00
INVESTMENT REVENUE							
Investment Revenue							
60-1-000-001-5410.000 Interest Income	0.00	0.00	-6.25	0.03	-13.85	-50.00	36.15
60-1-000-001-5420.000 Interest Sec Dep	0.00	0.00	0.00	0.00	0.00	0.00	0.00
60-1-000-001-5440.000 Rep Res Interest	0.00	0.00	0.00	0.00	0.00	0.00	0.00
60-1-000-001-5450.000 Residual Res Int Inc	0.00	0.00	0.00	0.00	0.00	0.00	0.00
60-1-000-001-5500.000 HUD Interest Payment	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Investment Revenue	0.00	0.00	-6.25	0.03	-13.85	-50.00	36.15
TOTAL INVESTMENT INCOME	0.00	0.00	-6.25	0.03	-13.85	-50.00	36.15
OTHER REVENUE							
Other Revenue							
60-1-000-001-5127.000 Office Rent Receipt	3.27	-212.50	-211.25	3.23	-1,680.50	-1,690.00	9.50
60-1-000-001-5900.000 Other Income	0.00	0.00	-41.67	0.00	0.00	-333.36	333.36
60-1-000-001-5910.000 Laundry Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00
60-1-000-001-5920.000 Bad Check Charges	0.00	0.00	-3.33	0.08	-40.00	-26.64	-13.36
60-1-000-001-5920.100 Deposits Forfeited	0.00	0.00	0.00	0.00	0.00	0.00	0.00
60-1-000-001-5922.000 Labor & Materials	0.97	-63.00	-325.00	4.82	-2,508.00	-2,600.00	92.00
60-1-000-001-5923.000 Misc Charges	0.00	0.00	0.00	0.00	0.00	0.00	0.00
60-1-000-001-5925.000 Late Charges	3.08	-200.00	-150.00	3.05	-1,586.00	-1,200.00	-386.00
60-1-000-001-5926.000 Violation Charges	0.00	0.00	0.00	0.00	0.00	0.00	0.00
60-1-000-001-5930.000 Retained HAP	0.00	0.00	0.00	0.00	0.00	0.00	0.00
60-1-000-001-5979.000 Gifts	0.00	0.00	0.00	0.00	0.00	0.00	0.00
60-1-000-001-5990.300 T.S. Income - Grants	0.00	0.00	0.00	1.54	-800.00	0.00	-800.00
60-1-000-001-5991.000 ECRM Grant Inc-PL	0.00	0.00	0.00	0.00	0.00	0.00	0.00
60-1-000-001-5992.500 Late Charges	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Other Revenue	7.32	-475.50	-731.25	12.72	-6,614.50	-5,850.00	-764.50
TOTAL OTHER REVENUE	7.32	-475.50	-731.25	12.72	-6,614.50	-5,850.00	-764.50
TOTAL REVENUE	419.84	-27,289.50	-27,098.75	420.58	-218,702.35	-216,790.00	-1,912.35

EXPENSES

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KNOX CO. HOUSING AUTHORITY A. H. P.
INCOME STATEMENT - AHP, Prairieland
November, 2017
Current Period

	Period PUM	Period Amt	Mo Budget	YTD PUM	Current YTD	YTD Budget	Variance
OPERATING EXPENSES							
Administrative Salaries & Benefits							
60-1-000-001-6330.000 Manager's Salaries	34.67	2,253.68	2,358.33	36.84	19,156.32	18,866.64	289.68
60-1-000-001-6330.001 Salary - Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	0.00
60-1-000-001-6330.500 Manager's Benefits	11.40	740.86	833.33	11.90	6,185.80	6,666.64	-480.84
60-1-000-001-6330.501 Wellness Benefit-Admin	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Administrative Salaries & Benefits	46.07	2,994.54	3,191.66	48.73	25,342.12	25,533.28	-191.16
Admin Sundry							
60-1-000-001-6210.000 Admin. Advertisement	0.13	8.65	33.33	0.41	213.95	266.64	-52.69
60-1-000-001-6250.000 Misc. Rent Expense	1.57	102.00	83.33	1.05	544.00	666.64	-122.64
60-1-000-001-6311.000 Office Expense-Prairie	0.10	6.44	166.67	0.91	472.55	1,333.36	-860.81
60-1-000-001-6311.050 Office Rental Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00
60-1-000-001-6311.100 Phone/Internet Service	3.24	210.91	175.00	3.03	1,575.94	1,400.00	175.94
60-1-000-001-6311.150 IT Support	0.00	0.00	33.33	0.13	69.36	266.64	-197.28
60-1-000-001-6340.000 Legal	0.00	0.00	29.17	0.00	0.00	233.36	-233.36
60-1-000-001-6350.000 Audit	0.00	0.00	41.67	0.00	0.00	333.36	-333.36
60-1-000-001-6350.500 Accounting Fee	0.00	0.00	108.33	0.00	0.00	866.64	-866.64
60-1-000-001-6360.000 Training - Staff	0.00	0.00	125.00	1.05	546.37	1,000.00	-453.63
60-1-000-001-6360.010 Training - Commiss	0.00	0.00	0.00	0.00	0.00	0.00	0.00
60-1-000-001-6365.000 Travel - Staff	1.10	71.42	133.33	1.22	636.58	1,066.64	-430.06
60-1-000-001-6365.010 Travel - Commissioners	0.00	0.00	0.00	0.00	0.00	0.00	0.00
60-1-000-001-6370.000 Bad Debt	28.35	1,842.90	291.67	1.00	517.90	2,333.36	-1,815.46
60-1-000-001-6380.000 Consulting Services	0.00	0.00	41.67	0.00	0.00	333.36	-333.36
60-1-000-001-6380.500 Translating/Interp Serv.	0.00	0.00	16.67	0.00	0.00	133.36	-133.36
60-1-000-001-6399.000 Other Administrative	0.00	0.00	166.67	0.01	3.26	1,333.36	-1,330.10
Total Admin Sundry	34.50	2,242.32	1,445.84	8.81	4,579.91	11,566.72	-6,986.81
Fee Expense							
60-1-000-001-6320.000 Management Fees	69.92	4,544.64	4,615.67	70.05	36,428.13	36,925.36	-497.23
60-1-000-001-6351.000 Bookkeeping Fees	8.86	576.00	487.50	8.88	4,617.00	3,900.00	717.00
60-1-000-001-6352.000 Computer Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Fee Expense	78.78	5,120.64	5,103.17	78.93	41,045.13	40,825.36	219.77
TOTAL OPERATING EXPENSES	159.35	10,357.50	9,740.67	136.48	70,967.16	77,925.36	-6,958.20
UTILITIES							
Utilities Expense							
60-1-000-001-6450.000 Utilities Electric	7.10	461.52	458.33	6.46	3,358.54	3,666.64	-308.10
60-1-000-001-6451.000 Utilities Water	39.05	2,538.06	791.67	11.01	5,724.09	6,333.36	-609.27
60-1-000-001-6452.000 Utilities Gas	1.77	115.01	140.00	1.25	652.15	1,120.00	-467.85
60-1-000-001-6453.000 Utilities Sewer	37.29	2,423.57	758.33	10.53	5,477.65	6,066.64	-588.99
Total Utilities	85.20	5,538.16	2,148.33	29.25	15,212.43	17,186.64	-1,974.21
TOTAL UTILITIES	85.20	5,538.16	2,148.33	29.25	15,212.43	17,186.64	-1,974.21
MAINTENANCE EXPENSES							
Maintenance Salaries							
60-1-000-001-6510.000 Maintenance Salaries	56.18	3,651.68	3,916.67	59.69	31,039.28	31,333.36	-294.08
60-1-000-001-6510.001 Salaries Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	0.00
60-1-000-001-6510.100 OT Maintenance	0.00	0.00	41.67	0.00	0.00	333.36	-333.36
60-1-000-001-6510.500 Maint. Employee Ben.	25.92	1,684.99	1,666.67	27.04	14,060.99	13,333.36	727.63
60-1-000-001-6510.501 Wellness Benefit - Maint	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Maintenance Salaries	82.10	5,336.67	5,625.01	86.73	45,100.27	45,000.08	100.19
Maintenance Supplies							

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KNOX CO. HOUSING AUTHORITY A. H. P.
INCOME STATEMENT - AHP, Prairieland
November, 2017
Current Period

	Period PUM	Period Amt	Mo Budget	YTD PUM	Current YTD	YTD Budget	Variance
60-1-000-001-6515.010 Garbage/Trash Supples	0.00	0.00	0.00	0.00	0.00	0.00	0.00
60-1-000-001-6515.020 Heating/Cooling Supplies	2.10	136.69	100.00	1.98	1,027.31	800.00	227.31
60-1-000-001-6515.030 Snow Removal Supplies	0.00	0.00	45.83	0.00	0.00	366.64	-366.64
60-1-000-001-6515.050 Lndscape/Grnd Supplies	0.00	0.00	150.00	2.60	1,350.07	1,200.00	150.07
60-1-000-001-6515.070 Electrical Supplies	2.59	168.59	116.67	0.93	483.35	933.36	-450.01
60-1-000-001-6515.080 Plumbing Supplies	7.17	465.97	183.33	1.41	731.14	1,466.64	-735.50
60-1-000-001-6515.100 Janitorial Supplies	0.76	49.46	83.33	0.31	160.68	666.64	-505.96
60-1-000-001-6515.110 Routine Maint. Supplies	1.62	105.60	625.00	3.25	1,690.57	5,000.00	-3,309.43
60-1-000-001-6515.114 Painting Supplies - PL	0.00	0.00	125.00	1.71	887.63	1,000.00	-112.37
60-1-000-001-6515.115 Refrigerators	0.00	0.00	79.17	0.00	0.00	633.36	-633.36
60-1-000-001-6515.116 Stoves	0.00	0.00	100.00	0.00	0.00	800.00	-800.00
60-1-000-001-6515.120 Other Misc. Supplies	0.00	0.00	83.33	1.34	697.37	666.64	30.73
Total Maintenance Supplies	14.25	926.31	1,691.66	13.52	7,028.12	13,533.28	-6,505.16
Maintenance Contracts							
60-1-000-001-6516.000 Interior Repr/Repl-PL	0.00	0.00	0.00	0.00	0.00	0.00	0.00
60-1-000-001-6516.200 Carpet Repr/Repl-PL	0.00	0.00	0.00	0.00	0.00	0.00	0.00
60-1-000-001-6520.010 Garbage/Trash Contract	10.44	678.50	725.00	10.88	5,656.00	5,800.00	-144.00
60-1-000-001-6520.020 Heat/Cool Contract	0.00	0.00	50.00	0.28	147.43	400.00	-252.57
60-1-000-001-6520.030 Snow Removal Contract	0.00	0.00	125.00	0.00	0.00	1,000.00	-1,000.00
60-1-000-001-6520.050 Landscape&Grnds Cont	0.00	0.00	100.00	0.19	100.00	800.00	-700.00
60-1-000-001-6520.070 Electrical Contract	0.00	0.00	16.67	0.00	0.00	133.36	-133.36
60-1-000-001-6520.080 Plumbing Contract	2.65	172.00	33.33	0.68	352.00	266.64	85.36
60-1-000-001-6520.090 Extermin Contract	0.00	0.00	141.67	1.63	847.44	1,133.36	-285.92
60-1-000-001-6520.100 Janitorial	0.00	0.00	91.67	0.07	34.99	733.36	-698.37
60-1-000-001-6520.110 Routine Main. Contract	0.00	0.00	50.00	0.41	213.99	400.00	-186.01
60-1-000-001-6520.111 Carpet Repr/Repl Cont.	0.00	0.00	500.00	1.66	861.42	4,000.00	-3,138.58
60-1-000-001-6520.120 Other Misc. Contracts	0.00	0.00	83.33	5.56	2,893.01	666.64	2,226.37
Total Maintenance Contracts	13.08	850.50	1,916.67	21.36	11,106.28	15,333.36	-4,227.08
TOTAL MAINTENANCE	109.44	7,113.48	9,233.34	121.61	63,234.67	73,866.72	-10,632.05
TAXES & INSURANCE EXPENSE							
Taxes & Insurance Expense							
60-1-000-001-6710.000 PILOT - Real Estate Tax	16.12	1,047.66	1,210.67	18.64	9,691.70	9,685.36	6.34
60-1-000-001-6720.000 Prpoerty Insurance	10.40	676.08	656.67	10.40	5,408.64	5,253.36	155.28
60-1-000-001-6720.500 Equipment Insurance	0.64	41.29	50.00	0.64	330.32	400.00	-69.68
60-1-000-001-6721.000 Liability Insurance	2.44	158.83	164.00	2.44	1,270.64	1,312.00	-41.36
60-1-000-001-6721.500 PE & PO Insurance	1.13	73.27	83.33	1.13	586.16	666.64	-80.48
60-1-000-001-6722.000 Work Comp Insurance	3.36	218.40	222.00	3.36	1,747.20	1,776.00	-28.80
60-1-000-001-6722.500 Auto Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00
60-1-000-001-6724.000 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00
60-1-000-001-6790.000 Other General Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00
60-1-000-001-6795.000 Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Taxes & Insurance Expense	34.09	2,215.53	2,386.67	36.61	19,034.66	19,093.36	-58.70
TOTAL TAXES & INSURANCE EXPENSE	34.09	2,215.53	2,386.67	36.61	19,034.66	19,093.36	-58.70
MISCELLANEOUS EXPENSE							
Financial Expenses							
60-1-000-001-6810.000 Interest Payable	34.87	2,266.36	2,333.33	34.93	18,163.47	18,666.64	-503.17
60-1-000-001-6860.000 Sec Dep Int	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Financial Expenses	34.87	2,266.36	2,333.33	34.93	18,163.47	18,666.64	-503.17
Amortization Expense							

Date:
Time:
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KNOX CO. HOUSING AUTHORITY A. H. P.
INCOME STATEMENT - AHP, Prairieland
November, 2017
Current Period

	Period PUM	Period Amt	Mo Budget	YTD PUM	Current YTD	YTD Budget	Variance
Total Amortization Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Surplus Adjustments							
60-1-000-001-6010.000 Prior Yr Adj - PL	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Provision for Reserve							
60-1-000-001-7010.000 Provision For Reserve	0.00	0.00	89.75	0.00	0.00	718.00	-718.00
Total Provision for Reserve	0.00	0.00	89.75	0.00	0.00	718.00	-718.00
Capital Expenditures							
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vandalism Expenditures							
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Transfers In/Out							
60-1-000-001-9111.000 Transfers In/Out	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Transfers In/Out	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL MISCELLANEOUS EXPENSE	34.87	2,266.36	2,423.08	34.93	18,163.47	19,384.64	-1,221.17
TOTAL EXPENSES BEFORE DEPRECIATION	422.94	27,491.03	25,932.09	358.87	186,612.39	207,456.72	-20,844.33
NET REVENUE/EXPENSES (PROFIT)/LOSS	3.10	201.53	-1,166.66	61.71	-32,089.96	-9,333.28	-22,756.68
Depreciation Expense							
60-1-000-001-6600.000 Depreciation Expense	104.46	6,789.88	6,375.00	104.46	54,319.04	51,000.00	3,319.04
Total Depreciation Expense	104.46	6,789.88	6,375.00	104.46	54,319.04	51,000.00	3,319.04
TOTAL DEPRECIATION EXPENSE	104.46	6,789.88	6,375.00	104.46	54,319.04	51,000.00	3,319.04
NET REVENUE/EXPENSE (PROFIT)/LOSS AFTER DEPRECIATION EXPENSE	107.56	6,991.41	5,208.34	42.75	22,229.08	41,666.72	-19,437.64
TOTAL BOND PAYMENT	24.94	1,621.14	0.00	24.88	12,936.53	0.00	12,936.53

Knox County Housing Authority
BOARD - COCC CASH FLOW STATEMENT
November 30, 2017

COCC - OPERATING STATEMENT	Current Period	Period Budget	Current Year	Year To Date Bud	Variance	Year Budget
OPERATING INCOME						
Total Operating Income	50,667.06	57,256.00	409,043.96	458,048.00	-49,004.04	687,072.00
TOTAL OPERATING INCOME	50,667.06	57,256.00	409,043.96	458,048.00	-49,004.04	687,072.00
OPERATING EXPENSE						
Total Administration Expenses	39,328.07	44,179.15	342,982.16	353,433.20	-10,451.04	530,150.00
Total Tenant Services	0.00	0.00	0.00	0.00	0.00	0.00
Total Utilities Expenses	146.54	495.84	-1,456.87	3,966.72	-5,423.59	5,950.00
Total Maintenance Expenses	859.48	645.83	11,780.39	5,166.64	6,613.75	7,750.00
General Expense	1,285.52	1,391.67	10,284.16	11,133.36	-849.20	16,700.00
TOTAL ROUTINE OPERATING EXPENSES	41,619.61	46,712.49	363,589.84	373,699.92	-10,110.08	560,550.00
Total Non-Routine Expense	0.00	0.00	0.00	0.00	0.00	0.00
Total Other Credit & Charges	0.00	0.00	0.00	0.00	0.00	0.00
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	0.00
Total Prov. for Operating Reserve	0.00	10,543.50	0.00	84,348.00	-84,348.00	126,522.00
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	0.00
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL OPERATING EXPENSES	41,619.61	57,255.99	363,589.84	458,047.92	-94,458.08	687,072.00
NET REVENUE/-EXPENSE PROFIT/-LOSS	9,047.45	0.01	45,454.12	0.08	45,454.04	0.00
Total Depreciation Expense	49.83	152.08	398.64	1,216.64	-818.00	1,825.00
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	8,997.62	-152.07	45,055.48	-1,216.56	46,272.04	-1,825.00

Knox County Housing Authority
BOARD - AMP001 CASH FLOW STATEMENT
November 30, 2017

MOON TOWERS - OPERATING STATEMENT	Current Period	Period Budget	Current Year	Year To Date Bud	Variance	Year Budget
OPERATING INCOME						
Total Operating Income	66,329.69	57,264.61	513,622.90	458,116.88	55,506.02	687,175.00
TOTAL OPERATING INCOME	66,329.69	57,264.61	513,622.90	458,116.88	55,506.02	687,175.00
OPERATING EXPENSE						
Total Administration Expenses	23,548.96	25,059.92	193,825.22	200,479.36	-6,654.14	300,719.00
Total Tenant Services	0.00	93.74	1,015.69	749.92	265.77	1,125.00
Total Utilities Expenses	8,579.47	7,916.67	45,127.75	63,333.36	-18,205.61	95,000.00
Total Maintenance Expenses	22,600.88	22,060.42	194,409.86	176,483.36	17,926.50	264,725.00
General Expense	10,580.02	8,254.18	56,378.85	66,033.44	-9,654.59	99,050.00
TOTAL ROUTINE OPERATING EXPENSES	65,309.33	63,384.93	490,757.37	507,079.44	-16,322.07	760,619.00
Total Non-Routine Expense	0.00	0.00	0.00	0.00	0.00	0.00
Total Other Credit & Charges	0.00	0.00	0.00	0.00	0.00	0.00
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	0.00
Total Prov. for Operating Reserve	0.00	-6,120.33	0.00	-48,962.64	48,962.64	-73,444.00
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	0.00
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL OPERATING EXPENSES	65,309.33	57,264.60	490,757.37	458,116.80	32,640.57	687,175.00
NET REVENUE/EXPENSE PROFIT/-LOSS	1,020.36	0.01	22,865.53	0.08	22,865.45	0.00
Total Depreciation Expense						
Total Depreciation Expense	28,257.74	33,333.33	226,061.92	266,666.64	-40,604.72	400,000.00
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	-27,237.38	-33,333.32	-203,196.39	-266,666.56	63,470.17	-400,000.00

Knox County Housing Authority
BOARD - AMP002 CASH FLOW STATEMENT
November 30, 2017

FAMILY - OPERATING STATEMENT	Current Period	Period Budget	Current Year	Year To Date Bud	Variance	Year Budget
OPERATING INCOME						
Total Operating Income	79,723.32	77,999.98	650,302.16	623,999.84	26,302.32	936,000.00
TOTAL OPERATING INCOME	79,723.32	77,999.98	650,302.16	623,999.84	26,302.32	936,000.00
OPERATING EXPENSE						
Total Administration Expenses	28,636.30	32,758.57	240,865.59	262,068.56	-21,202.97	393,103.00
Total Tenant Services	20.91	845.83	5,397.82	6,766.64	-1,368.82	10,150.00
Total Utilities Expenses	942.22	2,329.17	4,927.55	18,633.36	-13,705.81	27,950.00
Total Maintenance Expenses	31,590.73	43,229.17	295,747.09	345,833.36	-50,086.27	518,750.00
General Expense	13,483.85	9,185.00	47,442.64	73,480.00	-26,037.36	110,220.00
TOTAL ROUTINE OPERATING EXPENSES	74,674.01	88,347.74	594,380.69	706,781.92	-112,401.23	1,060,173.00
Total Non-Routine Expense	0.00	0.00	0.00	0.00	0.00	0.00
Total Other Credit & Charges	0.00	0.00	0.00	0.00	0.00	0.00
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	0.00
Total Prov. for Operating Reserve	0.00	-10,347.75	0.00	-82,782.00	82,782.00	-124,173.00
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	0.00
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL OPERATING EXPENSES	74,674.01	77,999.99	594,380.69	623,999.92	-29,619.23	936,000.00
NET REVENUE/EXPENSE PROFIT/-LOSS	5,049.31	-0.01	55,921.47	-0.08	55,921.55	0.00
Total Depreciation Expense	22,181.52	27,083.33	177,452.16	216,666.64	-39,214.48	325,000.00
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	-17,132.21	-27,083.34	-121,530.69	-216,666.72	95,136.03	-325,000.00

Knox County Housing Authority
BOARD - AMP003 CASH FLOW STATEMENT
November 30, 2017

BLUEBELL - OPERATING STATEMENT	Current Period	Period Budget	Current Year	Year To Date Bud	Variance	Year Budget
OPERATING INCOME						
Total Operating Income	19,884.94	18,558.06	159,385.13	148,464.48	10,920.65	222,696.55
TOTAL OPERATING INCOME	19,884.94	18,558.06	159,385.13	148,464.48	10,920.65	222,696.55
OPERATING EXPENSE						
Total Administration Expenses	10,069.29	9,992.45	80,018.48	79,939.60	78.88	119,909.04
Total Tenant Services	0.00	41.67	239.76	333.36	-93.60	500.00
Total Utilities Expenses	932.35	2,358.34	11,386.06	18,866.72	-7,480.66	28,300.00
Total Maintenance Expenses	6,069.33	6,595.85	47,211.45	52,766.80	-5,555.35	79,150.00
General Expense	2,451.64	2,858.75	19,628.93	22,870.00	-3,241.07	34,305.00
TOTAL ROUTINE OPERATING EXPENSES	19,522.61	21,847.06	158,484.68	174,776.48	-16,291.80	262,164.04
Total Non-Routine Expense	0.00	0.00	0.00	0.00	0.00	0.00
Total Other Credit & Charges	0.00	0.00	0.00	0.00	0.00	0.00
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	0.00
Total Prov. for Operating Reserve	0.00	-3,288.96	0.00	-26,311.68	26,311.68	-39,467.49
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	0.00
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL OPERATING EXPENSES	19,522.61	18,558.10	158,484.68	148,464.80	10,019.88	222,696.55
NET REVENUE/EXPENSE PROFIT/-LOSS	362.33	-0.04	900.45	-0.32	900.77	0.00
Total Depreciation Expense						
Total Depreciation Expense	13,730.60	11,995.83	109,844.80	95,966.64	13,878.16	143,950.00
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	-13,368.27	-11,995.87	-108,944.35	-95,966.96	-12,977.39	-143,950.00

Knox County Housing Authority
BOARD - LOW RENT CASH FLOW STATEMENT
November 30, 2017

COCC, MT, FAMILY, BB COMBINED OS	Current Period	Period Budget	Current Year	Year To Date Bud	Variance	Year Budget
OPERATING INCOME						
Total Operating Income	216,605.01	211,078.65	1,732,354.15	1,688,629.20	43,724.95	2,532,943.55
TOTAL OPERATING INCOME	216,605.01	211,078.65	1,732,354.15	1,688,629.20	43,724.95	2,532,943.55
OPERATING EXPENSE						
Total Administration Expenses	101,582.62	111,990.09	857,691.45	895,920.72	-38,229.27	1,343,881.04
Total Tenant Services	20.91	981.24	6,653.27	7,849.92	-1,196.65	11,775.00
Total Utilities Expenses	10,600.58	13,100.02	59,984.49	104,800.16	-44,815.67	157,200.00
Total Maintenance Expenses	61,120.42	72,531.27	549,148.79	580,250.16	-31,101.37	870,375.00
General Expense	27,801.03	21,689.60	133,734.58	173,516.80	-39,782.22	260,275.00
TOTAL ROUTINE OPERATING EXPENSES	201,125.56	220,292.22	1,607,212.58	1,762,337.76	-155,125.18	2,643,506.04
Total Non-Routine Expense	0.00	0.00	0.00	0.00	0.00	0.00
Total Other Credit & Charges	0.00	0.00	0.00	0.00	0.00	0.00
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	0.00
Total Prov. for Operating Reserve	0.00	-9,213.54	0.00	-73,708.32	73,708.32	-110,562.49
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	0.00
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL OPERATING EXPENSES	201,125.56	211,078.68	1,607,212.58	1,688,629.44	-81,416.86	2,532,943.55
NET REVENUE/EXPENSE PROFIT/-LOSS						
	15,479.45	-0.03	125,141.57	-0.24	125,141.81	0.00
Total Depreciation Expense						
	64,219.69	72,564.57	513,757.52	580,516.56	-66,759.04	870,775.00
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	-48,740.24	-72,564.60	-388,615.95	-580,516.80	191,900.85	-870,775.00

Knox County Housing Authority
BOARD - BRENTWOOD CASH FLOW STATEMENT
November 30, 2017

BRENTWOOD - OPERATING STATEMENT	Current Period	Period Budget	Current Year	Year To Date Bud	Variance	Year Budget
OPERATING INCOME						
Total Operating Income	31,486.01	31,233.33	252,507.90	249,866.64	2,641.26	374,800.00
TOTAL OPERATING INCOME	31,486.01	31,233.33	252,507.90	249,866.64	2,641.26	374,800.00
OPERATING EXPENSE						
Total Administration Expenses	4,861.55	4,516.67	31,805.92	36,133.36	-4,327.44	54,200.00
Total Fee Expenses	5,680.71	5,322.17	45,205.65	42,577.36	2,628.29	63,866.00
Total Utilities Expenses	783.44	2,179.16	14,264.07	17,433.28	-3,169.21	26,150.00
Total Maintenance Expenses	29,422.10	16,562.92	91,126.96	132,503.36	-41,376.40	198,755.00
Total Taxes & Insurance Expense	2,652.49	2,638.51	20,835.23	21,108.08	-272.85	31,662.00
Total Financial Expenses	2,266.37	2,333.33	18,163.51	18,666.64	-503.13	28,000.00
TOTAL ROUTINE OPERATING EXPENSE	45,666.66	33,552.76	221,401.34	268,422.08	-47,020.74	402,633.00
Total Amortization Expense	0.00	0.00	0.00	0.00	0.00	0.00
Total Provision for Reserve	0.00	-3,502.75	0.00	-28,022.00	28,022.00	-42,033.00
Total Capital Expenditures	0.00	-3,502.75	0.00	-28,022.00	28,022.00	-42,033.00
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	0.00
Total Transfers In/Out	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL ALL EXPENSES BEFORE DEPRECIATION	45,666.66	30,050.01	221,401.34	240,400.08	-18,998.74	360,600.00
NET REVENUE PROFIT/-LOSS						
	-14,180.65	1,183.32	31,106.56	9,466.56	21,640.00	14,200.00
Total Depreciation Expense						
	6,308.17	5,291.67	50,465.36	42,333.36	8,132.00	63,500.00
NET REVENUE w/Depreciation PROFIT/-LOSS	-20,488.82	-4,108.35	-19,358.80	-32,866.80	13,508.00	-49,300.00

Knox County Housing Authority
BOARD - PRAIRIELAND CASH FLOW STATEMENT
November 30, 2017

PRAIRIELAND - OPERATING STATEMENT	Current Period	Period Budget	Current Year	Year To Date Bud	Variance	Year Budget
OPERATING INCOME						
Total Operating Income	27,289.50	27,098.75	218,702.35	216,790.00	1,912.35	325,185.00
TOTAL OPERATING INCOME	27,289.50	27,098.75	218,702.35	216,790.00	1,912.35	325,185.00
OPERATING EXPENSE						
Total Administration Expenses	5,236.86	4,637.50	29,922.03	37,100.00	-7,177.97	55,650.00
Total Fee Expenses	5,120.64	5,103.17	41,045.13	40,825.36	219.77	61,238.00
Total Utilities Expenses	5,538.16	2,148.33	15,212.43	17,186.64	-1,974.21	25,780.00
Total Maintenance Expenses	7,113.48	9,233.34	63,234.67	73,866.72	-10,632.05	110,800.00
Total Taxes & Insurance Expense	2,215.53	2,386.67	19,034.66	19,093.36	-58.70	28,640.00
Total Financial Expenses	2,266.36	2,333.33	18,163.47	18,666.64	-503.17	28,000.00
TOTAL ROUTINE OPERATING EXPENSE	27,491.03	25,842.34	186,612.39	206,738.72	-20,126.33	310,108.00
Total Amortization Expense	0.00	0.00	0.00	0.00	0.00	0.00
Total Provision for Reserve	0.00	89.75	0.00	718.00	-718.00	1,077.00
Total Capital Expenditures	0.00	89.75	0.00	718.00	-718.00	1,077.00
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	0.00
Total Transfers In/Out	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL ALL EXPENSES BEFORE DEPRECIATION	27,491.03	25,932.09	186,612.39	207,456.72	-20,844.33	311,185.00
NET REVENUE PROFIT/-LOSS						
	-201.53	1,166.66	32,089.96	9,333.28	22,756.68	14,000.00
Total Depreciation Expense						
	6,789.88	6,375.00	54,319.04	51,000.00	3,319.04	76,500.00
NET REVENUE w/Depreciation PROFIT/-LOSS	-6,991.41	-5,208.34	-22,229.08	-41,666.72	19,437.64	-62,500.00

Knox County Housing Authority
BOARD - AHP CASH FLOW STATEMENT
November 30, 2017

BRENTWOOD & PRAIRIELAND COMBINED	Current Period	Period Budget	Current Year	Year To Date Bud	Variance	Year Budget
OPERATING INCOME						
Total Operating Income	58,775.51	58,332.08	471,210.25	466,656.64	4,553.61	699,985.00
TOTAL OPERATING INCOME	58,775.51	58,332.08	471,210.25	466,656.64	4,553.61	699,985.00
OPERATING EXPENSE						
Total Administration Expenses	10,098.41	9,154.17	61,727.95	73,233.36	-11,505.41	109,850.00
Total Fee Expenses	10,801.35	10,425.34	86,250.78	83,402.72	2,848.06	125,104.00
Total Utilities Expenses	6,321.60	4,327.49	29,476.50	34,619.92	-5,143.42	51,930.00
Total Maintenance Expenses	36,535.58	25,796.26	154,361.63	206,370.08	-52,008.45	309,555.00
Total Taxes & Insurance Expense	4,868.02	5,025.18	39,869.89	40,201.44	-331.55	60,302.00
Total Financial Expenses	4,532.73	4,666.66	36,326.98	37,333.28	-1,006.30	56,000.00
TOTAL ROUTINE OPERATING EXPENSE	73,157.69	59,395.10	408,013.73	475,160.80	-67,147.07	712,741.00
Total Amortization Expense	0.00	0.00	0.00	0.00	0.00	0.00
Total Provision for Reserve	0.00	-3,413.00	0.00	-27,304.00	27,304.00	-40,956.00
Total Capital Expenditures	0.00	-3,413.00	0.00	-27,304.00	27,304.00	-40,956.00
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	0.00
Total Transfers In/Out	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL ALL EXPENSES BEFORE DEPRECIATION	73,157.69	55,982.10	408,013.73	447,856.80	-39,843.07	671,785.00
NET REVENUE PROFIT/-LOSS						
	-14,382.18	2,349.98	63,196.52	18,799.84	44,396.68	28,200.00
Total Depreciation Expense						
	13,098.05	11,666.67	104,784.40	93,333.36	11,451.04	140,000.00
NET REVENUE w/Depreciation PROFIT/-LOSS	-27,480.23	-9,316.69	-41,587.88	-74,533.52	32,945.64	-111,800.00

Knox County Housing Authority
BOARD - HCV CASH FLOW STATEMENT
November 30, 2017

	Current Period	Period Budget	Current Year	Year To Date Bud	Variance	Year Budget
HCV - OPERATING STATEMENT						
ADMIN OPERATING INCOME						
Total Admin Operating Income	8,781.76	9,020.82	76,084.19	72,166.56	3,917.63	108,250.00
TOTAL ADMIN OPERATING INCOME	8,781.76	9,020.82	76,084.19	72,166.56	3,917.63	108,250.00
OPERATING EXPENSES						
Total Admin Expenses	6,550.32	7,962.49	58,077.74	63,699.92	-5,622.18	95,550.00
Total Fees Expenses	3,724.50	3,665.83	29,815.50	29,326.64	488.86	43,990.00
Total General Expenses	764.59	606.26	3,895.18	4,850.08	-954.90	7,275.00
TOTAL OPERATING EXPENSES	11,039.41	12,234.58	91,788.42	97,876.64	-6,088.22	146,815.00
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	0.00
Total Provision for Reserve	0.00	0.00	0.00	0.00	0.00	0.00
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL EXPENSES	11,039.41	12,234.58	91,788.42	97,876.64	-6,088.22	146,815.00
NET REVENUE PROFIT/-LOSS						
	-2,257.65	-3,213.76	-15,704.23	-25,710.08	10,005.85	-38,565.00
Total Depreciation Expense	9.37	18.75	74.96	150.00	-75.04	225.00
NET REVENUE w/Depreciation PROFIT/-LOSS	-2,267.02	-3,232.51	-15,779.19	-25,860.08	10,080.89	-38,790.00
HAP - OPERATING STATEMENT						
HAP INCOME						
Total Income	69,774.00	55,164.41	519,090.40	441,315.28	77,775.12	661,973.00
TOTAL HAP INCOME	69,774.00	55,164.41	519,090.40	441,315.28	77,775.12	661,973.00
HAP EXPENSES						
Total HAP Expenses	72,001.00	62,833.33	553,452.00	502,666.64	50,785.36	754,000.00
Total General HAP Expenses	0.00	83.33	-1,058.83	666.64	-1,725.47	1,000.00
TOTAL HAP EXPENSES	72,001.00	62,916.66	552,393.17	503,333.28	49,059.89	755,000.00
Total Prior Year Adj HAP	0.00	0.00	0.00	0.00	0.00	0.00
REMAINING HAP from RESERVE +/-LOSS	-2,227.00	-7,752.25	-33,302.77	-62,018.00	28,715.23	-93,027.00

Knox County Housing Authority
CLAIMS REPORT - LOW RENT
November, 2017

	Current Period	Last Year Same P	Variance	Current Year
AMP001 - MOON TOWERS				
Salaries	21,712.28	21,093.27	619.01	179,655.42
Employee W/H Payments	0.00	0.00	0.00	0.00
Management Fees	15,666.27	14,484.24	1,182.03	125,080.59
Administrative Expenses	298.12	419.17	-121.05	7,554.01
Teneant Services	0.00	0.00	0.00	1,015.69
Utilities	8,579.47	10,593.31	-2,013.84	45,127.75
Maintenance Supplies/Contracts	8,473.17	12,548.57	-4,075.40	75,945.06
Mileage	0.00	0.00	0.00	0.00
General Expenses	10,580.02	5,552.88	5,027.14	56,378.85
Non-Routine Expense	0.00	0.00	0.00	0.00
TOTAL MOON TOWERS CLAIMS	65,309.33	64,691.44	617.89	490,757.37
AMP002 - FAMILY				
Salaries	37,491.09	39,100.80	-1,609.71	335,754.58
Employee W/H Payments	81.40	0.00	81.40	81.40
Management Fees	15,953.29	15,427.36	525.93	132,336.92
Administrative Expenses	1,632.66	1,257.93	374.73	16,168.46
Teneant Services	20.91	115.80	-94.89	1,684.99
Utilities	942.22	2,279.48	-1,337.26	4,927.55
Maintenance Supplies/Contracts	5,149.99	7,860.94	-2,710.95	56,065.55
Mileage	0.00	0.00	0.00	0.00
General Expenses	13,483.85	6,147.87	7,335.98	47,442.64
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL FAMILY CLAIMS	74,755.41	72,190.18	2,565.23	594,462.09
AMP003 - BLUEBELL				
Salaries	8,568.46	8,587.36	-18.90	68,363.62
Employee W/H Payments	0.00	0.00	0.00	0.00
Management Fees	4,514.01	4,279.92	234.09	35,798.04
Administrative Expenses	1,231.15	607.14	624.01	6,005.18
Teneant Services	0.00	0.00	0.00	239.76
Utilities	932.35	2,391.52	-1,459.17	11,386.06
Maintenance Supplies/Contracts	1,825.00	3,236.07	-1,411.07	17,063.09
Mileage	0.00	0.00	0.00	0.00
General Expenses	2,451.64	2,293.82	157.82	19,628.93
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL BLUEBELL CLAIMS	19,522.61	21,395.83	-1,873.22	158,484.68
COCC				
Salaries	29,157.73	34,906.49	-5,748.76	283,785.39
Employee W/H Payments	-51.24	-4.82	-46.42	-886.62
Management Fees	0.00	0.00	0.00	0.00
Administrative Expenses	10,170.34	4,996.43	5,173.91	59,196.77
Teneant Services	0.00	0.00	0.00	0.00
Utilities	146.54	369.73	-223.19	-1,456.87
Maintenance Supplies/Contracts	859.48	775.25	84.23	11,780.39
Mileage	0.00	0.00	0.00	0.00
General Expenses	1,285.52	1,266.26	19.26	10,284.16
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL COCC CLAIMS	41,568.37	42,309.34	-740.97	362,703.22
COMBINED - AMP1, AMP2, AMP3, & COCC				
Salaries	96,929.56	103,687.92	-6,758.36	867,559.01
Employee W/H Payments	30.16	-4.82	34.98	-805.22
Management Fees	36,133.57	34,191.52	1,942.05	293,215.55
Administrative Expenses	13,332.27	7,280.67	6,051.60	88,924.42
Teneant Services	20.91	115.80	-94.89	2,940.44
Utilities	10,600.58	15,634.04	-5,033.46	59,984.49
Maintenance Supplies	16,307.64	24,420.83	-8,113.19	160,854.09
Mileage	0.00	0.00	0.00	0.00
General Expenses	27,801.03	15,260.83	12,540.20	133,734.58
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL LOW RENT CLAIMS	201,155.72	200,586.79	568.93	1,606,407.36

Knox County Housing Authority
CLAIMS REPORT - AHP / HCV
November, 2017

	Current Period	Last Year Same Period	Variance
BRENTWOOD			
Salaries	8,331.47	8,032.43	299.04
Employee W/H Payments	0.00	0.00	0.00
Management Fees	5,680.71	5,430.24	250.47
Administrative Expenses	1,866.94	653.20	1,213.74
Utilities	783.44	1,015.57	-232.13
Maintenance Supplies/Contracts	24,085.24	1,586.59	22,498.65
Tax & Insurance Expenses	2,652.49	2,637.87	14.62
Finacial Expenses	2,266.37	2,374.23	-107.86
TOTAL BRENTWOOD CLAIMS	45,666.66	21,730.13	23,936.53
PRAIRIELAND			
Salaries	8,331.21	8,032.22	298.99
Employee W/H Payments	0.00	0.00	0.00
Management Fees	5,120.64	4,826.88	293.76
Administrative Expenses	2,242.32	464.18	1,778.14
Utilities	5,538.16	5,207.88	330.28
Maintenance Supplies/Contracts	1,776.81	1,872.95	-96.14
Taxes & Insurance Expenses	2,215.53	2,154.60	60.93
Financial Expenses	2,266.36	2,374.22	-107.86
TOTAL PRAIRIELAND CLAIMS	27,491.03	24,932.93	2,558.10
AHP - BRENTWOOD & PRAIRIELAND			
Salaries	16,662.68	16,064.65	598.03
Employee W/H Payments	0.00	0.00	0.00
Management Fees	10,801.35	10,257.12	544.23
Administrative Expenses	4,109.26	1,117.38	2,991.88
Utilities	6,321.60	6,223.45	98.15
Maintenance Supplies	25,862.05	3,459.54	22,402.51
Taxes & Insurance Expenses	4,868.02	4,792.47	75.55
Financial Expenses	4,532.73	4,748.45	-215.72
TOTAL AHP CLAIMS	73,157.69	46,663.06	26,494.63
HOUSING CHOICE VOUCHER - HCV			
Salaries	6,429.60	6,383.29	46.31
Employee W/H Payments	0.00	0.00	0.00
Management Fees	3,724.50	3,412.50	312.00
Administrative Expenses	120.72	521.22	-400.50
General Expense-Admin	764.59	463.32	301.27
Total HCV Expenses	11,039.41	10,780.33	259.08
HAP Expenses	72,001.00	58,133.00	13,868.00
General Expenses	0.00	0.00	0.00
Total HAP Expenses	72,001.00	58,133.00	13,868.00
TOTAL HCV CLAIMS	83,040.41	68,913.33	14,127.08

Knox County Housing Authority
CLAIMS REPORT - GRANT PROGRAMS
November, 2017

	Current Period	Last Year Same	Current Year	Cumulative
CFG 2017 - \$673,386				
Admin. / Operations	0.00	0.00	0.00	0.00
Fees & Costs	0.00	0.00	0.00	0.00
Site Improvement	0.00	0.00	0.00	0.00
Dwelling Structure	0.00	0.00	0.00	0.00
Dwelling Equipment	0.00	0.00	0.00	0.00
Non Dwelling Equipment	0.00	0.00	0.00	0.00
TOTAL CFG 2017 CLAIMS	0.00	0.00	0.00	0.00
CFG 2016 - \$608,598				
Admin. / Operations	0.00	0.00	0.00	0.00
Fees & Costs	0.00	0.00	6,600.00	6,600.00
Site Improvement	0.00	0.00	0.00	0.00
Dwelling Structure	0.00	0.00	59,696.38	59,696.38
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	66,296.38	66,296.38
CFG 2015 - \$598,801				
Admin. / Operations	0.00	0.00	0.00	0.00
Fees & Costs	0.00	0.00	0.00	17,250.00
Site Improvement	0.00	0.00	0.00	0.00
Dwelling Structure	0.00	0.00	34,729.93	535,468.78
Dwelling Equipment	0.00	0.00	0.00	3,357.32
Non-Dwelling Equipment	0.00	0.00	0.00	42,724.90
TOTAL CFG 2015 CLAIMS	0.00	0.00	34,729.93	598,801.00
CFG 2014 - \$619,889				
Admin. / Operations	0.00	0.00	0.00	101,989.00
Fees & Costs	0.00	0.00	1,100.00	76,196.50
Site Improvement	0.00	0.00	0.00	0.00
Dwelling Structure	0.00	0.00	0.00	316,968.26
Dwelling Equipment	0.00	0.00	0.00	124,169.80
Non-Dwelling Equipment	0.00	0.00	0.00	565.44
TOTAL CFG 2014 CLAIMS	0.00	0.00	1,100.00	619,889.00
TOTAL CFG GRANT(S) CLAIMS	0.00	0.00	102,126.31	1,284,986.38

Knox County Housing Authority
CLAIMS REPORT TOTALS
November, 2017

	Current Period	Last Year Same P	Variance	Current Year
TOTALS				
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<u>LOW RENT</u>				
AMP001 - MOON TOWERS	65,309.33	64,691.44	617.89	490,757.37
AMP002 - FAMILY	74,755.41	72,190.18	2,565.23	594,462.09
AMP003 - BLUEBELL	19,522.61	21,395.83	-1,873.22	158,484.68
COCC	41,568.38	42,309.36	-740.98	362,701.33
TOTAL LOW RENT	201,155.73	200,586.81	568.92	1,606,405.47
<u>A.H.P.</u>				
BRENTWOOD	45,666.66	21,730.13	23,936.53	221,401.34
PRAIRIELAND	27,491.03	24,932.93	2,558.10	186,612.39
TOTAL A.H.P.	73,157.69	46,663.06	26,494.63	408,013.73
<u>HOUSING CHOICE VOUCHER - HCV</u>				
HCV (Administrative Only)	11,039.41	10,780.33	259.08	91,680.92
TOTAL HCV	11,039.41	10,780.33	259.08	91,680.92
<u>GRANTS</u>				
CAPITAL FUND GRANT '17	0.00	0.00	0.00	0.00
CAPITAL FUND GRANT '16	0.00	0.00	0.00	66,296.38
CAPITAL FUND GRANT '15	0.00	0.00	0.00	34,729.93
CAPITAL FUND GRANT '14	0.00	0.00	0.00	1,100.00
TOTAL GRANTS	0.00	0.00	0.00	102,126.31
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TOTAL CLAIMS FOR MONTH	285,352.83	258,030.20	27,322.63	2,208,226.43

RESOLUTION 2017-14

12/26/2017

Board of Commissioners

Derek Antoine, Executive Director

RE: Revision to Knox County Housing Authority Policies

The Knox County Housing Authority has recently proposed changes to several policy, plan, and lease documents. The revisions represent the agency's effort to update the policy documents to include new regulations and guidance from the Department of Housing And Urban Development (HUD) as well as addressing necessary changes to the way the agency conducts its operations. The approved policy documents will accompany the Annual Plan submission due on 01/16/2018.

The document revisions range from simple formatting to information clarification to full policy revision. The policies/documents the agency is updating includes:

- KCHA Public Housing Program Admissions and Continued Occupancy Policy
 - Violence Against Women Act of 2013 (VAWA)
 - Deconcentration of Poverty and Income Targeting
- KCHA Smoke-Free Housing
- KCHA Personnel Policy

24 CFR §966.5 sets forth the requirements for modification of policy. According to the regulation, "PHAs shall give at least 30-day written notice to each affected tenant setting forth the proposed modification, the reasons therefor, and providing the tenant an opportunity to present written comments which shall be taken into consideration by the PHA prior to the proposed modification becoming effective." Additionally, the regulation provides such notice shall be " Posted in at least three (3) conspicuous places within each structure or building in which the affected dwelling units are located, as well as in a conspicuous place at the project office, if any, or if none, a similar central business location within the project."

The policy revisions were open for public review and comment beginning on 11/15/2017 through 12/26/2017. No comments impacting the development or delivery of these policies were received during this time. The KCHA Board of Commissioners will receive and review a document summarizing said revisions, along with a full version of each of the listed policies, prior to the 12/26/2017 regular meeting of the Board.

Article I. Recommendation

It is the recommendation of the Executive Director the Board resolve to adopt the revised policy documents as presented.

RESOLUTION 2017-14

12/26/2017

Board of Commissioners

Derek Antoine, Executive Director

Revision to Knox County Housing Authority Policies

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

1. The above recitals are true and correct, and together with the report from the Executive Director, form the Board's actions as set forth in this Resolution.
2. The proposed Knox County Housing Authority Policy Revisions for FYE 03/31/2019 hereby approved and adopted.
3. Policy revisions to be adopted shall be effective 01/01/2018.
4. This Resolution shall be carried out in accordance with federal regulations and be effective as of 12/26/2017.

RESOLVED: December 26, 2017

Lomac Payton, Chairperson

Thomas Dunker, Vice-Chairperson

Paula Sanford, Resident Commissioner

Paul Stewart, Commissioner

Wayne Allen, Commissioner

Jared Hawkinson, Commissioner

Ben Burgland, Commissioner

Derek Antoine, Secretary/Executive Director (Attest)

RESOLUTION 2017-15

12/26/2017

Board of Commissioners

Derek Antoine, Executive Director

RE: Certifications of Compliance with PHA Plan Submission 01/16/2018

Article I. Background

The Public Housing Agency Plan is a plan that informs HUD, residents, and the public of the Public Housing Agencies (PHAs) mission for serving the needs of low-income and very low-income families and the PHA's strategy for addressing those needs. The Annual Plan provides details about the PHA's current operations, program participants, programs and services, and strategy for handling operational concerns, residents' concerns and program needs, programs and services for the upcoming fiscal year. Included are an assessment of housing needs within the jurisdiction, detailed statements of capital plan funding (both on an annual and five-year basis), agency goals and missions, and agency progress on serving its population.

The PHA Plan process was established by section 5A of the United States Housing Act of 1937, and requirements for submission are contained within the Quality Housing and Work Responsibility (QHWRA) Act of 1998. QHWRA creates the requirement for a PHA Five-Year Plan and an Annual Plan that is intended to serve as an operations, planning, and management tool for public housing authorities. QHWRA effectively and permanently amended the United States Housing Act of 1937. Notice PIH-2015-18 amends the submission forms and requirements for different types of agencies.

QHWRA requires the formation of at least one Resident Advisory Board (RAB) in accordance with completion and submission of the PHA Annual Plan. The members must adequately reflect and represent all residents assisted by the public housing agency. The purpose of the RAB is to assist the PHA by making recommendations regarding the development of the public housing agency plan. RABs were convened on 11/15/2017 and 11/29/2017.

Additionally, QHWRA requires PHAs make the proposed PHA plan and all relevant information available for inspection by the public at the principal office of the PHA during normal business hours. PHAs must also publish a notice informing the public that PHA plan information is available for review and that a public hearing will be conducted. Subsequently, PHAs are required to consider all public comments received, and make any appropriate changes to the PHA plan. In accordance with this requirement, a public hearing was held on 12/20/2017 at 10:00 AM in the Moon Towers Conference Room. Zero general public attendees were present for this hearing.

Article II. Recommendation

It is the recommendation of the Executive Director the Board resolve to adopt the Annual Plan Submission for the Knox County Housing Authority for the fiscal year 04/01/2018 – 03/31/2019, to be submitted on or before 01/16/2018.

RESOLUTION 2017-15

12/26/2017

Board of Commissioners

Derek Antoine, Executive Director

Certifications of Compliance with PHA Plan Submission 01/16/2018

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

1. The above recitals are true and correct, and together with the report from the Executive Director, form the Board's actions as set forth in this Resolution.
2. The proposed Knox County Housing Authority Annual Plan Submission for FYE 03/31/2019 is hereby approved and adopted.
3. The Annual Plan submission for FYE 03/31/2019 is in compliance with the requirements set forth in the Quality Housing and Work Responsibility (QHWRA) Act of 1998 and Notice PIH-2015-18.
4. This Resolution shall be carried out in accordance with federal regulations and be effective as of 12/20/2017.

RESOLVED: December 26, 2017

Lomac Payton, Chairperson

Thomas Dunker, Vice-Chairperson

Paula Sanford, Resident Commissioner

Paul Stewart, Commissioner

Wayne Allen, Commissioner

Jared Hawkinson, Commissioner

Ben Burgland, Commissioner

Derek Antoine, Secretary/Executive Director (Attest)

BOARD MEMO

216 W. Simmons St.
Galesburg, IL 61401

O: (309) 342-8129
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www.knoxcountyhousing.org

TO: Board of Commissioners
Knox County Housing Authority

DATE: 12/19/2017

FROM: Derek Antoine 
Executive Director

BOARD MEETING: 12/26/2017

SUBJECT: Application for Payment #1/FINAL– Alloy Specialty

Executive Summary

At the 10/31/2017 Board meeting, a contract was approved with Alloy Specialty to complete Lead-Based Paint (LBP) inspections at the following properties:

- Moon Towers
- Scattered Family Sites
- Brentwood Manor
- Prairieland Townhouse Apartments

The inspections were conducted at the aforementioned properties as they were constructed prior to 1978.

Alloy Specialty conducted the inspections during the period of December 4-15, 2017. The inspections were conducted in complete accordance with Department of Housing and Urban Development guidelines.

Fiscal Impact

This application for payment will be paid from Central Office Cost Center Reserves.

Recommendation

It is the recommendation of the Executive Director the Board of Commissioners of the Knox County Housing Authority approve Application for Payment #1/Final from Alloy Specialty in the amount of \$21,700.00 for completed LBP inspections at agency properties.

Alloy Specialty
 5850 Wenninghoff Road
 Omaha, NE 68134



Date of Invoice	INVOICE #
12/9/2017	17067-01

BILL TO
Knox County Housing Authority Cheryl Lefler 216 West Simmons Street Galesburg, IL 61401

Invoice

TERMS	REP	JOB NUMBER	JOB NAME	P.O. NUMBER	Specific
Net 15	DDR	17067	Knox County Lead Asse...		Lead Assessment
ITEM	QUANTITY	DESCRIPTION		RATE	AMOUNT
Pb Pnt Audit	13	Moon Towers -- Item #1 - 0 Bedroom Units -- Lead-Based Paint Audit of Existing Facility		115.00	1,495.00
Pb Pnt Audit	14	Moon Towers -- Item #2 -- 1 Bedroom Units -- Lead-Based Paint Audit of Existing Facility		115.00	1,610.00
Pb Pnt Audit	1	Moon Towers -- Item #7 -- Commons -- Lead-Based Paint Audit of Existing Facility		875.00	875.00
Pb Pnt Audit	1	Moon Towers -- Item #8 -- Maintenance Shop -- Lead-Based Paint Audit of Existing Facility		325.00	325.00
Pb Pnt Audit	1	Moon Towers -- Item #9 -- Laundry Rooms -- Lead-Based Paint Audit of Existing Facility		0.00	0.00
				Total	\$4,305.00

Phone #
712-388-8833

A finance charge will be assessed each month on any outstanding passed due balance at an interest rate of 1.5%.

Alloy Specialty
 5850 Wenninghoff Road
 Omaha, NE 68134

ALLOY SPECIALTY

Date of Invoice	INVOICE #
12/9/2017	17067-02

BILL TO
Knox County Housing Authority Cheryl Lefler 216 West Simmons Street Galesburg, IL 61401

Invoice

TERMS	REP	JOB NUMBER	JOB NAME	P.O. NUMBER	Specific
Net 15	DDR	17067	Knox County Lead Asse...		Lead Assessment
ITEM	QUANTITY	DESCRIPTION		RATE	AMOUNT
Pb Pnt Audit	7	Brentwood -- Item #11 -- 1 Bedroom -- Lead-Based Paint Audit of Existing Facility		185.00	1,295.00
Pb Pnt Audit	10	Brentwood -- Item #12 -- 2 Bedroom -- Lead-Based Paint Audit of Existing Facility		185.00	1,850.00
Pb Pnt Audit	7	Brentwood -- Item #13 -- 3 Bedroom -- Lead-Based Paint Audit of Existing Facility		205.00	1,435.00
				Total	\$4,580.00

Phone #
712-388-8833

A finance charge will be assessed each month on any outstanding passed due balance at an interest rate of 1.5%.

Alloy Specialty
 5850 Wenninghoff Road
 Omaha, NE 68134

ALLOY SPECIALTY

Date of Invoice	INVOICE #
12/9/2017	17067-03

BILL TO
Knox County Housing Authority Cheryl Lefler 216 West Simmons Street Galesburg, IL 61401

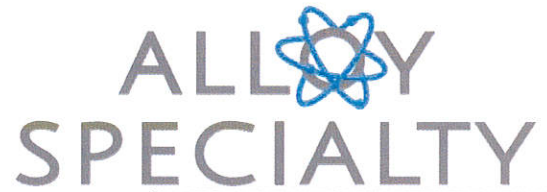
Invoice

TERMS	REP	JOB NUMBER	JOB NAME	P.O. NUMBER	Specific
Net 15	DDR	17067	Knox County Lead Asse...		Lead Assessment
ITEM	QUANTITY	DESCRIPTION		RATE	AMOUNT
Pb Pnt Audit	7	Prairieland -- Item #11 -- 1 Bedroom Unit -- Lead-Based Paint Audit of Existing Facility		185.00	1,295.00
Pb Pnt Audit	10	Prairieland -- Item #12 -- 2 Bedroom Unit -- Lead-Based Paint Audit of Existing Facility		185.00	1,850.00
Pb Pnt Audit	7	Prairieland -- Item #13 -- 3 Bedroom Unit -- Lead-Based Paint Audit of Existing Facility		205.00	1,435.00
Pb Pnt Audit	1	Prairieland -- Item #14 -- Exterior, Maintenance, Laundry Room -- Lead-Based Paint Audit of Existing Facility		375.00	375.00
				Total	\$4,955.00

Phone #
712-388-8833

A finance charge will be assessed each month on any outstanding passed due balance at an interest rate of 1.5%.

Alloy Specialty
 5850 Wenninghoff Road
 Omaha, NE 68134



Date of Invoice	INVOICE #
12/14/2017	17067-05

BILL TO
Knox County Housing Authority Cheryl Lefler 216 West Simmons Street Galesburg, IL 61401

Invoice

TERMS	REP	JOB NUMBER	JOB NAME	P.O. NUMBER	Specific
Net 15	DDR	17067	Knox County Lead Asse...		Lead Assessment
ITEM	QUANTITY	DESCRIPTION		RATE	AMOUNT
Pb Pnt Audit	10	Item #3 -- 2 Bedroom Family Units -- Lead-Based Paint Audit of Existing Facility		185.00	1,850.00
Pb Pnt Audit	10	Item #4 -- 3 Bedroom Family Units -- Lead-Based Paint Audit of Existing Facility		195.00	1,950.00
Pb Pnt Audit	5	Item #5 -- 4 Bedroom Family Units -- Lead-Based Paint Audit of Existing Facility		235.00	1,175.00
Pb Pnt Audit	2	Item #6 -- 5 Bedroom Family Units -- Lead-Based Paint Audit of Existing Facility		295.00	590.00
Pb Pnt Audit	3	Item # 10 -- Community Buildings -- Lead-Based Paint Audit of Existing Facility		255.00	765.00
				Total	\$6,330.00

Phone #
712-388-8833

A finance charge will be assessed each month on any outstanding passed due balance at an interest rate of 1.5%.

Alloy Specialty
 5850 Wenninghoff Road
 Omaha, NE 68134



Date of Invoice	INVOICE #
12/14/2017	17067-06

BILL TO
Knox County Housing Authority Cheryl Lefler 216 West Simmons Street Galesburg, IL 61401

Invoice

TERMS	REP	JOB NUMBER	JOB NAME	P.O. NUMBER	Specific
Net 15	DDR	17067	Knox County Lead Asse...		Lead Assessment
ITEM	QUANTITY	DESCRIPTION		RATE	AMOUNT
Pb Pnt Audit	2	Item #15 -- Daycare Facility @ Woodland Bend -- Lead-Based Paint Audit of Existing Facility -- Based on 2 Combined 4 Unit (Item #5)		235.00	470.00
Pb Pnt Audit	2	Item #15 -- Headstart Facility @ Woodland Bend -- Lead-Based Paint Audit of Existing Facility -- Based on 2 Combined 4 Unit (Item #5)		235.00	470.00
Pb Pnt Audit	2	Item #15 -- Maintenance Facility @ Whispering Hallow -- Lead-Based Paint Audit of Existing Facility -- Based on 2 Combined 5 Unit (Item #6)		295.00	590.00
				Total	\$1,530.00

Phone #
712-388-8833

A finance charge will be assessed each month on any outstanding passed due balance at an interest rate of 1.5%.

EXECUTIVE DIRECTOR'S REPORT DECEMBER 2017

*Building Community, People, and Partnerships.
We are the Knox County Housing Authority.*



BUILDING COMMUNITY, PEOPLE, AND PARTNERSHIPS



EXECUTIVE SUMMARY

Executive Summary

REGULAR MEETING – KCHA BOARD OF COMMISSIONERS

Tuesday, December 26, 2017
Moon Towers Conference Room
255 W. Tompkins St.
Galesburg, IL 61401

TRAINING AND DEVELOPMENT SUMMARY

The following information details training and development attended or presented by executive level staff during the month of December 2017:

Staff	Date	Training
Derek Antoine	12/14/2017	PH Denials, Terminations, Evictions (Trainer)

POLICY/OPERATIONS

Accounting and Finance

- The Finance Department finalized financials for November 2017.
- The Finance Committee did not meet; the full financials will be presented to the Board.
- IDROP Collection update as of December 21, 2017:
 - Knox County Housing Authority has submitted \$228,915.18 of bad debt to IDROP since January 2012.
 - IDROP has collected \$45,030.27 in offsets of the above total.
 - KCHA is recovering at a rate of approximately 19.7% of bad debt submitted to IDROP.

The annual audit statement of the agency financial submission was submitted and accepted by the Department of Housing and Urban Development Chicago Field Office.

EXECUTIVE SUMMARY

Human Resources

Amy Thompson, Property Manager for the Family Sites, is the December 2017 Employee of the Month! Amy was recently promoted to the position of Property Manager and hit the ground running. Under Amy's steady leadership and direction, the staff at the Family Sites turned 16 units within a three-week deadline. Amy strategically coordinated the planning, scheduling, staffing, and execution of this initiative, which was successfully completed three days before the deadline. Along with improved resident relations, Amy has the Family Sites back on track! Congratulations Amy!

Facilities

No report this period.

Legislative/Advocacy Update

No report this period.

Public Relations

No report this period.

Policy

Several policy revisions will be presented to the Board for approval at the regular meeting. These include the following:

- KCHA Personnel Policy – revised and added several elements
- KCHA Smoke-Free – added the 25 feet requirement imposed by HUD regulation; redefined “common areas” to allow for smoking on patios and gazebos that are at least 25 feet from an entrance or airway
- Admissions and Continued Occupancy Policy – added required Deconcentration and Income Targeting language; added VAWA language

Strategic Planning

EXECUTIVE SUMMARY

The agency Annual Plan submission is approximately 95% complete. The Board will review and approve the submission at the December meeting, the submission will go to IHDA for review, and then will be submitted to HUD on or before 01/16/2018.

PUBLIC HOUSING PROGRAM

Public Housing Program

Moon Towers

Tenant Receivables for Moon Towers for November 2017:

- Operating Statement (current period):

Column1		Period	Year
Income	\$	66,329.69	\$ 513,202.90
Expense	\$	66,008.33	\$ 491,456.37
Profit/(Loss)	\$	321.36	\$ 21,746.53

- Average rent collected for Moon Towers is \$1850 per unit per month.
- 17 vacant unit days for a total vacancy loss of \$117.73 in *desired* rent, and a vacancy loss of \$42.40 in prior rent. Desired rent is our flat rent amount for each unit, currently set at 80% of the market rent rate, and Prior Rent is the amount of rent for the unit paid by the previous tenant.
- Average unit turnaround time at Moon Towers is 5.67 days. *Unit Turnaround* time includes any down time, maintenance, leasing, and exempted days.
- Average Maintenance Cost is \$12.28 per unit, excluding unit turnover cost
- Average Maintenance Cost billed is \$1.44 per unit, excluding unit turnover cost
- Tenant Accounts Receivable for Moon Towers:
 - \$5,134.97 outstanding tenant accounts
 - 1.26% to projected annual tenant revenue

Occupancy based on *days* leased at Moon Towers for November, 2017:

Column1	Total # Units	Total Unit Days	Exempt Days	Adjusted Unit Day	Vacant Unit Days	Occupied Unit Day	Adjusted Occ. Rat	Adjusted Vac. Rat
0-BR	76	2280	0	2280	5	2275	99.8%	0.2%
1-BR	99	2970	0	2970	12	2958	99.6%	0.4%
2-BR	2	60	0	60	0	60	100.0%	0.0%
TOTAL	177	5310	0	5310	17	5293	99.7%	0.3%

Occupancy based on *months* leased at Moon Towers for November, 2017:

Unit	Unit Months Available	Unit Months Leased	Occupancy Rate	Vacancy Rate
0-BR	76	76	100.0%	0.0%
1-BR	99	99	100.0%	0.0%
2-BR	2	2	100.0%	0.0%
TOTAL	177	177	100.0%	0.0%

PHAS is calculated utilizing unit months leasing rate.

PUBLIC HOUSING PROGRAM

Here is a breakdown of applicants by month for FYE 03/31/2017:

Moon Towers Waiting List

Month	Applicants	Total
FYE 03/31/2017	-	105
April 2017	12	92
May 2017	9	103
June 2017	4	105
July 2017	12	111
August 2017	17	115
September 2017	16	131
October 2017	5	134
November 2017	4	118
December 2017		
January 2018		
February 2018		
March 2018		
Totals/Avg. List	79	113.63

Here is the PHAS Dashboard for Moon Towers for November 2017:

PHAS Dashboard	Moon Towers	Total Points Possible
Physical Assessment Subsystem (PASS)	38.98	40.0
Management Assessment Subsystem (MASS)	25.0	25.0
Financial Assessment Subsystem (FASS)	25.0	25.0
Capital Fund Program Indicator	10.0	10.0
Overall Property PHAS Score	98.98	100.0

Based on the PHAS scores, Moon Towers achieved a “High Performer” designation during the reporting period.

PUBLIC HOUSING PROGRAM

Scattered Family Sites

Woodland Bend, Whispering Hollow, Cedar Creek Place

Tenant Receivables for the Family Sites for November 2017:

- Operating Statement (current period):

Column1	Period	Year
Income	\$ 79,723.32	\$ 650,302.16
Expense	\$ 74,674.01	\$ 594,380.69
Profit/(Loss)	\$ 5,049.31	\$ 55,921.47

- Average rent collected for the Family Sites is \$78.87 per unit per month.
- 382 vacant unit days for a total vacancy loss of \$5,406.31 in *desired rent*, and a vacancy loss of \$2,360.00 in prior rent. Desired rent is our flat rent amount for each unit, currently set at 80% of the market rent rate, and Prior Rent is the amount of rent for the unit paid by the previous tenant.
- Average unit turnaround time at Moon Towers is 26 days. *Unit Turnaround* time includes any down time, maintenance, leasing, and exempted days.
- Average Maintenance Cost is \$32.05 per unit, excluding unit turnover cost
- Average Maintenance Cost billed is \$5.09 per unit, excluding unit turnover cost
- Tenant Accounts Receivable for the Family Sites:
 - \$41,380.56 outstanding tenant accounts
 - 18.99% to projected annual tenant revenue

Occupancy based on *days* leased at the Family Sites for November, 2017:

Unit Type	Total # Units	Total Unit Days	Exempt Days	Adjusted Unit Day	Vacant Unit Days	Occupied Unit Day	Adjusted Occ. Rat	Adjusted Vac. Rat
2-BR	80	2400	0	2400	102	2298	95.8%	4.3%
3-BR	80	2400	0	2400	205	2195	91.5%	8.5%
4-BR	22	660	0	660	48	612	92.7%	7.3%
5-BR	8	240	0	240	27	213	88.8%	11.3%
TOTAL	190	5700	0	5700	382	5318	93.3%	6.7%

Occupancy based on *months* leased at the Family Sites for November, 2017:

Unit	Unit Months Available	Unit Months Leased	Occupancy Rate	Vacancy Rate
2-BR	80	80	100.0%	0.0%
3-BR	80	75	93.8%	6.3%
4-BR	22	22	100.0%	0.0%
5-BR	8	7	87.5%	12.5%
TOTAL	190	184	96.8%	3.2%

PHAS is calculated utilizing unit months leasing rate.

PUBLIC HOUSING PROGRAM

Here is a breakdown of applicants by month for FYE 03/31/2017:

Family Sites Waiting List		
Month	Applicants	Total
FYE 03/31/2017	-	156
April 2017	8	166
May 2017	12	122
June 2017	11	167
July 2017	15	167
August 2017	10	187
September 2017	17	177
October 2017	19	178
November 2017		
December 2017		
January 2018		
February 2018		
March 2018		
Totals/Avg. List	87	167.71

Here is the PHAS Dashboard for the Family Sites for May 2017:

PHAS Dashboard	Family Sites	Total Points Possible
Physical Assessment Subsystem (PASS)	35.9	40.0
Management Assessment Subsystem (MASS)	17.0	25.0
Financial Assessment Subsystem (FASS)	25.0	25.0
Capital Fund Program Indicator	10.0	10.0
Overall Property PHAS Score	87.89	100.0

Based on the PHAS scores, and with rounding, the Family Sites achieved a **“Standard Performer”** designation during the reporting period.

PUBLIC HOUSING PROGRAM

Blue Bell Tower

Tenant Receivables for the Blue Bell Tower for November 2017:

- Operating Statement (current period):

Column1	Period	Year
Income	\$ 19,884.94	\$ 159,385.13
Expense	\$ 19,669.95	\$ 158,632.02
Profit/(Loss)	\$ 214.99	\$ 753.11

- Average rent collected for Bluebell Tower is \$263.88 per unit per month.
- 0 vacant unit days for a total vacancy loss of \$0.00 in *desired* rent, and a vacancy loss of \$0.00 in prior rent. Desired rent is our flat rent amount for each unit, currently set at 80% of the market rent rate, and Prior Rent is the amount of rent for the unit paid by the previous tenant.
- Average unit turnaround time at Bluebell Tower is 17.5 days. *Unit Turnaround* time includes any down time, maintenance, leasing, and exempted days.
- Average Maintenance Cost is \$1.23 per unit, excluding unit turnover cost
- Average Maintenance Cost billed is \$0.06 per unit, excluding unit turnover cost
- Tenant Accounts Receivable for Blue Bell Tower:
 - \$527.00 outstanding tenant accounts
 - 0.30% to projected annual tenant revenue

Occupancy based on *days* leased at Bluebell Tower for November, 2017:

Column1	Total # Units	Total Unit Days	Exempt Days	Adjusted Unit Day	Vacant Unit Days	Occupied Unit Day	Adjusted Occ. Rat	Adjusted Vac. Rat
1-BR	50	1500	0	1500	0	1500	100.0%	0.0%
2-BR	1	30	0	30	0	30	100.0%	0.0%
TOTAL	51	1530	0	1530	0	1530	100.0%	0.0%

Occupancy based on *months* leased at Bluebell Tower for November, 2017:

Unit	Unit Months Available	Unit Months Leased	Occupancy Rate	Vacancy Rate
1-BR	50	50	100.0%	0.0%
2-BR	1	1	100.0%	0.0%
TOTAL	51	51	100.0%	0.0%

PHAS is calculated utilizing unit months leasing rate.

PUBLIC HOUSING PROGRAM

Here is a breakdown of applicants by month for FYE 03/31/2017:

Blue Bell Tower Waiting List

Month	Applicants	Total
FYE 03/31/2017	-	22
April 2017	9	23
May 2017	5	23
June 2017	4	24
July 2017	4	20
August 2017	3	11
September 2017	4	10
October 2017	4	9
November 2017	2	11
December 2017		
January 2018		
February 2018		
March 2018		
Totals/Avg. List	35	16.38

Here is the PHAS Dashboard for the Blue Bell Tower for November 2017:

PHAS Dashboard	Blue Bell	Total Points Possible
Physical Assessment Subsystem (PASS)	39.92	40.0
Management Assessment Subsystem (MASS)	25.0	25.0
Financial Assessment Subsystem (FASS)	25.0	25.0
Capital Fund Program Indicator	10.0	10.0
Overall Property PHAS Score	99.92	100.0

Based on the PHAS scores, the Blue Bell Tower achieved a “**High Performer**” designation during the reporting period.

PUBLIC HOUSING PROGRAM

Public Housing Program Occupancy

The Knox County Housing Authority strives for 100.0% occupancy. The threshold used to calculate PHAS scoring and subsidy calculations is 97.0%. Below is a snapshot of PH program occupancy for November, 2016.

Property Name	Total Units	Occupied	Occupancy Rate	Vacancy Rate
Moon Towers	177	177	100.0%	0.0%
Family Sites	190	184	96.8%	3.2%
Bluebell Tower	51	51	100.0%	0.0%
Total PH Program	418	412	98.6%	1.4%

Public Housing Assessment System (PHAS)

The following table represents the overall PHAS score for the Public Housing Program. The scores below reflect the composite scoring for each property (AMP) within the agency's public housing property portfolio. Each property carries different weighting on the overall score, based on unit count. The weighting for each AMP is approximated below:

- Moon Towers: 42.3%
- Family Sites: 45.5%
- Blue Bell Tower: 12.2%

PHAS Dashboard	Composite Score	Total Points Possible
Physical Assessment Subsystem (PASS)	37.68	40.0
Management Assessment Subsystem (MASS)	21.46	25.0
Financial Assessment Subsystem (FASS)	25.00	25.0
Capital Fund Program Indicator	10.00	10.0
Overall Property PHAS Score	94.14	100.0

For the FYE 03/31/2017, the PH Program is trending towards a PHAS rating of 94.14, which would qualify the agency as a **High Performer**.

HOUSING CHOICE VOUCHER PROGRAM

Housing Choice Voucher Program

Application/Waiting List Activity

	Application Waiting List	Applicants Purged	Intake/Briefing
January 2017	443	0	13
February 2017	447	0	18
November 2017	462	0	26
April 2017	414	0	19
May 2017	385	48	8
June 2017	326	0	0
July 2017	340	0	0
August 2017	340	25	0
September 2017	353	0	0
October 2017	375	0	0
November 2017	347	0	0
December 2017			

Voucher Activity

	Vouchers Issued	Vouchers Leased	Vouchers Ported	End of Participation
January 2017	11	180	6	3
February 2017	13	179	5	0
November 2017	15	183	5	1
April 2017	24	185	4	2
May 2017	27	192	5	3
June 2017	22	191	6	1
July 2017	16	192	7	1
August 2017	14	190	7	0
September 2017	5	195	8	1
October 2017	4	197	9	4
November 2017	1	195	11	0
December 2017				

HOUSING CHOICE VOUCHER PROGRAM

Voucher Portability Impact

Month	Vouchers Knox Co	Vouchers Ported	Ported \$\$	Housing Assistance Payments (HAP)	Percent of HAP
January 2017	180	6	\$ 3,861.00	\$ 60,062.00	6.43%
February 2017	179	5	\$ 3,430.00	\$ 59,461.00	5.77%
March 2017	183	5	\$ 3,968.00	\$ 62,237.00	6.38%
April 2017	185	4	\$ 3,400.00	\$ 64,440.00	5.28%
May 2017	192	5	\$ 3,391.00	\$ 68,207.00	4.97%
June 2017	191	6	\$ 5,730.00	\$ 68,776.00	8.33%
July 2017	192	7	\$ 6,141.00	\$ 68,400.00	8.98%
August 2017	190	7	\$ 6,123.00	\$ 69,713.00	8.78%
September 2017	195	8	\$ 8,286.00	\$ 71,155.00	11.65%
October 2017	197	9	\$ 8,171.00	\$ 71,135.00	11.49%
November 2017	195	11	\$ 11,715.00	\$ 71,693.00	16.34%
December 2017					#DIV/0!
CYE 12/31/2017			\$ 64,216.00	\$ 735,279.00	8.73%

Voucher Utilization

Month	Mo. HAP Expenditure	Mo. HAP Authority	Over/Under HAP	Net-Restricted Position (NRI)	NRP+BA	Percent Utilization
01/17	\$ 60,062.00	\$ 55,402.83	\$ 4,659.17	\$ 2,019.00	\$ 57,421.83	104.60%
02/17	\$ 119,523.00	\$ 110,805.66	\$ 8,717.34	\$ 10,389.00	\$ 121,194.66	98.62%
03/17	\$ 181,760.00	\$ 166,208.49	\$ 15,551.51	\$ 37,054.00	\$ 203,262.49	89.42%
04/17	\$ 246,200.00	\$ 221,611.32	\$ 24,588.68	\$ 34,824.00	\$ 256,435.32	96.01%
05/17	\$ 314,407.00	\$ 277,014.15	\$ 37,392.85	\$ 38,745.00	\$ 315,759.15	99.57%
06/17	\$ 383,183.00	\$ 332,416.98	\$ 50,766.02	\$ 37,139.00	\$ 369,555.98	103.69%
07/17	\$ 451,583.00	\$ 387,819.81	\$ 63,763.19	\$ 24,977.00	\$ 412,796.81	109.40%
08/17	\$ 521,296.00	\$ 443,222.64	\$ 78,073.36	\$ 18,878.00	\$ 462,100.64	112.81%
09/17	\$ 592,451.00	\$ 498,625.47	\$ 93,825.53	\$ 11,205.00	\$ 509,830.47	116.21%
10/17	\$ 663,586.00	\$ 554,028.33	\$ 109,557.67	\$ 3,955.00	\$ 557,983.33	118.93%
11/17	\$ 735,279.00	\$ 609,431.17	\$ 125,847.83	\$ 2,164.00	\$ 611,595.17	120.22%
12/17						

For the CYE 12/31/2017, the HCV Program is trending towards a utilization rate of approximately 120%. Utilization is a key metric and performance indicator of the Housing Choice Voucher Program.

AFFORDABLE HOUSING PRESERVATION (A.H.P.)

Affordable Housing Preservation (A.H.P.)

Prairieland Townhouse Apartments

Key Financial Data for Prairieland Townhouse Apartments for November 2017:

- Average rent collected for Prairieland Townhouses is \$412.52 per unit per month.
- Vacancy loss - \$175.00 (13 days)
- Accounts Receivable for the Prairieland Townhouses is currently \$4,852.00
 - \$3,840.00 in dwelling rent
 - \$1,012.00 in other charges (maintenance, violation fines, etc.)
- Net cash flow for November 2017 – \$(201.53)
- Net cash flow YTD 2017 – \$32,089.09
- Replacement Reserve Balance - \$97,321
- Residual Receipt Reserve Balance - \$54,493.00

Brentwood Manor

Key Financial Data for Brentwood Manor for November 2017:

- Average rent collected for Prairieland Townhouses is \$418.21 per unit per month.
- Vacancy loss - \$880.00 (59 days)
- Accounts Receivable for the Prairieland Townhouses is currently \$11,455.00
 - \$9,300.00 in dwelling rent
 - \$2,155.00 in other charges (maintenance, violation fines, etc.)
- Net cash flow for November 2017 – \$(14,180.65)
- Net cash flow YTD 2017 – \$31,006.56

Here is a snapshot of the occupancy at the AHP properties as of December 21, 2017:

A.H.P. Properties			
Brentwood Manor			
	3	Vacancies	Total: 3
72 Units			Occupied: 95.9%
Prairieland Townhomes			
	1	Vacancies	Total: 1
66 Units			Occupied: 98.5%

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: 12/20/2017

FROM: Derek Antoine 
Executive Director

BOARD MEETING: 12/26/2017

SUBJECT: Review of Executive Session Minutes 07/2017 – 12/2017

Executive Summary

Section 5 ILCS 120/2.06(a) of the Illinois Compiled Statutes requires that “All public bodies shall keep written minutes of all their meetings, whether open or closed, and a verbatim record of all their closed meetings in the form of an audio or video recording. Minutes shall include, but need not be limited to: (1) the date, time and place of the meeting; (2) the members of the public body recorded as either present or absent and whether the members were physically present or present by means of video or audio conference; and (3) a summary of discussion on all matters proposed, deliberated, or decided, and a record of any votes taken.”

Section 5 ILCS 120/2.06(d) goes on to require that “Each public body shall periodically, but no less than semi-annually, meet to review minutes of all closed meetings. At such meetings a determination shall be made, and reported in an open session that (1) the need for confidentiality still exists as to all or part of those minutes or (2) that the minutes or portions thereof no longer require confidential treatment and are available for public inspection.”

Executive Session minutes were last reviewed/released during closed session at the 06/27/2017 meeting.

Fiscal Impact

None

Recommendation

None