

board agenda



Knox County Housing Authority
Regular Meeting of the Board of Commissioners
Moon Towers Conference Room
9/2/2025
4:00 PM

Opening	Roll Call	Chairperson Hawkinson
☐ LaToya Carson	Review/Approve Previous Meeting Minutes	Chairperson Hawkinson
☐ Jared Hawkinson	Review/Ratify 07-2025 Financial Reports	Chairperson Hawkinson
☐ Joey Range	Review/Ratify 07-2025 Claims and Bills	Chairperson Hawkinson
☐ Joseph Riley	COCC:	\$ 129,795.22
☐ Sara Robison	Moon Towers:	\$ 89,274.70
☐ Dena Simkins	Family:	\$ 95,261.77
☐ Dena St. George	Bluebell:	\$ 34,940.99
<u>Excused:</u>	HCV:	\$ 105,111.74
	Brentwood:	\$ 34,975.37
	Prairieland:	\$ 38,910.67
	Capital Fund 2023:	\$ 149,709.47
<u>Others Present:</u>	Capital Fund 2024:	\$ 0.00
Public Comment	Open	Chairperson Hawkinson
Old Business	None	Chairperson Hawkinson
New Business	Review/Approve Pay Request #1 from Valley Construction for Elevator Repairs & Upgrades—Moon Towers and Blue Bell Tower	Derek Antoine
Reports	Executive Director's Report – 07/2025	Derek Antoine
	KCHA Legal Counsel Report – 08/2025	Jack Ball
Other Business	None	

board agenda

Executive Session

Personnel Discussion

Chairperson Hawkinson

Adjournment

**MINUTES OF THE MONTHLY MEETING
OF THE BOARD OF COMMISSIONERS
OF THE KNOX COUNTY HOUSING AUTHORITY
July 29, 2025**

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

PRESENT: Jared Hawkinson
 Joseph Riley
 Sara Robison
 Dena Simkins

EXCUSED: LaToya Carson
 Joey Range
 Dena St. George

ABSENT:

Also, present were Derek Antoine, Executive Director; and Jack Ball, Legal Counsel.

Chairperson Hawkinson called the meeting to order at 4:10 p.m. and declared that a quorum was present.

Chairperson Hawkinson then asked if there were any additions or corrections to the previous meeting's minutes. Commissioner Simkins made a motion to approve the previous meeting minutes as presented; Commissioner Robison seconded. Roll call was taken as follows:

Commissioner Hawkinson - aye
Commissioner Riley - aye
Commissioner Robison - aye
Commissioner Simkins - aye

Motion Carried, 4-0.

Chairperson Hawkinson then requested the Board review and ratify the June 2025 financial reports. After brief discussion, Commissioner Robison made a motion to ratify the financial reports for June 2025 as presented; Commissioner Riley seconded. Roll call was taken as follows:

Commissioner Hawkinson - aye
Commissioner Riley - aye
Commissioner Robison - aye
Commissioner Simkins - aye

Motion Carried, 4-0.

June 2025 claims against the HA Administration in the sum of \$521,702.21; Central Office Cost Center in the sum of \$150,061.23; Moon Towers in the sum of \$72,934.07; Family in the sum of \$103,910.87; Bluebell in the sum of \$25,641.64; Housing Choice Voucher Program in the sum of \$108,472.52; Brentwood (A.H.P.) in the sum of \$31,368.82; Prairieland (A.H.P.) in the sum of \$28,313.06; Capital Fund '20 in the sum of \$0.00; Capital Fund '21 in the sum of \$0.00; Capital Fund '22 in the sum of \$0.00; Capital Fund '23 in the sum of \$0.00; and Capital Fund '24 in the sum of \$1,000.00 were presented for approval. Commissioner Robison made a motion to ratify the claims and bills for June 2025; Commissioner Riley seconded. Roll call

was taken as follows:

Commissioner Hawkinson - aye

Commissioner Riley - aye

Commissioner Robison - aye

Commissioner Simkins - aye

Motion Carried, 4-0.

PUBLIC COMMENT

None.

OLD BUSINESS

None.

NEW BUSINESS

Mr. Antoine asked the Board to review and approve Resolution 2025-05 Capital Fund Program Submission FFY 2025. Mr. Antoine reviewed the potential projects that were included in the CFP 2025 plan totaling \$1,574,381.00. After brief discussion, Commissioner Simkins made a motion to approve Resolution 2025-05 Capital Fund Program Submission FFY 2025 for \$1,574,381.00; Commissioner Robison seconded. Roll call was taken as follows:

Commissioner Hawkinson - aye

Commissioner Riley - aye

Commissioner Robison - aye

Commissioner Simkins - aye

Motion Carried, 4-0.

Mr. Antoine asked the Board to review and approve Resolution 2025-06 Q1 Uncollectible Debt Charge-Offs FYE 03-31-2025. After brief discussion, Commissioner Robison made a motion to approve Resolution 2025-06 Q1 Uncollectible Debt Charge-Offs FYE 03-31-2025 in the amount of \$11,990.12; Commissioner Simkins seconded. Roll call was taken as follows:

Commissioner Hawkinson - aye

Commissioner Riley - aye

Commissioner Robison - aye

Commissioner Simkins - aye

Motion Carried, 4-0.

REPORTS

Mr. Antoine stated that there was no written report for the month. He reported on a meeting convened by the Mayor of Galesburg on the unhoused population in the community.

Mr. Ball reviewed the Legal Counsel Report that was handed out at the meeting.

OTHER BUSINESS

None.

ADJOURNMENT

Commissioner Robison made a motion to adjourn the meeting at 4:44 p.m.;

Commissioner Riley seconded. Roll call was taken as follows:

Commissioner Hawkinson - aye

Commissioner Riley - aye

Commissioner Robison - aye

Commissioner Simkins - aye

Motion Carried, 4-0.

Respectfully submitted,

Secretary

LOW RENT

COCC

	<u>Jul-25</u>	<u>Current YTD</u>
Operating Income	\$156,808.93	\$577,928.14
Operating Expenses	\$140,997.11	\$581,562.80
Net Revenue Income/(Loss)	\$15,811.82	(\$3,634.66)

COCC's Cash in Bank	\$473,132.25
A/R + A/P - Income/(Expense)	\$280,818.85
COCC Available Cash	\$753,951.10

MOON TOWERS

	<u>Jul-25</u>	<u>Current YTD</u>
Operating Income	\$90,593.38	\$342,299.74
Operating Expenses	\$90,412.86	\$335,561.72
Net Revenue Income/(Loss)	\$180.52	\$6,738.02

Moon Tower's Available Cash	\$584,020.65
Minimum Reserve Position	\$335,561.72
Over/(Under) Minimum Reserve Position	\$248,458.93

FAMILY SITES

	<u>Jul-25</u>	<u>Current YTD</u>
Operating Income	\$122,324.98	\$452,404.97
Operating Expenses	\$96,542.21	\$409,568.91
Net Revenue Income/(Loss)	\$25,782.77	\$42,836.06

Family Sites Available Cash	\$844,902.60
Minimum Reserve Position	\$409,568.91
Over/(Under) Minimum Reserve Position	\$435,333.69

BLUEBELL

	<u>Jul-25</u>	<u>Current YTD</u>
Operating Income	\$27,179.35	\$105,676.92
Operating Expenses	\$35,282.46	\$95,493.14
Net Revenue Income/(Loss)	(\$8,103.11)	\$10,183.78

Bluebell's Available Cash	\$261,191.23
Minimum Reserve Position	\$95,493.14
Over/(Under) Minimum Reserve Position	\$165,698.09

PHA Total Available Cash **\$2,444,065.58**

Monthly Notes:

- For income: COCC billed \$60,227.25 in maintenance labor charges; received \$43,535.46 for management fees; \$4,240 for asset management fees; \$5,640 for bookkeeping fees; and \$6,732 each for participant and safety/security. There were no fees collected for mental health as the position was not occupied in July. The agency also received a \$25,000 Rest Grant from Galesburg Community Foundations, \$3,000 from Old National Bank to help fund tenants' security deposits, and donations totaling \$1,150 from Full Gospel Church and Western's Smokehouse.
- The amps received \$147,402 for subsidy from HUD - Moon Towers \$49,312; Family \$88,8964; and Bluebell \$9,126.
- Expenses worth noting are the shower valve replacement and trouble shoot and fix parking lot lights at Bluebell, otherwise a standard month for the amps and COCC.
- For the month all show in the black with Bluebell being in the red and all but COCC still remaining in the black year-to-date.

AHP

BRENTWOOD

	<u>Jul-25</u>	<u>Current YTD</u>
Operating Income	\$43,416.44	\$174,012.83
Operating Expenses	\$35,839.37	\$131,219.54
Net Revenue Income/(Loss)	\$7,577.07	\$42,793.29

Brentwood's Cash, Investments, A/R, & A/P	\$ 531,858.63
Restricted Cash (Sec. Dep. & Current Liabilities)	\$ 142,634.32
BW's Available Cash	\$ 389,224.31

PRAIRIELAND

	<u>Jul-25</u>	<u>Current YTD</u>
Operating Income	\$41,683.48	\$158,862.35
Operating Expenses	\$40,145.67	\$126,882.70
Net Revenue Income/(Loss)	\$1,537.81	\$31,979.65

Prairieland's Cash, Investments, A/R, & A/P	\$ 223,758.53
Restricted Cash (Sec. Dep., Reserve, Receipts, liabs)	\$ 349,106.05
PL's Available Cash	\$ (125,347.52)

Monthly Notes:

- For Income: Brentwood received \$43,416.44 and Prairieland's received \$35,750 in tenant income.
- It was a pretty standard month for expenses at both Brentwood and Prairieland.
- Both properties were in the black for the month and year-to-date.

HOUSING CHOICE VOUCHERS (HCV)

ADMINISTRATIVE

	<u>Jul-25</u>	<u>Current YTD</u>
Operating Income	\$13,863.12	\$57,963.98
Operating Expenses	\$17,438.73	\$70,368.89
Net Revenue Income/(Loss)	(\$3,575.61)	(\$12,404.91)

Unrestricted Net Position (UNP)

Prior Month Balance	\$	(8,408.25)
Investment in Fixed Assets	\$	-
Monthly HCV Admin Revenue - Gain/(Loss)	\$	(3,575.61)
Transfer to NRP or Adjustment	\$	-
UNP Ending Balance Per VMS	\$	(11,983.86)

Monthly Notes:

- HCV received \$13,860 in admin fee subsidy, showing a decrease in revenue of \$3,575.61 for the month.

HAP

	<u>Jul-25</u>	<u>Current YTD</u>
Operating Income	\$88,787.00	\$352,807.00
Operating Expenses	\$87,709.00	\$360,163.86
Net Revenue Income/(Loss)	\$1,078.00	(\$7,356.86)

Restricted Net Position (RNP)

Prior Month Balance	\$	(4,810.00)
Investment in Fixed Assets	\$	-
Monthly HCV HAP Revenue - Gain/(Loss)	\$	1,063.00
Transfer from UNP or Adjustment	\$	-
RNP Ending Balance per VMS	\$	(3,747.00)

Monthly Notes:

- HCV received \$88,787 in HAP subsidy and shows an increase of \$1,078 with RNP showing a negative balance of (\$3,747) for the month.

EMERGENCY HOUSING VOUCHERS (EHV)

ADMINISTRATIVE

	<u>Jul-25</u>	<u>Current YTD</u>
Operating Income	\$ -	\$ 3,678.00
Operating Expenses	\$ 265.68	\$ 1,423.95
Net Revenue Income/(Loss)	(\$265.68)	\$2,254.05

EHV (UNP)

Prior Month Balance	\$	26,429.64
Monthly EHV Admin Revenue - Gain/(Loss)	\$	(265.68)
EHV UNP Ending Balance	\$	\$26,163.96

Monthly Notes:

- EHV received \$0.00 in admin fee subsidy, showing a decrease in revenue of \$265.68 for the month.

HAP

	<u>Jul-25</u>	<u>Current YTD</u>
Operating Income	\$ -	\$ 7,734.00
Operating Expenses	\$ 2,587.00	\$ 10,785.00
Net Revenue Income/(Loss)	(\$2,587.00)	(\$3,051.00)

EHV (RNP)

Prior Month Balance	\$	3,295.85
Monthly EHV HAP Revenue - Gain/(Loss)	\$	(2,587.00)
RNP Ending Balance per VMS	\$	\$708.85

Monthly Notes:

- EHV received \$0.00 in HAP subsidy and shows a decrease in revenue of \$2,587 for the month.

MISCELLANEOUS

IDROP Bad Debt Submitted

<u>Property Sites</u>	<u>Jul-25</u>	<u>Historical</u>
Moon Towers	\$ -	\$ 137,748.00
Family Sites	\$ -	\$ 364,759.49
Bluebell	\$ -	\$ 10,014.78
Brentwood	\$ -	\$ 40,270.74
PrairieLand	\$ -	\$ 52,010.90
Housing Choice Voucher	\$ -	\$ 47,707.48
Total	\$ -	\$ 652,511.39

IDROP Bad Debt Collected

<u>Property Sites</u>	<u>Jul-25</u>	<u>Historical</u>
Moon Towers	\$ -	\$ 11,794.27
Family Sites	\$ -	\$ 85,807.09
Bluebell	\$ -	\$ 100.00
Brentwood	\$ -	\$ 10,984.84
PrairieLand	\$ -	\$ 10,318.09
Housing Choice Voucher	\$ -	\$ 13,337.10
Total	\$ -	\$ 132,341.39

Tenant Online Payments

<u>Property Sites</u>	<u>Jul-25</u>	<u>FYE 2025</u>
Moon Towers	\$ 4,937.00	\$ 55,777.53
Family Sites	\$ 12,849.43	\$ 159,897.18
Bluebell	\$ 329.00	\$ 10,616.00
Brentwood	\$ 6,901.00	\$ 97,973.11
PrairieLand	\$ 10,585.00	\$ 91,679.18
Housing Choice Voucher	\$ -	\$ 7,361.88
Fiscal Year 2022 Total	\$ 35,601.43	\$ 423,304.88

Monthly Bad Debt Reported

\$0.00

Historical Bad Debt \$1,253,094.22

	<u>By IDROP</u>	<u>By Debtor</u>
Historical Bad Debt Collected	\$132,341.39	\$ 39,450.37
13.71%	10.56%	3.15%

Date:
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Knox County Housing Authority
FDS Income Statement - COCC
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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	15.00	15.00	0.00	60.00	60.00	180.00	0.00
REVENUE							
FEE REVENUE							
70710 Management Fees							
10-1-000-000-3810.000 Management Fee Inc	-43,535.46	-44,212.00	676.54	-176,848.00	-174,184.37	-530,544.00	-67.17
10-1-000-000-3810.010 Mgmt Fees CFP	0.00	-8,333.33	8,333.33	-33,333.32	0.00	-100,000.00	-100.00
Total Line 70710	-43,535.46	-52,545.33	9,009.87	-210,181.32	-174,184.37	-630,544.00	-72.38
70720 Asset Management Fees							
10-1-000-000-3820.000 Asset Mgmnt Fee Inc	-4,240.00	-4,240.00	0.00	-16,960.00	-16,960.00	-50,880.00	-66.67
Total Line 70720	-4,240.00	-4,240.00	0.00	-16,960.00	-16,960.00	-50,880.00	-66.67
70730 Book Keeping Fees							
10-1-000-000-3830.000 Bookkeeping Fee Inc	-5,640.00	-5,807.00	167.00	-23,228.00	-22,710.00	-69,684.00	-67.41
Total Line 70730	-5,640.00	-5,807.00	167.00	-23,228.00	-22,710.00	-69,684.00	-67.41
70750 Other Fees							
10-1-000-000-3840.000 Other Fee Inc	-60.00	-50.00	-10.00	-200.00	-480.00	-600.00	-20.00
10-1-000-000-3850.000 Inspection Income	0.00	-416.67	416.67	-1,666.68	0.00	-5,000.00	-100.00
10-1-000-000-3850.001 Maint Labor Income	-60,227.25	-61,520.00	1,292.75	-246,080.00	-213,576.50	-738,240.00	-71.07
10-1-000-000-3850.004 Admin Fee Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3850.005 Maint Fee Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3850.006 Safety/Security Fee Inc	-6,732.00	-5,610.00	-1,122.00	-22,440.00	-26,928.00	-67,320.00	-60.00
10-1-000-000-3850.007 Mental Health Fee Inc	0.00	-5,610.00	5,610.00	-22,440.00	-20,196.00	-67,320.00	-70.00
10-1-000-000-3850.008 Participant Fee Income	-6,732.00	-5,610.00	-1,122.00	-22,440.00	-26,928.00	-67,320.00	-60.00
10-1-000-000-3850.010 Garb & Trash Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3850.020 Htg & Cooling Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3850.030 Snow Removal Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3850.050 Landscape & Grds Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3850.060 Unit Turnaround Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3850.070 Electrical Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3850.080 Plumbing Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3850.090 Exterminator Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3850.100 Janitorial Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3850.110 Routine Maint Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3850.120 Other Misc Inc	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70750	-73,751.25	-78,816.67	5,065.42	-315,266.68	-288,108.50	-945,800.00	-69.54
70700 TOTAL FEE REVENUE	-127,166.71	-141,409.00	14,242.29	-565,636.00	-501,962.87	-1,696,908.00	-70.42
OTHER REVENUE							
71100 Investment Income - Unrestricted							
10-1-000-000-3610.000 Interest Income	-490.65	-425.00	-65.65	-1,700.00	-2,682.90	-5,100.00	-47.39
10-1-000-000-3610.023 Interest Income - HRA	-1.57	-1.25	-0.32	-5.00	-5.43	-15.00	-63.80
Total Line 71100	-492.22	-426.25	-65.97	-1,705.00	-2,688.33	-5,115.00	-47.44
71500 Other Revenue							
10-1-000-000-3690.000 Other Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3690.300 T.S. Income - Grants	-28,000.00	0.00	-28,000.00	0.00	-28,000.00	0.00	
10-1-001-000-3690.180 Shelter Income	-1,150.00	-16,666.67	15,516.67	-66,666.68	-45,276.94	-200,000.00	-77.36
Total Line 71500	-29,150.00	-16,666.67	-12,483.33	-66,666.68	-73,276.94	-200,000.00	-63.36
TOTAL OTHER REVENUE	-29,642.22	-17,092.92	-12,549.30	-68,371.68	-75,965.27	-205,115.00	-62.96
70000 TOTAL REVENUE	-156,808.93	-158,501.92	1,692.99	-634,007.68	-577,928.14	-1,902,023.00	-69.62

Date:

Time:

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Knox County Housing Authority
FDS Income Statement - COCC
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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
EXPENSES							
ADMINISTRATIVE							
91100 Administrative Salaries							
10-1-000-000-4110.000 Admin Salaries	32,085.98	33,415.00	-1,329.02	133,660.00	148,024.88	400,980.00	-63.08
10-1-000-000-4110.007 Mental Health Salary	3,258.60	4,375.00	-1,116.40	17,500.00	7,290.60	52,500.00	-86.11
10-1-000-000-4110.008 Participant Salary	4,081.50	4,710.00	-628.50	18,840.00	8,410.50	56,520.00	-85.12
10-1-001-000-4110.000 Shelter Salaries	13,057.20	12,500.00	557.20	50,000.00	50,653.80	150,000.00	-66.23
Total Line 91100	52,483.28	55,000.00	-2,516.72	220,000.00	214,379.78	660,000.00	-67.52
91200 Auditing Fees							
10-1-000-000-4171.000 Audit Fee	0.00	300.00	-300.00	1,200.00	0.00	3,600.00	-100.00
Total Line 91200	0.00	300.00	-300.00	1,200.00	0.00	3,600.00	-100.00
91400 Advertising & Marketing							
10-1-000-000-4190.650 Advertising	0.00	41.67	-41.67	166.68	0.00	500.00	-100.00
Total Line 91400	0.00	41.67	-41.67	166.68	0.00	500.00	-100.00
91500 Benefit Contributions - Admin							
10-1-000-000-4110.500 Emp Benefit - Admin	12,243.07	11,027.75	1,215.32	44,111.00	54,915.00	132,333.00	-58.50
10-1-000-000-4110.507 Mental Health Benefits	484.57	1,491.00	-1,006.43	5,964.00	1,973.00	17,892.00	-88.97
10-1-000-000-4110.508 Participant Benenfits	1,532.50	1,575.00	-42.50	6,300.00	3,083.93	18,900.00	-83.68
10-1-000-000-4110.550 Benefit - Life Ins.	646.47	611.00	35.47	2,444.00	3,204.62	7,332.00	-56.29
10-1-001-000-4110.500 Shelter Benefits	2,181.62	1,761.00	420.62	7,044.00	8,344.83	21,132.00	-60.51
Total Line 91500	17,088.23	16,465.75	622.48	65,863.00	71,521.38	197,589.00	-63.80
91600 Office Expense							
10-1-000-000-4140.000 Training - Staff	0.00	1,000.00	-1,000.00	4,000.00	0.00	12,000.00	-100.00
10-1-000-000-4180.000 Telephone	137.62	125.00	12.62	500.00	925.55	1,500.00	-38.30
10-1-000-000-4190.000 Other Sundry	0.00	166.67	-166.67	666.68	-466.32	2,000.00	-123.32
10-1-000-000-4190.050 Office Rent Exp	600.00	600.00	0.00	2,400.00	2,400.00	7,200.00	-66.67
10-1-000-000-4190.100 Postage	-70.67	208.33	-279.00	833.32	934.15	2,500.00	-62.63
10-1-000-000-4190.200 Office Supplies	0.00	83.33	-83.33	333.32	336.72	1,000.00	-66.33
10-1-000-000-4190.250 Office Furniture	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4190.300 Paper Supplies	197.00	62.50	134.50	250.00	509.96	750.00	-32.01
10-1-000-000-4190.400 Printing	185.98	150.00	35.98	600.00	336.98	1,800.00	-81.28
10-1-000-000-4190.401 Printing Supplies	258.95	200.00	58.95	800.00	393.45	2,400.00	-83.61
10-1-000-000-4190.500 Printer/Copier Sup Cont	0.00	200.00	-200.00	800.00	526.96	2,400.00	-78.04
10-1-000-000-4190.550 Computers/Software	0.00	1,416.67	-1,416.67	5,666.68	2,562.90	17,000.00	-84.92
10-1-000-000-4190.600 Publications	0.00	0.00	0.00	0.00	-220.40	0.00	
10-1-000-000-4190.700 Member Dues/Fees	0.00	750.00	-750.00	3,000.00	985.00	9,000.00	-89.06
10-1-000-000-4190.800 Internet Services	273.93	375.00	-101.07	1,500.00	885.62	4,500.00	-80.32
10-1-000-000-4190.850 IT Support	122.50	416.67	-294.17	1,666.68	2,268.00	5,000.00	-54.64
Total Line 91600	1,705.31	5,754.17	-4,048.86	23,016.68	12,378.57	69,050.00	-82.07
91700 Legal Expense							
10-1-000-000-4130.000 Legal Expense	800.00	850.00	-50.00	3,400.00	2,400.00	10,200.00	-76.47
10-1-000-000-4190.900 Court Costs	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91700	800.00	850.00	-50.00	3,400.00	2,400.00	10,200.00	-76.47
91800 Travel Expense							
10-1-000-000-4150.000 Travel - Staff	0.00	1,250.00	-1,250.00	5,000.00	6,313.01	15,000.00	-57.91
10-1-000-000-4150.010 Travel - Commissioners	0.00	300.00	-300.00	1,200.00	0.00	3,600.00	-100.00
10-1-000-000-4150.100 Mileage - Admin	0.00	100.00	-100.00	400.00	0.00	1,200.00	-100.00
Total Line 91800	0.00	1,650.00	-1,650.00	6,600.00	6,313.01	19,800.00	-68.12
91900 Other Expense							

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
10-1-000-000-4120.400 Fee for Service Exp	364.56	400.00	-35.44	1,600.00	1,544.62	4,800.00	-67.82
10-1-000-000-4120.500 Other Fee Exp	0.00	8.33	-8.33	33.32	190.00	100.00	90.00
10-1-000-000-4140.010 Training - Commiss	0.00	300.00	-300.00	1,200.00	0.00	3,600.00	-100.00
10-1-000-000-4160.000 Consulting Services	1,310.19	83.33	1,226.86	333.32	6,131.76	1,000.00	513.18
10-1-000-000-4190.950 Background Verif	0.00	15.00	-15.00	60.00	0.00	180.00	-100.00
10-1-001-000-4120.400 Fee for Serv Exp - W.S.	0.00	470.00	-470.00	1,880.00	-22.69	5,640.00	-100.40
10-1-001-000-4190.000 Admin Supplies - W.S.	985.92	83.33	902.59	333.32	2,626.50	1,000.00	162.65
Total Line 91900	2,660.67	1,359.99	1,300.68	5,439.96	10,470.19	16,320.00	-35.84
91000 TOTAL OPERATING EXPENSE - Admin	74,737.49	81,421.58	-6,684.09	325,686.32	317,462.93	977,059.00	-67.51
UTILITIES							
93100 Water-200 Elect-300 Gas-600 Sewer							
10-1-000-000-4310.000 Water	24.00	25.00	-1.00	100.00	69.50	300.00	-76.83
10-1-000-000-4315.000 Sewer	25.47	15.00	10.47	60.00	66.84	180.00	-62.87
10-1-000-000-4320.000 Electric	461.65	250.00	211.65	1,000.00	666.24	3,000.00	-77.79
10-1-000-000-4330.000 Gas	33.20	200.00	-166.80	800.00	506.10	2,400.00	-78.91
10-1-001-000-4310.000 Water - W.S.	55.28	128.00	-72.72	512.00	-13.01	1,536.00	-100.85
10-1-001-000-4315.000 Sewer - W.S.	56.89	175.00	-118.11	700.00	-85.24	2,100.00	-104.06
10-1-001-000-4320.000 Electric - W.S.	0.00	428.00	-428.00	1,712.00	6.27	5,136.00	-99.88
10-1-001-000-4330.000 Gas - W.S.	0.00	205.00	-205.00	820.00	5.22	2,460.00	-99.79
Total Line 93100, 93200, 93300, 93600	656.49	1,426.00	-769.51	5,704.00	1,221.92	17,112.00	-92.86
93000 TOTAL UTILITIES EXPENSES	656.49	1,426.00	-769.51	5,704.00	1,221.92	17,112.00	-92.86
MAINTENANCE & OPERATIONS EXPENSE							
94100 Maintenance - Labor							
10-1-000-000-4410.000 Maint Labor	37,423.12	43,446.00	-6,022.88	173,784.00	154,868.02	521,352.00	-70.29
10-1-000-000-4410.010 Maint Admin Salary	171.36	274.75	-103.39	1,099.00	695.90	3,297.00	-78.89
10-1-000-000-4410.100 Maint Labor - OT	1,483.14	835.00	648.14	3,340.00	3,959.71	10,020.00	-60.48
Total Line 94100	39,077.62	44,555.75	-5,478.13	178,223.00	159,523.63	534,669.00	-70.16
94200 Maintenance - Materials/Supplies							
10-1-000-000-4420.010 Garbage&Trash Supp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4420.020 Htg & Cooling	0.00	7.50	-7.50	30.00	0.00	90.00	-100.00
10-1-000-000-4420.030 Snow Removal Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4420.050 Landscape/Grounds Sup	0.00	50.00	-50.00	200.00	-188.55	600.00	-131.43
10-1-000-000-4420.070 Electrical Supplies	0.00	10.00	-10.00	40.00	0.00	120.00	-100.00
10-1-000-000-4420.080 Plumbing Supplies	0.00	10.00	-10.00	40.00	405.00	120.00	237.50
10-1-000-000-4420.100 Janitorial Supplies	0.00	50.00	-50.00	200.00	572.58	600.00	-4.57
10-1-000-000-4420.110 Routine Maint. Supplies	0.00	75.00	-75.00	300.00	-23.33	900.00	-102.59
10-1-000-000-4420.120 Other Misc Supply	0.00	35.00	-35.00	140.00	126.88	420.00	-69.79
10-1-000-000-4420.125 Mileage	0.00	7.50	-7.50	30.00	0.00	90.00	-100.00
10-1-000-000-4420.126 Vehicle Supplies	145.63	50.00	95.63	200.00	298.14	600.00	-50.31
10-1-001-000-4420.000 Maint Supplies - W.S.	0.00	208.33	-208.33	833.32	0.00	2,500.00	-100.00
Total Line 94200	145.63	503.33	-357.70	2,013.32	1,190.72	6,040.00	-80.29
94300 Maintenance - Contracts							
10-1-000-000-4430.010 Garbage & Trash Cont	0.00	20.00	-20.00	80.00	92.40	240.00	-61.50
10-1-000-000-4430.020 Heating&Cooling Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.030 Snow Removal Contract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.050 Landscape & Grds Cont	377.77	0.00	377.77	0.00	389.77	0.00	
10-1-000-000-4430.060 Unit Turnaround Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.070 Electrical Contract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.080 Plumbing Contracts	0.00	0.00	0.00	0.00	262.05	0.00	
10-1-000-000-4430.090 Extermination Cont	0.00	0.00	0.00	0.00	0.00	0.00	

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10-1-000-000-4430.100 Janitorial Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.110 Routine Maint Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.120 Other Misc Maint Cont	0.00	30.00	-30.00	120.00	0.00	360.00	-100.00
10-1-000-000-4430.126 Vehicle Maint Cont	0.00	50.00	-50.00	200.00	0.00	600.00	-100.00
10-1-001-000-4430.000 Maint Contracts - W.S.	0.00	100.00	-100.00	400.00	0.00	1,200.00	-100.00
Total Line 94300 - (sub accts)	377.77	200.00	177.77	800.00	744.22	2,400.00	-68.99
94500 Maintenance - Ordinary/Benefits							
10-1-000-000-4410.500 Maint Emp Benefit	15,229.07	19,098.00	-3,868.93	76,392.00	58,750.29	229,176.00	-74.36
10-1-000-000-4410.510 Maint Admin Benefits	85.35	151.25	-65.90	605.00	323.03	1,815.00	-82.20
Total Line 94500	15,314.42	19,249.25	-3,934.83	76,997.00	59,073.32	230,991.00	-74.43
94000 TOTAL MAINTENANCE EXPENSE	54,915.44	64,508.33	-9,592.89	258,033.32	220,531.89	774,100.00	-71.51
TOTAL PROTECTIVE SERVICES EXPENSE							
95100 Protective Services - Labor							
10-1-000-000-4481.000 Safety/Security Salary	4,150.50	4,541.00	-390.50	18,164.00	16,845.97	54,492.00	-69.09
10-1-000-000-4481.500 Safety/Security Benefits	2,484.82	2,678.00	-193.18	10,712.00	9,344.53	32,136.00	-70.92
Total Line 95100	6,635.32	7,219.00	-583.68	28,876.00	26,190.50	86,628.00	-69.77
95200 Protective Services - Contract							
10-1-000-000-4480.000 Protective Service	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4480.100 ADT Contract	142.79	200.00	-57.21	800.00	571.16	2,400.00	-76.20
10-1-000-000-4480.500 Other Security Contract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-001-000-4480.100 ADT Contract - W.S.	114.46	58.33	56.13	233.32	228.92	700.00	-67.30
Total Line 95200	257.25	258.33	-1.08	1,033.32	800.08	3,100.00	-74.19
95000 TOTAL PROTECTIVE SERVICES EXP	6,892.57	7,477.33	-584.76	29,909.32	26,990.58	89,728.00	-69.92
INSURANCE PREMIUMS EXPENSE							
96110 120 130 - Property Liab Work Comp							
10-1-000-000-4510.010 Property Insurance	82.53	85.08	-2.55	340.32	330.12	1,021.00	-67.67
10-1-000-000-4510.020 Liability Insurance	36.96	38.08	-1.12	152.32	147.84	457.00	-67.65
10-1-000-000-4510.030 Work Comp Insurance	2,893.02	2,983.42	-90.40	11,933.68	11,572.08	35,801.00	-67.68
Total Line 96110, 96120, 96130	3,012.51	3,106.58	-94.07	12,426.32	12,050.04	37,279.00	-67.68
96140 All Other Insurance							
10-1-000-000-4510.015 Equipment Insurance	17.10	17.67	-0.57	70.68	68.40	212.00	-67.74
10-1-000-000-4510.025 PE & PO Insurance	715.51	737.83	-22.32	2,951.32	2,862.04	8,854.00	-67.68
10-1-000-000-4510.035 Auto Insurance	50.00	51.58	-1.58	206.32	200.00	619.00	-67.69
10-1-000-000-4510.040 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96140	782.61	807.08	-24.47	3,228.32	3,130.44	9,685.00	-67.68
96100 TOTAL INSURANCE PREMIUM EXP	3,795.12	3,913.66	-118.54	15,654.64	15,180.48	46,964.00	-67.68
GENERAL EXPENSES							
96200 Other General Expenses							
10-1-000-000-4590.000 Other General	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96200	0.00	0.00	0.00	0.00	0.00	0.00	
96210 Compensated Absences							
10-1-000-000-4110.001 Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4595.000 Compensated Absences	0.00	416.67	-416.67	1,666.68	0.00	5,000.00	-100.00
Total Line 96210	0.00	416.67	-416.67	1,666.68	0.00	5,000.00	-100.00
96000 TOTAL GENERAL EXPENSE	0.00	416.67	-416.67	1,666.68	0.00	5,000.00	-100.00
96900 TOTAL OPERATING EXPENSE	140,997.11	159,163.57	-18,166.46	636,654.28	581,387.80	1,909,963.00	-69.56
97000 NET REVENUE/EXPENSE - (GAIN)/LOSS	-15,811.82	661.65	-16,473.47	2,646.60	3,459.66	7,940.00	-56.43

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MISCELLANEOUS EXPENSE							
97100 Extraordinary Maintenance							
10-1-000-000-4610.010 Extraordinary Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4610.020 Extraordinary Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4610.030 Extraordinary Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 97100	0.00	0.00	0.00	0.00	0.00	0.00	
97200 Casualty Losses - Non-capitalized							
10-1-000-000-4620.010 Casualty Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4620.020 Casualty Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4620.030 Casualty Contract Costs	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 97200	0.00	0.00	0.00	0.00	0.00	0.00	
97400 Depreciation Expense							
10-1-000-000-4800.000 Depreciation Exp COCC	291.00	1,000.00	-709.00	4,000.00	1,164.00	12,000.00	-90.30
Total Line 97400	291.00	1,000.00	-709.00	4,000.00	1,164.00	12,000.00	-90.30
TOTAL MISCELLANEOUS EXPENSE	291.00	1,000.00	-709.00	4,000.00	1,164.00	12,000.00	-90.30
90000 TOTAL EXPENSES	141,288.11	160,163.57	-18,875.46	640,654.28	582,726.80	1,921,963.00	-69.68
OTHER FINANCING SOURCES (USES)							
10010 Operating Transfer In							
Total Line 10010	0.00	0.00	0.00	0.00	0.00	0.00	
10020 Operating Transfer Out							
Total Line 10020	0.00	0.00	0.00	0.00	0.00	0.00	
10093 Xfer-In between Program & Project							
10-1-000-000-9111.000 Xfers In from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10093	0.00	0.00	0.00	0.00	0.00	0.00	
10094 Xfer-Out between Program & Project							
10-1-000-000-9111.100 Xfers Out from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10094	0.00	0.00	0.00	0.00	0.00	0.00	
10100 TOTAL OTHER FINANCING SOURCES-USES	0.00	0.00	0.00	0.00	0.00	0.00	
10000 EXCESS REVENUE/EXPENSE GAIN/-LOSS	-15,520.82	1,661.65	-17,182.47	6,646.60	4,798.66	19,940.00	-75.93

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pum	177.00	177.00	0.00	708.00	708.00	2,124.00	0.00
REVENUE							
70300 Net Tenant Rent Revenue							
10-1-000-001-3110.000 Dwelling Rent	-37,066.00	-37,500.00	434.00	-150,000.00	-147,363.45	-450,000.00	-67.25
10-1-000-001-3111.000 Utility Allowance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70300	-37,066.00	-37,500.00	434.00	-150,000.00	-147,363.45	-450,000.00	-67.25
70400 Tenant Revenue - Other							
10-1-000-001-3120.000 Excess Utilities	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3130.000 Cable TV Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3190.000 Nondwell Rent	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3690.000 Other Income	0.00	-12.50	12.50	-50.00	0.00	-150.00	-100.00
10-1-000-001-3690.100 Late Fees	-575.00	-550.00	-25.00	-2,200.00	-1,625.00	-6,600.00	-75.38
10-1-000-001-3690.120 Violation Fees	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3690.130 Court Cost Fees	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3690.140 Returned Check Charge	0.00	-20.83	20.83	-83.32	-25.00	-250.00	-90.00
10-1-000-001-3690.150 Laundry Income	-1,071.00	-1,041.67	-29.33	-4,166.68	-4,830.97	-12,500.00	-61.35
10-1-000-001-3690.160 Vending Machine Inc	-107.34	-91.67	-15.67	-366.68	-399.44	-1,100.00	-63.69
10-1-000-001-3690.180 Labor	-1,236.00	-1,459.00	223.00	-5,836.00	-3,772.03	-17,508.00	-78.46
10-1-000-001-3690.200 Materials	-119.36	-250.00	130.64	-1,000.00	-203.33	-3,000.00	-93.22
10-1-000-001-3690.500 Resid.Council Activ	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70400	-3,108.70	-3,425.67	316.97	-13,702.68	-10,855.77	-41,108.00	-73.59
70500 TOTAL TENANT REVENUE	-40,174.70	-40,925.67	750.97	-163,702.68	-158,219.22	-491,108.00	-67.78
70600 HUD PHA Operating Grants							
10-1-000-001-8020.000 Oper Sub - Curr Yr	-49,312.00	-47,288.00	-2,024.00	-189,152.00	-179,907.00	-567,456.00	-68.30
10-1-000-001-8021.000 Oper Sub - Prior Yr	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70600	-49,312.00	-47,288.00	-2,024.00	-189,152.00	-179,907.00	-567,456.00	-68.30
10010 Operating Tranfers In - CFP							
10-1-000-001-3404.010 Other Inc - Operations	0.00	-8,333.33	8,333.33	-33,333.32	0.00	-100,000.00	-100.00
Total Line 10010	0.00	-8,333.33	8,333.33	-33,333.32	0.00	-100,000.00	-100.00
70800 Other Government Grants							
10-1-000-001-3404.000 Rev other gov grants	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70800	0.00	0.00	0.00	0.00	0.00	0.00	
71100 Investment Income - Unrestricted							
10-1-000-001-3610.000 Interest Income	-806.68	-833.33	26.65	-3,333.32	-2,973.52	-10,000.00	-70.26
Total Line 71100	-806.68	-833.33	26.65	-3,333.32	-2,973.52	-10,000.00	-70.26
71300 Proceeds from Disposition of Asset							
Total Line 71300	0.00	0.00	0.00	0.00	0.00	0.00	
71500 Other Revenue							
10-1-000-001-3190.050 Office Rent Income	-300.00	-300.00	0.00	-1,200.00	-1,200.00	-3,600.00	-66.67
10-1-000-001-3195.000 Day Care Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3690.300 T.S. Income - Grants	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3850.000 Inspection Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3850.004 Admin Fee Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3850.005 Maint Fee Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3850.120 Other Misc Inc.	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 71500	-300.00	-300.00	0.00	-1,200.00	-1,200.00	-3,600.00	-66.67
70000 TOTAL REVENUE	-90,593.38	-97,680.33	7,086.95	-390,721.32	-342,299.74	-1,172,164.00	-70.80

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EXPENSES							
ADMINISTRATIVE							
91100 Administrative Salaries							
10-1-000-001-4110.000 Admin Salaries	6,094.52	6,635.00	-540.48	26,540.00	24,749.69	79,620.00	-68.92
10-1-000-001-4110.200 Admin Exp - Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91100	6,094.52	6,635.00	-540.48	26,540.00	24,749.69	79,620.00	-68.92
91200 Auditing Fees							
10-1-000-001-4171.000 Audit Fee	0.00	333.33	-333.33	1,333.32	0.00	4,000.00	-100.00
Total Line 91200	0.00	333.33	-333.33	1,333.32	0.00	4,000.00	-100.00
91300 Management Fee							
10-1-000-001-4120.100 Management Fee Exp	14,001.78	14,244.00	-242.22	56,976.00	56,329.00	170,928.00	-67.05
Total Line 91300	14,001.78	14,244.00	-242.22	56,976.00	56,329.00	170,928.00	-67.05
91310 Book-keeping Fee							
10-1-000-001-4120.300 Bookkeeping Fee Exp	1,305.00	1,328.00	-23.00	5,312.00	5,250.00	15,936.00	-67.06
Total Line 91310	1,305.00	1,328.00	-23.00	5,312.00	5,250.00	15,936.00	-67.06
91500 Benefit Contributions - Admin							
10-1-000-001-4110.500 Admin Emp Benefit	1,942.22	2,101.00	-158.78	8,404.00	7,628.35	25,212.00	-69.74
Total Line 91500	1,942.22	2,101.00	-158.78	8,404.00	7,628.35	25,212.00	-69.74
91600 Office Expense							
10-1-000-001-4140.000 Training - Staff	0.00	163.83	-163.83	655.32	0.00	1,966.00	-100.00
10-1-000-001-4180.000 Telephone	0.00	375.00	-375.00	1,500.00	128.73	4,500.00	-97.14
10-1-000-001-4190.100 Postage	77.93	100.00	-22.07	400.00	264.23	1,200.00	-77.98
10-1-000-001-4190.200 Office Supplies	0.00	66.67	-66.67	266.68	72.35	800.00	-90.96
10-1-000-001-4190.250 Office Furniture	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4190.300 Paper Supplies	0.00	41.67	-41.67	166.68	361.33	500.00	-27.73
10-1-000-001-4190.400 Printing	0.00	33.33	-33.33	133.32	0.00	400.00	-100.00
10-1-000-001-4190.401 Printing Supplies	0.00	41.67	-41.67	166.68	0.00	500.00	-100.00
10-1-000-001-4190.500 Printer/Copier Sup Cont	153.00	166.67	-13.67	666.68	459.00	2,000.00	-77.05
10-1-000-001-4190.550 Computers/Software	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4190.700 Member Dues/Fees	0.00	62.50	-62.50	250.00	0.00	750.00	-100.00
10-1-000-001-4190.800 Internet Services	80.56	100.00	-19.44	400.00	374.74	1,200.00	-68.77
10-1-000-001-4190.850 IT Support	0.00	83.33	-83.33	333.32	318.00	1,000.00	-68.20
Total Line 91600	311.49	1,234.67	-923.18	4,938.68	1,978.38	14,816.00	-86.65
91700 Legal Expense							
Total Line 91700	0.00	0.00	0.00	0.00	0.00	0.00	
91800 Travel Expense							
10-1-000-001-4150.000 Travel - Staff	0.00	130.00	-130.00	520.00	692.18	1,560.00	-55.63
10-1-000-001-4150.010 Travel - Commissioners	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4150.100 Mileage - Admin	0.00	8.33	-8.33	33.32	0.00	100.00	-100.00
Total Line 91800	0.00	138.33	-138.33	553.32	692.18	1,660.00	-58.30
91900 Other Expense							
10-1-000-001-4120.400 Fee for Service Exp	14.80	25.00	-10.20	100.00	60.27	300.00	-79.91
10-1-000-001-4120.500 Other Fee Exp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4120.700 Mental Health Fee	0.00	1,770.00	-1,770.00	7,080.00	6,372.00	21,240.00	-70.00
10-1-000-001-4120.800 Participant Fee	2,124.00	1,770.00	354.00	7,080.00	8,496.00	21,240.00	-60.00
10-1-000-001-4160.000 Consulting Services	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4160.100 Inspection Expense	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4190.000 Other Sundry	0.00	8.33	-8.33	33.32	60.00	100.00	-40.00
10-1-000-001-4190.950 Background Verification	0.00	416.67	-416.67	1,666.68	0.00	5,000.00	-100.00
Total Line 91900	2,138.80	3,990.00	-1,851.20	15,960.00	14,988.27	47,880.00	-68.70

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91000 TOTAL OPERATING EXPENSE - Admin	25,793.81	30,004.33	-4,210.52	120,017.32	111,615.87	360,052.00	-69.00
ASSET MANAGEMENT FEE							
92000 Asset Mangement Fee							
10-1-000-001-4120.200 Asset Mngt Fee Exp	1,770.00	1,770.00	0.00	7,080.00	7,080.00	21,240.00	-66.67
Total Line 92000	1,770.00	1,770.00	0.00	7,080.00	7,080.00	21,240.00	-66.67
92000 TOTAL ASSET MANAGEMENT FEE	1,770.00	1,770.00	0.00	7,080.00	7,080.00	21,240.00	-66.67
TENANT SERVICES							
92400 Tenant Services - Other							
10-1-000-001-4220.050 Ten Ser-Cable/TV Exp	0.00	90.00	-90.00	360.00	0.00	1,080.00	-100.00
10-1-000-001-4220.100 Ten Ser-Supplies	0.00	25.00	-25.00	100.00	0.00	300.00	-100.00
10-1-000-001-4220.110 Ten Ser-Recreation	14.61	25.00	-10.39	100.00	52.04	300.00	-82.65
10-1-000-001-4220.120 Ten Ser-Education	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4220.125 Ten Ser-Other	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4220.175 Garden Program Exp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4220.300 T.S. - Grant Expenses	2,059.60	0.00	2,059.60	0.00	2,059.60	0.00	
Total Line 92400	2,074.21	140.00	1,934.21	560.00	2,111.64	1,680.00	25.69
92500 TOTAL TENANT SERVICES EXPENSE	2,074.21	140.00	1,934.21	560.00	2,111.64	1,680.00	25.69
UTILITIES							
93100 Water-200 Elect-300 Gas-600 Sewer							
10-1-000-001-4310.000 Water	1,622.78	1,625.00	-2.22	6,500.00	3,529.69	19,500.00	-81.90
10-1-000-001-4315.000 Sewer	5,492.20	4,625.00	867.20	18,500.00	11,502.77	55,500.00	-79.27
10-1-000-001-4320.000 Electric	4,788.64	2,500.00	2,288.64	10,000.00	9,027.62	30,000.00	-69.91
10-1-000-001-4330.000 Gas	796.70	3,333.33	-2,536.63	13,333.32	12,146.08	40,000.00	-69.63
Total Line 93100, 93200, 93300, 93600	12,700.32	12,083.33	616.99	48,333.32	36,206.16	145,000.00	-75.03
93000 TOTAL UTILITIES EXPENSES	12,700.32	12,083.33	616.99	48,333.32	36,206.16	145,000.00	-75.03
MAINTENANCE & OPERATIONS EXPENSE							
94100 Maintenance - Labor							
10-1-000-001-4410.000 Maint Labor	2,284.80	3,653.50	-1,368.70	14,614.00	9,278.55	43,842.00	-78.84
10-1-000-001-4410.100 Maint Labor - OT	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4410.200 Maint Labor - Fee	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94100	2,284.80	3,653.50	-1,368.70	14,614.00	9,278.55	43,842.00	-78.84
94200 Maintenance - Materials/Supplies							
10-1-000-001-4420.010 Garbage&Trash Supp	0.00	25.00	-25.00	100.00	0.00	300.00	-100.00
10-1-000-001-4420.020 Heating&Cooling Supp	0.00	250.00	-250.00	1,000.00	5,577.66	3,000.00	85.92
10-1-000-001-4420.030 Snow Removal Supplies	0.00	25.00	-25.00	100.00	0.00	300.00	-100.00
10-1-000-001-4420.040 Elevator Maint Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4420.050 Landscape/Grounds Sup	41.34	83.33	-41.99	333.32	-40.53	1,000.00	-104.05
10-1-000-001-4420.070 Electrical Supplies	162.07	1,000.00	-837.93	4,000.00	329.92	12,000.00	-97.25
10-1-000-001-4420.080 Plumbing Supplies	187.27	500.00	-312.73	2,000.00	740.94	6,000.00	-87.65
10-1-000-001-4420.090 Extermination Supplies	0.00	216.67	-216.67	866.68	126.77	2,600.00	-95.12
10-1-000-001-4420.100 Janitorial Supplies	597.86	708.33	-110.47	2,833.32	1,767.00	8,500.00	-79.21
10-1-000-001-4420.110 Routine Maint. Supplies	2,415.51	1,833.33	582.18	7,333.32	5,283.19	22,000.00	-75.99
10-1-000-001-4420.120 Other Misc Supplies	0.00	83.33	-83.33	333.32	564.99	1,000.00	-43.50
10-1-000-001-4420.121 Laundry Supplies	0.00	208.33	-208.33	833.32	402.17	2,500.00	-83.91
10-1-000-001-4420.125 Mileage	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4420.126 Vehicle Supplies	213.68	50.00	163.68	200.00	3,055.09	600.00	409.18
10-1-000-001-4420.130 Securtiy Supplies	0.00	0.00	0.00	0.00	0.00	0.00	

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Total Line 94200	3,617.73	4,983.32	-1,365.59	19,933.28	17,807.20	59,800.00	-70.22
94300 Maintenance - Contracts							
10-1-000-001-4330.010 Refuse	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4430.000 Maint Labor Contract	18,244.75	22,006.00	-3,761.25	88,024.00	57,467.25	264,072.00	-78.24
10-1-000-001-4430.010 Garbage & Trash Con	394.00	625.00	-231.00	2,500.00	2,212.61	7,500.00	-70.50
10-1-000-001-4430.020 Heating & Cooling Cont	0.00	208.33	-208.33	833.32	6,605.62	2,500.00	164.22
10-1-000-001-4430.030 Snow Removal Contract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4430.040 Elevator Maint Cont	980.00	1,500.00	-520.00	6,000.00	5,363.84	18,000.00	-70.20
10-1-000-001-4430.050 Landscape & Grds Cont	0.00	250.00	-250.00	1,000.00	1,090.13	3,000.00	-63.66
10-1-000-001-4430.060 Unit Turnaround Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4430.070 Electrical Contracts	0.00	125.00	-125.00	500.00	0.00	1,500.00	-100.00
10-1-000-001-4430.080 Plumbing Contracts	0.00	625.00	-625.00	2,500.00	591.00	7,500.00	-92.12
10-1-000-001-4430.090 Extermination Contracts	1,417.00	2,500.00	-1,083.00	10,000.00	8,984.00	30,000.00	-70.05
10-1-000-001-4430.100 Janitorial Contracts	242.39	0.00	242.39	0.00	242.39	0.00	
10-1-000-001-4430.110 Routine Maint Cont	1,044.70	1,458.33	-413.63	5,833.32	8,679.25	17,500.00	-50.40
10-1-000-001-4430.111 Flooring Contract	0.00	1,500.00	-1,500.00	6,000.00	4,150.00	18,000.00	-76.94
10-1-000-001-4430.120 Other Misc Cont Cost	36.14	1,250.00	-1,213.86	5,000.00	2,404.21	15,000.00	-83.97
10-1-000-001-4430.121 Laundry Equip Contract	0.00	83.33	-83.33	333.32	588.00	1,000.00	-41.20
10-1-000-001-4430.126 Vehicle Maint Cont	0.00	20.83	-20.83	83.32	-18.00	250.00	-107.20
10-1-000-001-4431.000 Trash Removal	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94300	22,358.98	32,151.82	-9,792.84	128,607.28	98,360.30	385,822.00	-74.51
94500 Maintenance - Ordinary/Benefits							
10-1-000-001-4410.500 Maint Emp Benefit	1,138.16	1,623.50	-485.34	6,494.00	4,307.78	19,482.00	-77.89
Total Line 94500	1,138.16	1,623.50	-485.34	6,494.00	4,307.78	19,482.00	-77.89
94000 TOTAL MAINTENANCE EXPENSES	29,399.67	42,412.14	-13,012.47	169,648.56	129,753.83	508,946.00	-74.51
TOTAL PROTECTIVE SERVICES EXPENSE							
95200 Protective Services - Contract							
10-1-000-001-4480.000 Police Contract	0.00	250.00	-250.00	1,000.00	0.00	3,000.00	-100.00
10-1-000-001-4480.006 Safety/Security Labor Fee	2,124.00	1,770.00	354.00	7,080.00	8,496.00	21,240.00	-60.00
10-1-000-001-4480.100 ADT Contract	35.99	250.00	-214.01	1,000.00	1,690.55	3,000.00	-43.65
10-1-000-001-4480.500 Other Security Contract	6,496.40	541.67	5,954.73	2,166.68	248.53	6,500.00	-96.18
Total Line 95200	8,656.39	2,811.67	5,844.72	11,246.68	10,435.08	33,740.00	-69.07
95300 Protective Services - Other							
Total Line 95300	0.00	0.00	0.00	0.00	0.00	0.00	
95000 TOTAL PROTECTIVE SERVICES EXP	8,656.39	2,811.67	5,844.72	11,246.68	10,435.08	33,740.00	-69.07
INSURANCE PREMIUMS EXPENSE							
96110 Property 120 Liab. 130 Work Comp							
10-1-000-001-4510.010 Property	5,552.20	5,725.67	-173.47	22,902.68	22,208.80	68,708.00	-67.68
10-1-000-001-4510.020 Liability Insurance	443.51	457.33	-13.82	1,829.32	1,774.04	5,488.00	-67.67
10-1-000-001-4510.030 Work Comp Insurance	235.05	242.42	-7.37	969.68	940.20	2,909.00	-67.68
Total Line 96110, 96120, 96130	6,230.76	6,425.42	-194.66	25,701.68	24,923.04	77,105.00	-67.68
96140 All Other Insurance							
10-1-000-001-4510.015 Equipment Insurance	205.19	211.58	-6.39	846.32	820.76	2,539.00	-67.67
10-1-000-001-4510.025 PE & PO Insurance	53.27	54.92	-1.65	219.68	213.08	659.00	-67.67
10-1-000-001-4510.035 Auto Insurance	50.00	51.58	-1.58	206.32	200.00	619.00	-67.69
10-1-000-001-4510.040 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96140	308.46	318.08	-9.62	1,272.32	1,233.84	3,817.00	-67.68
96100 TOTAL INSURANCE PREMIUMS EXP	6,539.22	6,743.50	-204.28	26,974.00	26,156.88	80,922.00	-67.68

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
GENERAL EXPENSES							
96200 Other General Expenses							
10-1-000-001-4590.000 Other General	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96200	0.00	0.00	0.00	0.00	0.00	0.00	
96210 Compensated Absenses							
10-1-000-001-4110.001 Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4595.000 Compensated Absences	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96210	0.00	0.00	0.00	0.00	0.00	0.00	
96300 Payment In Lieu Of Taxes - PILOT							
10-1-000-001-4520.000 Pay in lieu of Tax	2,436.57	2,855.00	-418.43	11,420.00	11,115.73	34,260.00	-67.55
Total Line 96300	2,436.57	2,855.00	-418.43	11,420.00	11,115.73	34,260.00	-67.55
96400 Bad Debt - Tenant Rents							
10-1-000-001-4570.000 Collection Losses	1,042.67	1,250.00	-207.33	5,000.00	1,086.53	15,000.00	-92.76
Total Line 96400	1,042.67	1,250.00	-207.33	5,000.00	1,086.53	15,000.00	-92.76
96800 Severance Expense							
10-1-000-001-4530.000 Term Leave Pay	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96800	0.00	0.00	0.00	0.00	0.00	0.00	
96000 TOTAL OTHER GENERAL EXPENSES	3,479.24	4,105.00	-625.76	16,420.00	12,202.26	49,260.00	-75.23
96900 TOTAL OPERATING EXPENSE	90,412.86	100,069.97	-9,657.11	400,279.88	335,561.72	1,200,840.00	-72.06
97000 NET REVENUE/EXPENSE (-Gain/Loss)	-180.52	2,389.64	-2,570.16	9,558.56	-6,738.02	28,676.00	-123.50
MISCELLANEOUS EXPENSE							
97100 Extraordinary Maintenance							
10-1-000-001-4610.010 Extraordinary Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4610.020 Extraordinary Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4610.030 Extraordinary Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 97100	0.00	0.00	0.00	0.00	0.00	0.00	
97200 Casualty Losses - Non-capitalized							
10-1-000-001-4620.010 Casualty Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4620.020 Casualty Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4620.030 Casualty Contract Costs	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 97200	0.00	0.00	0.00	0.00	0.00	0.00	
97400 Depreciation Expense							
10-1-000-001-4800.000 Depreciation Exp MT	9,118.00	13,750.00	-4,632.00	55,000.00	36,472.00	165,000.00	-77.90
Total Line 97400	9,118.00	13,750.00	-4,632.00	55,000.00	36,472.00	165,000.00	-77.90
97500 Fraud Losses							
Total Line 97500	0.00	0.00	0.00	0.00	0.00	0.00	
97800 Dwelling Units Rent Expense							
Total Line 97800	0.00	0.00	0.00	0.00	0.00	0.00	
90000 TOTAL MISCELLANEOUS EXPENSE	9,118.00	13,750.00	-4,632.00	55,000.00	36,472.00	165,000.00	-77.90

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
OTHER FINANCING SOURCES (USES)							
10010 Operating Transfer In							
Total Line 10010	0.00	0.00	0.00	0.00	0.00	0.00	
10020 Operating Transfer Out							
Total Line 10020	0.00	0.00	0.00	0.00	0.00	0.00	
10030 Operating Xfers from/to Government							
Total Line 10030	0.00	0.00	0.00	0.00	0.00	0.00	
10040 Oper Xfers from/to Component Unit							
Total Line 10040	0.00	0.00	0.00	0.00	0.00	0.00	
10060 Proceeds Sale Property -gain/loss							
Total Line 10060	0.00	0.00	0.00	0.00	0.00	0.00	
10070 Extraordinary Items Net -Gain/Loss							
Total Line 10050	0.00	0.00	0.00	0.00	0.00	0.00	
10080 Special Items (Net -Gain/Loss)							
Total Line 10060	0.00	0.00	0.00	0.00	0.00	0.00	
10093 Xfers - In between Amps							
10-1-000-001-9111.000 Xfers In from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10093 Xfers - In from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
10094 Xfer - Out between Amps							
10-1-000-001-9111.100 Xfers Out from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10094 Xfers - Out from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
10100 TOTAL OTHER FINANCING SOURCES-USES	0.00	0.00	0.00	0.00	0.00	0.00	
10000 EXCESS REVENUE/EXPENS (-Gain/Loss)	8,937.48	16,139.64	-7,202.16	64,558.56	29,733.98	193,676.00	-84.65

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	196.00	177.00	0.00	708.00	784.00	2,124.00	0.00
REVENUE							
70300 Net Tenant Rent Revenue							
10-1-000-002-3110.000 Dwelling Rent	-28,510.00	-19,166.67	-9,343.33	-76,666.68	-109,948.00	-230,000.00	-52.20
10-1-000-002-3111.000 Utility Allowance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70300	-28,510.00	-19,166.67	-9,343.33	-76,666.68	-109,948.00	-230,000.00	-52.20
70400 Tenant Revenue - Other							
10-1-000-002-3120.000 Excess Utilities	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3130.000 Cable TV Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3190.000 Nondwell Rent	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3190.050 Office Rent Income	-300.00	-300.00	0.00	-1,200.00	-1,200.00	-3,600.00	-66.67
10-1-000-002-3690.000 Other Income	-30.00	-41.67	11.67	-166.68	-210.00	-500.00	-58.00
10-1-000-002-3690.100 Late Fees	-900.00	-916.67	16.67	-3,666.68	-1,925.00	-11,000.00	-82.50
10-1-000-002-3690.120 Violation Fees	0.00	-833.33	833.33	-3,333.32	-1,645.00	-10,000.00	-83.55
10-1-000-002-3690.130 Court Cost Fees	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3690.140 Returned Check Charge	0.00	-12.50	12.50	-50.00	0.00	-150.00	-100.00
10-1-000-002-3690.150 Laundry Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3690.160 Vending Machine Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3690.180 Labor	-1,426.00	-1,458.33	32.33	-5,833.32	-6,030.50	-17,500.00	-65.54
10-1-000-002-3690.200 Materials	-452.54	-1,000.00	547.46	-4,000.00	-2,024.44	-12,000.00	-83.13
Total Line 70400	-3,108.54	-4,562.50	1,453.96	-18,250.00	-13,034.94	-54,750.00	-76.19
70500 TOTAL TENANT REVENUE	-31,618.54	-23,729.17	-7,889.37	-94,916.68	-122,982.94	-284,750.00	-56.81
70600 HUD PHA Operating Grants							
10-1-000-002-8020.000 Oper Sub - Curr Yr	-88,964.00	-80,263.75	-8,700.25	-321,055.00	-324,572.00	-963,165.00	-66.30
10-1-000-002-8021.000 Oper Sub - Prior Yr	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70600	-88,964.00	-80,263.75	-8,700.25	-321,055.00	-324,572.00	-963,165.00	-66.30
10010 Operating Tranfers In - CFP							
10-1-000-002-3404.010 Other Inc - Operations	0.00	-9,166.67	9,166.67	-36,666.68	0.00	-110,000.00	-100.00
Total Line 70610	0.00	-9,166.67	9,166.67	-36,666.68	0.00	-110,000.00	-100.00
70800 Other Government Grants							
10-1-000-002-3404.000 Rev other gov grants	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70800	0.00	0.00	0.00	0.00	0.00	0.00	
71100 Investment Income - Unrestricted							
10-1-000-002-3610.000 Interest Income	-1,042.44	-600.00	-442.44	-2,400.00	-3,750.03	-7,200.00	-47.92
Total Line 71100	-1,042.44	-600.00	-442.44	-2,400.00	-3,750.03	-7,200.00	-47.92
71300 Proceeds from Disposition of Asset							
Total Line 71300	0.00	0.00	0.00	0.00	0.00	0.00	
71500 Other Revenue							
10-1-000-002-3195.000 Day Care Income	-400.00	-350.00	-50.00	-1,400.00	-800.00	-4,200.00	-80.95
10-1-000-002-3690.300 T.S. Income - Grants	-300.00	0.00	-300.00	0.00	-300.00	0.00	
10-1-000-002-3850.000 Inspection Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3850.004 Admin Fee Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3850.005 Maint Fee Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3850.120 Other Misc Inc	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 71500	-700.00	-350.00	-350.00	-1,400.00	-1,100.00	-4,200.00	-73.81
70000 TOTAL REVENUE	-122,324.98	-114,109.59	-8,215.39	-456,438.36	-452,404.97	-1,369,315.00	-66.96
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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
ADMINISTRATIVE							
91100 Administrative Salaries							
10-1-000-002-4110.000 Admin Salaries	7,368.00	7,964.00	-596.00	31,856.00	29,813.10	95,568.00	-68.80
10-1-000-002-4110.200 Admin Exp - Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91100	7,368.00	7,964.00	-596.00	31,856.00	29,813.10	95,568.00	-68.80
91200 Auditing Fees							
10-1-000-002-4171.000 Audit Fee	0.00	375.00	-375.00	1,500.00	0.00	4,500.00	-100.00
Total Line 91200	0.00	375.00	-375.00	1,500.00	0.00	4,500.00	-100.00
91300 Management Fee							
10-1-000-002-4120.100 Management Fee Exp	15,530.71	15,773.00	-242.29	63,092.00	61,720.49	189,276.00	-67.39
Total Line 91300	15,530.71	15,773.00	-242.29	63,092.00	61,720.49	189,276.00	-67.39
91310 Book-keeping Fee							
10-1-000-002-4120.300 Bookkeeping Fee Exp	1,447.50	1,470.00	-22.50	5,880.00	5,752.50	17,640.00	-67.39
Total Line 91310	1,447.50	1,470.00	-22.50	5,880.00	5,752.50	17,640.00	-67.39
91500 Benefit Contributions - Admin							
10-1-000-002-4110.500 Emp Benefit - Admin	2,382.29	2,569.00	-186.71	10,276.00	9,326.96	30,828.00	-69.75
Total Line 91500	2,382.29	2,569.00	-186.71	10,276.00	9,326.96	30,828.00	-69.75
91600 Office Expense							
10-1-000-002-4140.000 Training - Staff	0.00	166.67	-166.67	666.68	0.00	2,000.00	-100.00
10-1-000-002-4180.000 Telephone	0.00	266.67	-266.67	1,066.68	365.36	3,200.00	-88.58
10-1-000-002-4190.100 Postage	109.87	200.00	-90.13	800.00	574.24	2,400.00	-76.07
10-1-000-002-4190.200 Office Supplies	0.00	41.67	-41.67	166.68	69.98	500.00	-86.00
10-1-000-002-4190.250 Office Furniture	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4190.300 Paper Supplies	0.00	41.67	-41.67	166.68	0.00	500.00	-100.00
10-1-000-002-4190.400 Printing	150.94	125.00	25.94	500.00	150.94	1,500.00	-89.94
10-1-000-002-4190.401 Printing Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4190.500 Printer/Copier Sup Cont	0.00	150.00	-150.00	600.00	336.92	1,800.00	-81.28
10-1-000-002-4190.550 Computers/Software	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4190.700 Member Dues/Fees	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4190.800 Internet Services	932.76	716.67	216.09	2,866.68	2,396.29	8,600.00	-72.14
10-1-000-002-4190.850 IT Support	0.00	41.67	-41.67	166.68	440.50	500.00	-11.90
Total Line 91600	1,193.57	1,750.02	-556.45	7,000.08	4,334.23	21,000.00	-79.36
91700 Legal Expense							
Total Line 91700	0.00	0.00	0.00	0.00	0.00	0.00	
91800 Travel Expense							
10-1-000-002-4150.000 Travel - Staff	0.00	166.67	-166.67	666.68	869.40	2,000.00	-56.53
10-1-000-002-4150.010 Travel - Commissioners	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4150.100 Mileage - Admin	240.24	83.33	156.91	333.32	240.24	1,000.00	-75.98
Total Line 91800	240.24	250.00	-9.76	1,000.00	1,109.64	3,000.00	-63.01
91900 Other Expense							
10-1-000-002-4120.400 Fee for Service Exp	27.26	108.33	-81.07	433.32	90.85	1,300.00	-93.01
10-1-000-002-4120.500 Other Fee Exp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4120.700 Mental Health Fee	0.00	1,960.00	-1,960.00	7,840.00	7,056.00	23,520.00	-70.00
10-1-000-002-4120.800 Participant Fee	2,352.00	1,960.00	392.00	7,840.00	9,408.00	23,520.00	-60.00
10-1-000-002-4160.000 Consulting Services	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4160.100 Inspection Expense	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4190.000 Other Sundry	0.00	4.17	-4.17	16.68	0.00	50.00	-100.00
10-1-000-002-4190.950 Background Verification	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91900	2,379.26	4,032.50	-1,653.24	16,130.00	16,554.85	48,390.00	-65.79
91000 TOTAL OPERATING EXPENSE - Admin	30,541.57	34,183.52	-3,641.95	136,734.08	128,611.77	410,202.00	-68.65

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
ASSET MANAGEMENT FEE							
92000 Asset Mangement Fee							
10-1-000-002-4120.200 Asset Mgt Fee Exp	1,960.00	1,960.00	0.00	7,840.00	7,840.00	23,520.00	-66.67
Total Line 92000	1,960.00	1,960.00	0.00	7,840.00	7,840.00	23,520.00	-66.67
92000 TOTAL ASSET MANAGEMENT FEE	1,960.00	1,960.00	0.00	7,840.00	7,840.00	23,520.00	-66.67
TENANT SERVICES							
92400 Tenant Services - Other							
10-1-000-002-4220.050 Ten Ser-Cable/TV Exp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4220.100 Ten Ser-Supplies	0.00	16.67	-16.67	66.68	0.00	200.00	-100.00
10-1-000-002-4220.110 Ten Ser-Recreation	424.98	100.00	324.98	400.00	424.98	1,200.00	-64.59
10-1-000-002-4220.120 Ten Ser-Education	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4220.125 Ten Ser-Other	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4220.175 Garden Program Exp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4220.300 T.S. - Grant Expenses	939.85	0.00	939.85	0.00	939.85	0.00	
Total Line 92400	1,364.83	116.67	1,248.16	466.68	1,364.83	1,400.00	-2.51
92500 TOTAL TENANT SERVICES EXPENSE	1,364.83	116.67	1,248.16	466.68	1,364.83	1,400.00	-2.51
UTILITIES							
93100 Water-200 Elect-300 Gas-600 Sewer							
10-1-000-002-4310.000 Water	99.91	108.33	-8.42	433.32	199.83	1,300.00	-84.63
10-1-000-002-4315.000 Sewer	90.72	66.67	24.05	266.68	98.84	800.00	-87.65
10-1-000-002-4320.000 Electric	1,847.35	958.33	889.02	3,833.32	5,615.89	11,500.00	-51.17
10-1-000-002-4330.000 Gas	437.76	450.00	-12.24	1,800.00	2,488.66	5,400.00	-53.91
Total Line 93100 93200 93300 93600	2,475.74	1,583.33	892.41	6,333.32	8,403.22	19,000.00	-55.77
93000 TOTAL UTILITIES EXPENSES	2,475.74	1,583.33	892.41	6,333.32	8,403.22	19,000.00	-55.77
MAINTENANCE & OPERATIONS EXPENSE							
94100 Maintenance - Labor							
10-1-000-002-4410.000 Maint Labor	2,570.40	4,201.58	-1,631.18	16,806.32	10,438.36	50,419.00	-79.30
10-1-000-002-4410.100 Maint Labor - OT	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4410.200 Maint Labor - Other	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94100	2,570.40	4,201.58	-1,631.18	16,806.32	10,438.36	50,419.00	-79.30
94200 Maintenance - Materials/Supplies							
10-1-000-002-4420.010 Garbage&Trash Supp	0.00	4.17	-4.17	16.68	24.00	50.00	-52.00
10-1-000-002-4420.020 Heating&Cooling Supp	540.76	416.67	124.09	1,666.68	426.16	5,000.00	-91.48
10-1-000-002-4420.030 Snow Removal Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4420.040 Elevator Maint Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4420.050 Landscape/Grounds Sup	198.76	375.00	-176.24	1,500.00	1,459.38	4,500.00	-67.57
10-1-000-002-4420.070 Electrical Supplies	210.92	666.67	-455.75	2,666.68	754.68	8,000.00	-90.57
10-1-000-002-4420.080 Plumbing Supplies	487.51	1,250.00	-762.49	5,000.00	1,478.32	15,000.00	-90.14
10-1-000-002-4420.090 Extermination Supplies	0.00	250.00	-250.00	1,000.00	0.00	3,000.00	-100.00
10-1-000-002-4420.100 Janitorial Supplies	0.00	500.00	-500.00	2,000.00	642.77	6,000.00	-89.29
10-1-000-002-4420.110 Routine Maint. Supplies	4,735.25	5,416.67	-681.42	21,666.68	27,286.72	65,000.00	-58.02
10-1-000-002-4420.111 Flooring Supplies	0.00	0.00	0.00	0.00	-1,411.74	0.00	
10-1-000-002-4420.120 Other Misc. Supplies	0.00	1,333.33	-1,333.33	5,333.32	0.00	16,000.00	-100.00
10-1-000-002-4420.121 Laundry Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4420.125 Mileage	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4420.126 Vehicle Supplies	554.22	583.33	-29.11	2,333.32	4,301.22	7,000.00	-38.55
10-1-000-002-4420.130 Security Supplies	0.00	0.00	0.00	0.00	0.00	0.00	

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Total Line 94200	6,727.42	10,795.84	-4,068.42	43,183.36	34,961.51	129,550.00	-73.01
94300 Maintenance - Contracts							
10-1-000-002-4330.010 Refuse	0.00	0.00	0.00	0.00	-26.23	0.00	
10-1-000-002-4430.000 Maint Labor Contract	35,500.00	34,662.00	838.00	138,648.00	138,465.00	415,944.00	-66.71
10-1-000-002-4430.010 Garbage&Trash Cont	132.00	250.00	-118.00	1,000.00	469.33	3,000.00	-84.36
10-1-000-002-4430.020 Heating&Cooling Cont	954.00	83.33	870.67	333.32	-27.74	1,000.00	-102.77
10-1-000-002-4430.030 Snow Removal Contract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4430.040 Elevator Maint Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4430.050 Landscape & Grds Cont	0.00	625.00	-625.00	2,500.00	4,645.90	7,500.00	-38.05
10-1-000-002-4430.060 Unit Turnaround Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4430.070 Electrical Contracts	0.00	83.33	-83.33	333.32	107.10	1,000.00	-89.29
10-1-000-002-4430.080 Plumbing Contracts	117.50	1,458.33	-1,340.83	5,833.32	5,891.50	17,500.00	-66.33
10-1-000-002-4430.090 Extermination Contracts	0.00	1,500.00	-1,500.00	6,000.00	1,829.00	18,000.00	-89.84
10-1-000-002-4430.100 Reg Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4430.110 Routine Maint Cont	224.90	41.67	183.23	166.68	224.90	500.00	-55.02
10-1-000-002-4430.111 Flooring Contract	0.00	3,833.33	-3,833.33	15,333.32	12,820.00	46,000.00	-72.13
10-1-000-002-4430.120 Other Misc Cont Cost	-392.18	0.00	-392.18	0.00	-392.18	0.00	
10-1-000-002-4430.121 Laundry Equip Contract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4430.126 Vehicle Maint Cont	0.00	66.67	-66.67	266.68	40.25	800.00	-94.97
10-1-000-002-4431.000 Trash Removal	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94300	36,536.22	42,603.66	-6,067.44	170,414.64	164,046.83	511,244.00	-67.91
94500 Maintenance - Ordinary/Benefits							
10-1-000-002-4410.500 Emp Benefit - Maint	1,280.44	1,870.75	-590.31	7,483.00	4,846.28	22,449.00	-78.41
Total Line 94500	1,280.44	1,870.75	-590.31	7,483.00	4,846.28	22,449.00	-78.41
94000 TOTAL MAINTENANCE EXPENSES	47,114.48	59,471.83	-12,357.35	237,887.32	214,292.98	713,662.00	-69.97
TOTAL PROTECTIVE SERVICES EXPENSE							
95200 Protective Services - Contract							
10-1-000-002-4480.000 Police Contract	0.00	266.67	-266.67	1,066.68	0.00	3,200.00	-100.00
10-1-000-002-4480.006 Safety/Security Labor Fee	2,352.00	1,960.00	392.00	7,840.00	9,408.00	23,520.00	-60.00
10-1-000-002-4480.100 ADT Contract	352.04	320.33	31.71	1,281.32	1,408.42	3,844.00	-63.36
10-1-000-002-4480.500 Other Security Contract	743.91	416.67	327.24	1,666.68	1,264.41	5,000.00	-74.71
Total Line 95200	3,447.95	2,963.67	484.28	11,854.68	12,080.83	35,564.00	-66.03
95300 Protective Services - Other							
Total Line 95300	0.00	0.00	0.00	0.00	0.00	0.00	
95000 TOTAL PROTECTIVE SERVICES EXP	3,447.95	2,963.67	484.28	11,854.68	12,080.83	35,564.00	-66.03
INSURANCE PREMIUMS EXPENSE							
96110 Property 120 Liab. 130 Work Comp							
10-1-000-002-4510.010 Property Ins	4,985.75	5,141.58	-155.83	20,566.32	19,943.00	61,699.00	-67.68
10-1-000-002-4510.020 Liability Ins	490.42	505.75	-15.33	2,023.00	1,961.68	6,069.00	-67.68
10-1-000-002-4510.030 Work Comp Insurance	222.90	229.83	-6.93	919.32	891.60	2,758.00	-67.67
Total Line 96110 96120 96130	5,699.07	5,877.16	-178.09	23,508.64	22,796.28	70,526.00	-67.68
96140 All Other Insurance							
10-1-000-002-4510.015 Equipment Insurance	226.90	234.00	-7.10	936.00	907.60	2,808.00	-67.68
10-1-000-002-4510.025 PE & PO Insurance	66.55	68.67	-2.12	274.68	266.20	824.00	-67.69
10-1-000-002-4510.035 Auto Insurance	200.00	206.25	-6.25	825.00	800.00	2,475.00	-67.68
10-1-000-002-4510.040 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96140	493.45	508.92	-15.47	2,035.68	1,973.80	6,107.00	-67.68
96100 TOTAL INSURANCE PREMIUMS EXP	6,192.52	6,386.08	-193.56	25,544.32	24,770.08	76,633.00	-67.68

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
GENERAL EXPENSES							
96200 Other General Expenses							
10-1-000-002-4590.000 Other General	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96200	0.00	0.00	0.00	0.00	0.00	0.00	
96210 Compensated Absenses							
10-1-000-002-4110.001 Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4595.000 Compensated Absences	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96210	0.00	0.00	0.00	0.00	0.00	0.00	
96300 Payment In Lieu Of Taxes - PILOT							
10-1-000-002-4520.000 Pay in lieu of Tax	2,603.42	2,184.58	418.84	8,738.32	10,157.10	26,215.00	-61.25
Total Line 96300	2,603.42	2,184.58	418.84	8,738.32	10,157.10	26,215.00	-61.25
96400 Bad Debt - Tenant Rents							
10-1-000-002-4570.000 Collection Losses	841.70	1,666.67	-824.97	6,666.68	2,048.10	20,000.00	-89.76
Total Line 96400	841.70	1,666.67	-824.97	6,666.68	2,048.10	20,000.00	-89.76
96800 Severance Expense							
10-1-000-002-4530.000 Term Leave Pay	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96800	0.00	0.00	0.00	0.00	0.00	0.00	
96000 TOTAL OTHER GENERAL EXPENSES	3,445.12	3,851.25	-406.13	15,405.00	12,205.20	46,215.00	-73.59
96900 TOTAL OPERATING EXPENSE	96,542.21	110,516.35	-13,974.14	442,065.40	409,568.91	1,326,196.00	-69.12
97000 NET REVENUE/EXPENSE (-Gain/Loss)	-25,782.77	-3,593.24	-22,189.53	-14,372.96	-42,836.06	-43,119.00	-0.66
MISCELLANEOUS EXPENSE							
97100 Extraordinary Maintenance							
10-1-000-002-4610.010 Extraordinary Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4610.020 Extraordinary Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4610.030 Extraordinary Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 97100	0.00	0.00	0.00	0.00	0.00	0.00	
97200 Casualty Losses - Non-capitalized							
10-1-000-002-4620.010 Casualty Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4620.020 Casualty Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4620.030 Casualty Contract Costs	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 97200	0.00	0.00	0.00	0.00	0.00	0.00	
97400 Depreciation Expense							
10-1-000-002-4800.000 Depreciation Exp Fam	23,901.00	31,250.00	-7,349.00	125,000.00	95,604.00	375,000.00	-74.51
Total Line 97400	23,901.00	31,250.00	-7,349.00	125,000.00	95,604.00	375,000.00	-74.51
97500 Fraud Losses							
Total Line 97500	0.00	0.00	0.00	0.00	0.00	0.00	
97800 Dwelling Units Rent Expense							
Total Line 97800	0.00	0.00	0.00	0.00	0.00	0.00	
90000 TOTAL MISCELLANEOUS EXPENSE	23,901.00	31,250.00	-7,349.00	125,000.00	95,604.00	375,000.00	-74.51

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
OTHER FINANCING SOURCES (USES)							
10010 Operating Transfer In							
Total Line 10010	0.00	0.00	0.00	0.00	0.00	0.00	
10020 Operating Transfer Out							
Total Line 10020	0.00	0.00	0.00	0.00	0.00	0.00	
10030 Operating Xfers from/to Government							
Total Line 10030	0.00	0.00	0.00	0.00	0.00	0.00	
10040 Oper Xfers from/to Component Unit							
Total Line 10040	0.00	0.00	0.00	0.00	0.00	0.00	
10060 Proceeds Sale Property -gain/loss							
Total Line 10060	0.00	0.00	0.00	0.00	0.00	0.00	
10070 Extraordinary Items Net -Gain/Loss							
Total Line 10050	0.00	0.00	0.00	0.00	0.00	0.00	
10080 Special Items (Net -Gain/Loss)							
Total Line 10060	0.00	0.00	0.00	0.00	0.00	0.00	
10093 Xfers - In between Amps							
10-1-000-002-9111.000 Xfers In from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10093 Xfers - In from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
10094 Xfer - Out between Amps							
10-1-000-002-9111.100 Xfers Out from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10094 Xfers - Out from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
10100 TOTAL OTHER FINANCING SOURCES-USES	0.00	0.00	0.00	0.00	0.00	0.00	
10000 EXCESS REVENUE/EXPENS (-Gain/Loss)	-1,881.77	27,656.76	-29,538.53	110,627.04	52,767.94	331,881.00	-84.10

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	51.00	177.00	0.00	708.00	204.00	2,124.00	0.00
REVENUE							
70300 Net Tenant Rent Revenue							
10-1-000-006-3110.000 Dwelling Rent	-16,958.00	-15,416.67	-1,541.33	-61,666.68	-67,377.00	-185,000.00	-63.58
10-1-000-006-3111.000 Utility Allowance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70300	-16,958.00	-15,416.67	-1,541.33	-61,666.68	-67,377.00	-185,000.00	-63.58
70400 Tenant Revenue - Other							
10-1-000-006-3120.000 Excess Utilities	0.00	-6.25	6.25	-25.00	-25.00	-75.00	-66.67
10-1-000-006-3130.000 Cable TV Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3190.000 Nondwell Rent	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3690.000 Other Income	0.00	-7.50	7.50	-30.00	0.00	-90.00	-100.00
10-1-000-006-3690.100 Late Fees	-200.00	-125.00	-75.00	-500.00	-750.00	-1,500.00	-50.00
10-1-000-006-3690.120 Violation Fees	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3690.130 Court Cost Fees	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3690.140 Returned Check Charge	0.00	-4.17	4.17	-16.68	-25.00	-50.00	-50.00
10-1-000-006-3690.150 Laundry Income	-512.25	-500.00	-12.25	-2,000.00	-2,244.50	-6,000.00	-62.59
10-1-000-006-3690.160 Vending Machine Inc	-43.31	-29.17	-14.14	-116.68	-112.78	-350.00	-67.78
10-1-000-006-3690.180 Labor	25.63	-50.00	75.63	-200.00	-516.12	-600.00	-13.98
10-1-000-006-3690.200 Materials	-4.50	-8.33	3.83	-33.32	-10.00	-100.00	-90.00
Total Line 70400	-734.43	-730.42	-4.01	-2,921.68	-3,683.40	-8,765.00	-57.98
70500 TOTAL TENANT REVENUE	-17,692.43	-16,147.09	-1,545.34	-64,588.36	-71,060.40	-193,765.00	-63.33
70600 HUD PHA Operating Grants							
10-1-000-006-8020.000 Oper Sub - Curr Yr	-9,126.00	-8,365.58	-760.42	-33,462.32	-33,296.00	-100,387.00	-66.83
10-1-000-006-8021.000 Oper Sub - Prior Yr	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70600	-9,126.00	-8,365.58	-760.42	-33,462.32	-33,296.00	-100,387.00	-66.83
10010 Operating Tranfers In - CFP							
10-1-000-006-3404.010 Other Inc - Operations	0.00	-3,333.33	3,333.33	-13,333.32	0.00	-40,000.00	-100.00
Total Line 70610	0.00	-3,333.33	3,333.33	-13,333.32	0.00	-40,000.00	-100.00
70800 Other Government Grants							
10-1-000-006-3404.000 Rev other gov grants	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70800	0.00	0.00	0.00	0.00	0.00	0.00	
71100 Investment Income - Unrestricted							
10-1-000-006-3610.000 Interest Income	-360.92	-266.67	-94.25	-1,066.68	-1,320.52	-3,200.00	-58.73
Total Line 71100	-360.92	-266.67	-94.25	-1,066.68	-1,320.52	-3,200.00	-58.73
71300 Proceeds from Disposition of Asset							
Total Line 71300	0.00	0.00	0.00	0.00	0.00	0.00	
71500 Other Revenue							
10-1-000-006-3190.050 Office Rent Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3195.000 Day Care Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3690.000 Other Income	0.00	-7.50	7.50	-30.00	0.00	-90.00	-100.00
10-1-000-006-3690.300 T.S. Income - Grants	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.000 Inspection Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.004 Admin Fee Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.005 Maint Fee Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.120 Other Misc Inc	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 71500	0.00	-7.50	7.50	-30.00	0.00	-90.00	-100.00
70000 TOTAL REVENUE	-27,179.35	-28,120.17	940.82	-112,480.68	-105,676.92	-337,442.00	-68.68

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EXPENSES							
ADMINISTRATIVE							
91100 Administrative Salaries							
10-1-000-006-4110.000 Admin Salaries	1,718.98	1,887.17	-168.19	7,548.68	6,980.71	22,646.00	-69.17
10-1-000-006-4110.200 Admin Exp - Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91100	1,718.98	1,887.17	-168.19	7,548.68	6,980.71	22,646.00	-69.17
91200 Auditing Fees							
10-1-000-006-4171.000 Audit Fee	0.00	100.00	-100.00	400.00	0.00	1,200.00	-100.00
Total Line 91200	0.00	100.00	-100.00	400.00	0.00	1,200.00	-100.00
91300 Management Fee							
10-1-000-006-4120.100 Management Fee Exp	4,103.97	4,104.00	-0.03	16,416.00	16,415.88	49,248.00	-66.67
Total Line 91300	4,103.97	4,104.00	-0.03	16,416.00	16,415.88	49,248.00	-66.67
91310 Book-keeping Fee							
10-1-000-006-4120.300 Bookkeeping Exp	382.50	383.00	-0.50	1,532.00	1,530.00	4,596.00	-66.71
Total Line 91310	382.50	383.00	-0.50	1,532.00	1,530.00	4,596.00	-66.71
91500 Benefit Contributions - Admin							
10-1-000-006-4110.500 Emp Benefit - Admin	547.80	593.00	-45.20	2,372.00	2,151.55	7,116.00	-69.76
Total Line 91500	547.80	593.00	-45.20	2,372.00	2,151.55	7,116.00	-69.76
91600 Office Expense							
10-1-000-006-4140.000 Training - Staff	0.00	41.67	-41.67	166.68	0.00	500.00	-100.00
10-1-000-006-4180.000 Telephone	927.33	208.33	719.00	833.32	2,587.72	2,500.00	3.51
10-1-000-006-4190.100 Postage	2.22	4.17	-1.95	16.68	6.36	50.00	-87.28
10-1-000-006-4190.200 Office Supplies	0.00	45.83	-45.83	183.32	0.00	550.00	-100.00
10-1-000-006-4190.250 Office Furniture	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4190.300 Paper Supplies	0.00	16.67	-16.67	66.68	0.00	200.00	-100.00
10-1-000-006-4190.400 Printing	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4190.401 Printing Supplies	0.00	8.33	-8.33	33.32	0.00	100.00	-100.00
10-1-000-006-4190.500 Printer/Copier	0.00	0.00	0.00	0.00	0.00	0.00	
Supply/Cont							
10-1-000-006-4190.550 Computers/Software	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4190.700 Member Dues/Fees	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4190.800 Internet Services	0.00	250.00	-250.00	1,000.00	236.90	3,000.00	-92.10
10-1-000-006-4190.850 IT Support	0.00	25.00	-25.00	100.00	159.00	300.00	-47.00
Total Line 91600	929.55	600.00	329.55	2,400.00	2,989.98	7,200.00	-58.47
91700 Legal Expense							
Total Line 91700	0.00	0.00	0.00	0.00	0.00	0.00	
91800 Travel Expense							
10-1-000-006-4150.000 Travel - Staff	0.00	36.67	-36.67	146.68	195.18	440.00	-55.64
10-1-000-006-4150.010 Travel - Commissioners	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4150.100 Mileage - Admin	0.00	4.17	-4.17	16.68	0.00	50.00	-100.00
Total Line 91800	0.00	40.84	-40.84	163.36	195.18	490.00	-60.17
91900 Other Expense							
10-1-000-006-4120.400 Fee for Service Exp	3.90	33.33	-29.43	133.32	14.53	400.00	-96.37
10-1-000-006-4120.500 Other Fee Exp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4120.700 Mental Health Fee	0.00	510.00	-510.00	2,040.00	1,836.00	6,120.00	-70.00
10-1-000-006-4120.800 Participant Fee	612.00	510.00	102.00	2,040.00	2,448.00	6,120.00	-60.00
10-1-000-006-4160.000 Consulting Services	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4160.100 Inspection Expense	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4190.000 Other Sundry	0.00	8.33	-8.33	33.32	63.70	100.00	-36.30
10-1-000-006-4190.950 Background Verification	0.00	8.33	-8.33	33.32	0.00	100.00	-100.00
Total Line 91900	615.90	1,069.99	-454.09	4,279.96	4,362.23	12,840.00	-66.03

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91000 TOTAL OPERATING EXPENSE - Admin	8,298.70	8,778.00	-479.30	35,112.00	34,625.53	105,336.00	-67.13
ASSET MANAGEMENT FEE							
92000 Asset Mangement Fee							
10-1-000-006-4120.200 Asset Mngt Fee Exp	510.00	510.00	0.00	2,040.00	2,040.00	6,120.00	-66.67
Total Line 92000	510.00	510.00	0.00	2,040.00	2,040.00	6,120.00	-66.67
92000 TOTAL ASSET MANAGEMENT FEE	510.00	510.00	0.00	2,040.00	2,040.00	6,120.00	-66.67
TENANT SERVICES							
92400 Tenant Services - Other							
10-1-000-006-4220.050 Ten Ser-Cable/TV Exp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4220.100 Ten Ser-Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4220.110 Ten Ser-Recreation	6.64	50.00	-43.36	200.00	14.61	600.00	-97.57
10-1-000-006-4220.120 Ten Ser-Education	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4220.125 Ten Ser-Other	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4220.175 Garden Program Exp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4230.000 Ten Ser Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 92400	6.64	50.00	-43.36	200.00	14.61	600.00	-97.57
92500 TOTAL TENANT SERVICES EXPENSE	6.64	50.00	-43.36	200.00	14.61	600.00	-97.57
UTILITIES							
93100 Water-200 Elect-300 Gas-600 Sewer							
10-1-000-006-4310.000 Water	779.57	358.33	421.24	1,433.32	1,359.55	4,300.00	-68.38
10-1-000-006-4315.000 Sewer	779.57	291.67	487.90	1,166.68	1,317.98	3,500.00	-62.34
10-1-000-006-4320.000 Electric	1,860.78	1,125.00	735.78	4,500.00	964.95	13,500.00	-92.85
10-1-000-006-4330.000 Gas	180.18	1,041.67	-861.49	4,166.68	4,879.44	12,500.00	-60.96
Total Line 93100 93200 93300 93600	3,600.10	2,816.67	783.43	11,266.68	8,521.92	33,800.00	-74.79
93000 TOTAL UTILITIES EXPENSES	3,600.10	2,816.67	783.43	11,266.68	8,521.92	33,800.00	-74.79
MAINTENANCE & OPERATIONS EXPENSE							
94100 Maintenance - Labor							
10-1-000-006-4410.000 Maint Labor	685.44	1,070.83	-385.39	4,283.32	2,783.56	12,850.00	-78.34
10-1-000-006-4410.100 Maint Labor - OT	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4410.200 Maint Labor - Other	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94100	685.44	1,070.83	-385.39	4,283.32	2,783.56	12,850.00	-78.34
94200 Maintenance - Materials/Supplies							
10-1-000-006-4420.010 Garbage&Trash Supp	0.00	16.67	-16.67	66.68	8.29	200.00	-95.86
10-1-000-006-4420.020 Heating&Cooling Supp	0.00	83.33	-83.33	333.32	-4,834.45	1,000.00	-583.45
10-1-000-006-4420.030 Snow Removal Supplies	0.00	8.33	-8.33	33.32	0.00	100.00	-100.00
10-1-000-006-4420.040 Elevator Maint Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4420.050 Landscape/Grounds Sup	0.00	83.33	-83.33	333.32	0.00	1,000.00	-100.00
10-1-000-006-4420.070 Electrical Supplies	417.20	83.33	333.87	333.32	449.73	1,000.00	-55.03
10-1-000-006-4420.080 Plumbing Supplies	121.93	83.33	38.60	333.32	128.51	1,000.00	-87.15
10-1-000-006-4420.090 Extermination Supplies	0.00	20.83	-20.83	83.32	0.00	250.00	-100.00
10-1-000-006-4420.100 Janitorial Supplies	794.33	208.33	586.00	833.32	1,342.88	2,500.00	-46.28
10-1-000-006-4420.110 Routine Maint.Supplies	169.95	1,000.00	-830.05	4,000.00	149.37	12,000.00	-98.76
10-1-000-006-4420.120 Other Misc Supplies	0.00	16.67	-16.67	66.68	0.00	200.00	-100.00
10-1-000-006-4420.121 Laundry Supplies	0.00	16.67	-16.67	66.68	132.00	200.00	-34.00
10-1-000-006-4420.125 Mileage	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4420.126 Vehicle Supplies	143.97	0.00	143.97	0.00	988.74	0.00	
10-1-000-006-4420.130 Security Supplies	0.00	0.00	0.00	0.00	0.00	0.00	

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Total Line 94200	1,647.38	1,620.82	26.56	6,483.28	-1,634.93	19,450.00	-108.41
94300 Maintenance - Contracts							
10-1-000-006-4330.010 Refuse	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4430.000 Maint Labor Contract	6,482.50	4,875.00	1,607.50	19,500.00	17,644.25	58,500.00	-69.84
10-1-000-006-4430.010 Garbage & Trash Cont	234.00	375.00	-141.00	1,500.00	1,254.00	4,500.00	-72.13
10-1-000-006-4430.020 Heating & Cooling Cont	0.00	416.67	-416.67	1,666.68	-3,338.21	5,000.00	-166.76
10-1-000-006-4430.030 Snow Removal Contract	0.00	29.17	-29.17	116.68	0.00	350.00	-100.00
10-1-000-006-4430.040 Elevator Maint Cont	1,614.92	416.67	1,198.25	1,666.68	3,536.07	5,000.00	-29.28
10-1-000-006-4430.050 Landscape & Grds Cont	0.00	62.50	-62.50	250.00	103.00	750.00	-86.27
10-1-000-006-4430.060 Unit Turnaround Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4430.070 Electrical Contracts	2,098.75	41.67	2,057.08	166.68	2,098.75	500.00	319.75
10-1-000-006-4430.080 Plumbing Contracts	1,081.00	208.33	872.67	833.32	1,081.00	2,500.00	-56.76
10-1-000-006-4430.090 Extermination Contracts	3,150.00	625.00	2,525.00	2,500.00	6,180.50	7,500.00	-17.59
10-1-000-006-4430.100 Janitorial Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4430.110 Routine Maint Cont	132.45	125.00	7.45	500.00	537.50	1,500.00	-64.17
10-1-000-006-4430.111 Flooring Contract	0.00	1,375.00	-1,375.00	5,500.00	0.00	16,500.00	-100.00
10-1-000-006-4430.120 Other Misc. Cont Cost	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4430.121 Laundry Equip Contract	0.00	50.00	-50.00	200.00	170.00	600.00	-71.67
10-1-000-006-4430.126 Vehicle Maint Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4431.000 Trash Removal	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94300	14,793.62	8,600.01	6,193.61	34,400.04	29,266.86	103,200.00	-71.64
94500 Maintenance - Ordinary/Benefits							
10-1-000-006-4410.500 Maint Emp Benefit	341.47	611.83	-270.36	2,447.32	1,292.42	7,342.00	-82.40
Total Line 94500	341.47	611.83	-270.36	2,447.32	1,292.42	7,342.00	-82.40
94000 TOTAL MAINTENANCE EXPENSES	17,467.91	11,903.49	5,564.42	47,613.96	31,707.91	142,842.00	-77.80
TOTAL PROTECTIVE SERVICES EXPENSE							
95200 Protective Services - Contract							
10-1-000-006-4480.000 Police Contract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4480.006 Safety/Security Labor Fee	612.00	510.00	102.00	2,040.00	2,448.00	6,120.00	-60.00
10-1-000-006-4480.100 ADT Contract	61.81	416.67	-354.86	1,666.68	524.90	5,000.00	-89.50
10-1-000-006-4480.500 Other Security Contract	903.32	200.00	703.32	800.00	903.32	2,400.00	-62.36
Total Line 95200	1,577.13	1,126.67	450.46	4,506.68	3,876.22	13,520.00	-71.33
95300 Protective Services - Other							
Total Line 95300	0.00	0.00	0.00	0.00	0.00	0.00	
95000 TOTAL PROTECTIVE SERVICES EXP	1,577.13	1,126.67	450.46	4,506.68	3,876.22	13,520.00	-71.33
INSURANCE PREMIUMS EXPENSE							
96110 Property 120 Liab. 130 Work Comp							
10-1-000-006-4510.010 Property Insurance	1,769.77	1,825.08	-55.31	7,300.32	7,079.08	21,901.00	-67.68
10-1-000-006-4510.020 Liability Insurance	127.93	131.92	-3.99	527.68	511.72	1,583.00	-67.67
10-1-000-006-4510.030 Work Comp	25.98	26.75	-0.77	107.00	103.92	321.00	-67.63
Total Line 96110 96120 96130	1,923.68	1,983.75	-60.07	7,935.00	7,694.72	23,805.00	-67.68
96140 All Other Insurance							
10-1-000-006-4510.015 Equipment Insurance	59.19	61.00	-1.81	244.00	236.76	732.00	-67.66
10-1-000-006-4510.025 PE & PO Insurance	13.18	13.58	-0.40	54.32	52.72	163.00	-67.66
10-1-000-006-4510.035 Auto Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4510.040 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96140	72.37	74.58	-2.21	298.32	289.48	895.00	-67.66
96100 TOTAL INSURANCE PREMIUMS EXP	1,996.05	2,058.33	-62.28	8,233.32	7,984.20	24,700.00	-67.68

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
GENERAL EXPENSES							
96200 Other General Expenses							
10-1-000-006-4590.000 Other General	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96200	0.00	0.00	0.00	0.00	0.00	0.00	
96210 Compensated Absenses							
10-1-000-006-4110.001 Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4595.000 Compensated Absences	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96210	0.00	0.00	0.00	0.00	0.00	0.00	
96300 Payment In Lieu Of Taxes - PILOT							
10-1-000-006-4520.000 Pay in lieu of Tax	1,335.79	1,332.25	3.54	5,329.00	5,885.51	15,987.00	-63.19
Total Line 96300	1,335.79	1,332.25	3.54	5,329.00	5,885.51	15,987.00	-63.19
96400 Bad Debt - Tenant Rents							
10-1-000-006-4570.000 Collection Losses	490.14	0.00	490.14	0.00	837.24	0.00	
Total Line 96400	490.14	0.00	490.14	0.00	837.24	0.00	
96800 Severance Expense							
10-1-000-006-4530.000 Term Leave Pay	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96800	0.00	0.00	0.00	0.00	0.00	0.00	
96000 TOTAL OTHER GENERAL EXPENSES	1,825.93	1,332.25	493.68	5,329.00	6,722.75	15,987.00	-57.95
96900 TOTAL OPERATING EXPENSE	35,282.46	28,575.41	6,707.05	114,301.64	95,493.14	342,905.00	-72.15
97000 NET REVENUE/EXPENSE (-Gain/Loss)	8,103.11	455.24	7,647.87	1,820.96	-10,183.78	5,463.00	-286.41
MISCELLANEOUS EXPENSE							
97100 Extraordinary Maintenance							
10-1-000-006-4610.010 Extraordinary Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4610.020 Extraordinary Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4610.030 Extraordinary Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 97100	0.00	0.00	0.00	0.00	0.00	0.00	
97200 Casualty Losses - Non-capitalized							
10-1-000-006-4620.010 Casualty Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4620.020 Casualty Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4620.030 Casualty Contract Costs	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 97200	0.00	0.00	0.00	0.00	0.00	0.00	
97400 Depreciation Expense							
10-1-000-006-4800.000 Depreciation Exp BB	3,120.00	0.00	3,120.00	0.00	12,480.00	0.00	
Total Line 97400	3,120.00	0.00	3,120.00	0.00	12,480.00	0.00	
97500 Fraud Losses							
Total Line 97500	0.00	0.00	0.00	0.00	0.00	0.00	
97800 Dwelling Units Rent Expense							
Total Line 97800	0.00	0.00	0.00	0.00	0.00	0.00	
90000 TOTAL MISCELLANEOUS EXPENSE	3,120.00	0.00	3,120.00	0.00	12,480.00	0.00	

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
OTHER FINANCING SOURCES (USES)							
10010 Operating Transfer In							
Total Line 10010	0.00	0.00	0.00	0.00	0.00	0.00	
10020 Operating Transfer Out							
Total Line 10020	0.00	0.00	0.00	0.00	0.00	0.00	
10030 Operating Xfers from/to Government							
Total Line 10030	0.00	0.00	0.00	0.00	0.00	0.00	
10040 Oper Xfers from/to Component Unit							
Total Line 10040	0.00	0.00	0.00	0.00	0.00	0.00	
10060 Proceeds Sale Property -gain/loss							
Total Line 10060	0.00	0.00	0.00	0.00	0.00	0.00	
10070 Extraordinary Items Net -Gain/Loss							
Total Line 10050	0.00	0.00	0.00	0.00	0.00	0.00	
10080 Special Items (Net -Gain/Loss)							
Total Line 10060	0.00	0.00	0.00	0.00	0.00	0.00	
10093 Xfers - In between Amps							
10-1-000-006-9111.000 Xfers In from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10093 Xfers - In from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
10094 Xfer - Out between Amps							
10-1-000-006-9111.100 Xfers Out from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10094 Xfers - Out from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
10100 TOTAL OTHER FINANCING SOURCES-USES	0.00	0.00	0.00	0.00	0.00	0.00	
10000 EXCESS REVENUE/EXPENS (-Gain/Loss)	11,223.11	462.74	10,760.37	1,850.96	2,296.22	5,553.00	-58.65

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	72.00	72.00	0.00	288.00	288.00	864.00	0.00
REVENUE							
70300 Net Tenant Rent Revenue							
60-1-000-000-5120.000 Rent - Brentwood	-31,968.00	-33,166.00	1,198.00	-132,664.00	-129,053.00	-397,992.00	-67.57
60-1-000-000-5125.000 PHA Rent	-9,167.00	-9,800.00	633.00	-39,200.00	-36,782.00	-117,600.00	-68.72
60-1-000-000-5220.000 Vacancies - BW	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5320.000 Rent Adjustments	-585.00	0.00	-585.00	0.00	-635.00	0.00	
60-1-000-000-5970.000 Excess Rent	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5971.000 Excess Rent to HUD	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70300	-41,720.00	-42,966.00	1,246.00	-171,864.00	-166,470.00	-515,592.00	-67.71
70400 Tenant Revenue - Other							
60-1-000-000-5910.000 Laundry Income	-564.00	-625.00	61.00	-2,500.00	-2,615.50	-7,500.00	-65.13
60-1-000-000-5920.000 Bad Check Charges	0.00	-4.17	4.17	-16.68	-75.00	-50.00	50.00
60-1-000-000-5920.100 Deposits Forfeited	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5922.000 Labor & Materials	-383.00	-650.00	267.00	-2,600.00	-1,657.00	-7,800.00	-78.76
60-1-000-000-5923.000 Misc Charges	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5925.000 Late Charges	-250.00	-250.00	0.00	-1,000.00	-975.00	-3,000.00	-67.50
60-1-000-000-5926.000 Violation Charges	0.00	-48.75	48.75	-195.00	-510.00	-585.00	-12.82
60-1-000-000-5930.000 Retained HAP	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70400	-1,197.00	-1,577.92	380.92	-6,311.68	-5,832.50	-18,935.00	-69.20
70500 TOTAL TENANT REVENUE	-42,917.00	-44,543.92	1,626.92	-178,175.68	-172,302.50	-534,527.00	-67.77
70600 HUD PHA Operating Grants							
60-1-000-000-5126.000 HAP - Brentwood S8	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5500.000 HUD Interest Payment	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70600	0.00	0.00	0.00	0.00	0.00	0.00	
70800 Other Government Grants							
60-1-000-000-5990.000 Income from Grants	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70800	0.00	0.00	0.00	0.00	0.00	0.00	
71100 Investment Income - Unrestricted							
60-1-000-000-5410.000 Interest Income	-468.67	-700.00	231.33	-2,800.00	-1,677.86	-8,400.00	-80.03
60-1-000-000-5410.025 Interest Inc - Sec Dep	-0.60	-0.58	-0.02	-2.32	-2.30	-7.00	-67.14
Total Line 71100	-469.27	-700.58	231.31	-2,802.32	-1,680.16	-8,407.00	-80.01
71400 Fraud Recovery							
Total Line 71400	0.00	0.00	0.00	0.00	0.00	0.00	
71500 Other Revenue							
60-1-000-000-5127.000 Office Rent Receipt	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5900.000 Other Income	-30.17	-8.33	-21.84	-33.32	-30.17	-100.00	-69.83
60-1-000-000-5901.000 Income - LR Amps	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5990.300 T.S. Income - Grants	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 71500	-30.17	-8.33	-21.84	-33.32	-30.17	-100.00	-69.83
72000 Investment Income - Restricted							
60-1-000-000-5440.000 Rep Res Interest	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5450.000 Residual Res Int Inc	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 72000	0.00	0.00	0.00	0.00	0.00	0.00	
70000 TOTAL REVENUE	-43,416.44	-45,252.83	1,836.39	-181,011.32	-174,012.83	-543,034.00	-67.96

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
EXPENSES							
ADMINISTRATIVE							
91100 Administrative Salaries							
60-1-000-000-6310.000 Admin Salaries	1,411.50	1,518.50	-107.00	6,074.00	5,729.04	18,222.00	-68.56
60-1-000-000-6330.000 Manager Salaries	2,931.89	2,500.00	431.89	10,000.00	10,774.03	30,000.00	-64.09
Total Line 91100	4,343.39	4,018.50	324.89	16,074.00	16,503.07	48,222.00	-65.78
91200 Auditing Fees							
60-1-000-000-6350.000 Audit	0.00	166.67	-166.67	666.68	0.00	2,000.00	-100.00
Total Line 91200	0.00	166.67	-166.67	666.68	0.00	2,000.00	-100.00
91300 Management Fee							
60-1-000-000-6320.000 Management Fees	3,960.00	3,960.00	0.00	15,840.00	15,840.00	47,520.00	-66.67
Total Line 91300	3,960.00	3,960.00	0.00	15,840.00	15,840.00	47,520.00	-66.67
91310 Book-keeping Fee							
60-1-000-000-6351.000 Bookkeeping Fees	540.00	540.00	0.00	2,160.00	2,160.00	6,480.00	-66.67
Total Line 91310	540.00	540.00	0.00	2,160.00	2,160.00	6,480.00	-66.67
91400 Advertising & Marketing							
60-1-000-000-6210.000 Advertising	0.00	20.00	-20.00	80.00	0.00	240.00	-100.00
Total Line 91400	0.00	20.00	-20.00	80.00	0.00	240.00	-100.00
91500 Benefit Contributions - Admin							
60-1-000-000-6310.500 Admin Benefits	342.30	374.00	-31.70	1,496.00	1,394.34	4,488.00	-68.93
60-1-000-000-6330.500 Manager's Benefits	903.50	1,033.00	-129.50	4,132.00	3,445.56	12,396.00	-72.20
Total Line 91500	1,245.80	1,407.00	-161.20	5,628.00	4,839.90	16,884.00	-71.33
91600 Office Expense							
60-1-000-000-6250.000 Misc Rent Expense	180.33	100.00	80.33	400.00	481.58	1,200.00	-59.87
60-1-000-000-6311.000 Office Exp - BW	162.42	220.00	-57.58	880.00	713.65	2,640.00	-72.97
60-1-000-000-6311.050 Office Rental Exp	320.00	314.50	5.50	1,258.00	1,214.00	3,774.00	-67.83
60-1-000-000-6311.100 Phone/Internet Exp	140.10	133.33	6.77	533.32	421.26	1,600.00	-73.67
60-1-000-000-6311.150 IT Support	741.51	150.00	591.51	600.00	1,008.76	1,800.00	-43.96
60-1-000-000-6311.200 Office Furniture	0.00	16.67	-16.67	66.68	0.00	200.00	-100.00
Total Line 91600	1,544.36	934.50	609.86	3,738.00	3,839.25	11,214.00	-65.76
91700 Legal Expense							
60-1-000-000-6340.000 Legal	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91700	0.00	0.00	0.00	0.00	0.00	0.00	
91800 Travel Expense							
60-1-000-000-6365.000 Travel - Staff	0.00	141.67	-141.67	566.68	0.00	1,700.00	-100.00
60-1-000-000-6365.010 Travel - Commissioners	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6365.100 Mileage, Staff - BW	91.70	116.67	-24.97	466.68	299.60	1,400.00	-78.60
Total Line 91800	91.70	258.34	-166.64	1,033.36	299.60	3,100.00	-90.34
91900 Other Expense							
60-1-000-000-6350.700 Mental Health Fee	0.00	864.00	-864.00	3,456.00	2,592.00	10,368.00	-75.00
60-1-000-000-6350.800 Participant Fee	864.00	864.00	0.00	3,456.00	3,456.00	10,368.00	-66.67
60-1-000-000-6352.500 Other Fee Exp	0.00	0.00	0.00	0.00	415.53	0.00	
60-1-000-000-6360.000 Training - Staff	0.00	166.67	-166.67	666.68	0.00	2,000.00	-100.00
60-1-000-000-6360.010 Training - Commiss	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6380.000 Consulting Services	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6380.100 Inspection Expense	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6380.500 Translating Services	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6390.000 Fee for Service Exp	23.77	45.83	-22.06	183.32	83.31	550.00	-84.85
60-1-000-000-6399.000 Other Administrative	30.00	33.33	-3.33	133.32	30.00	400.00	-92.50
Total Line 91900	917.77	1,973.83	-1,056.06	7,895.32	6,576.84	23,686.00	-72.23

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
91000 TOTAL OPERATING EXPENSE - Admin	12,643.02	13,278.84	-635.82	53,115.36	50,058.66	159,346.00	-68.58
UTILITIES							
93100 Water,200 Elect,300 Gas,600 Sewer							
60-1-000-000-6450.000 Utilites - Electric	594.46	483.33	111.13	1,933.32	1,714.17	5,800.00	-70.45
60-1-000-000-6451.000 Utilities - Water	2,323.88	1,084.00	1,239.88	4,336.00	4,461.21	13,008.00	-65.70
60-1-000-000-6452.000 Utilities - Gas	0.00	125.00	-125.00	500.00	244.34	1,500.00	-83.71
60-1-000-000-6453.000 Utilities - Sewer	5,846.14	2,517.00	3,329.14	10,068.00	11,351.94	30,204.00	-62.42
Total Line 93100, 93200, 93300, 93600	8,764.48	4,209.33	4,555.15	16,837.32	17,771.66	50,512.00	-64.82
93000 TOTAL UTILITIES EXPENSES	8,764.48	4,209.33	4,555.15	16,837.32	17,771.66	50,512.00	-64.82
MAINTENANCE & OPERATIONS EXPENSE							
94100 Maintenance - Labor							
60-1-000-000-6510.000 Maint Salaries	3,990.40	4,344.00	-353.60	17,376.00	16,214.26	52,128.00	-68.90
60-1-000-000-6510.100 OT Maintenance	191.35	157.00	34.35	628.00	440.69	1,884.00	-76.61
60-1-000-000-6510.200 Maint from Amps	0.00	166.67	-166.67	666.68	0.00	2,000.00	-100.00
Total Line 94100	4,181.75	4,667.67	-485.92	18,670.68	16,654.95	56,012.00	-70.27
94200 Maintenance - Materials/Supplies							
60-1-000-000-6515.010 Garbage/Trash Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6515.020 Heat/Cool Supplies	0.00	150.00	-150.00	600.00	125.02	1,800.00	-93.05
60-1-000-000-6515.030 Snow Removal Supplies	0.00	58.33	-58.33	233.32	0.00	700.00	-100.00
60-1-000-000-6515.040 Roofing Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6515.050 Lndscape/Grnd Supplies	74.93	166.67	-91.74	666.68	108.99	2,000.00	-94.55
60-1-000-000-6515.070 Electrical Supplies	0.00	125.00	-125.00	500.00	123.63	1,500.00	-91.76
60-1-000-000-6515.080 Plumbing Supplies	469.89	704.17	-234.28	2,816.68	4,843.75	8,450.00	-42.68
60-1-000-000-6515.090 Extermination Supplies	0.00	16.67	-16.67	66.68	149.33	200.00	-25.34
60-1-000-000-6515.100 Janitorial Supplies	66.14	125.00	-58.86	500.00	128.23	1,500.00	-91.45
60-1-000-000-6515.110 Routine Maint. Supplies	491.27	1,083.33	-592.06	4,333.32	2,083.90	13,000.00	-83.97
60-1-000-000-6515.114 Painting Supplies - BW	0.00	140.00	-140.00	560.00	0.00	1,680.00	-100.00
60-1-000-000-6515.115 Refrigerators	0.00	298.67	-298.67	1,194.68	0.00	3,584.00	-100.00
60-1-000-000-6515.116 Stoves	0.00	118.75	-118.75	475.00	0.00	1,425.00	-100.00
60-1-000-000-6515.120 Misc. Other Supplies	0.00	41.67	-41.67	166.68	49.72	500.00	-90.06
60-1-000-000-6515.500 Small Tools/Equipment	0.00	33.33	-33.33	133.32	0.00	400.00	-100.00
Total Line 94200	1,102.23	3,061.59	-1,959.36	12,246.36	7,612.57	36,739.00	-79.28
94300 Maintenance - Contracts							
60-1-000-000-6520.010 Garbage/Trash Contract	1,127.00	1,203.33	-76.33	4,813.32	4,006.70	14,440.00	-72.25
60-1-000-000-6520.020 Heat/Cool Contract	0.00	291.67	-291.67	1,166.68	454.48	3,500.00	-87.01
60-1-000-000-6520.030 Snow Removal Contract	0.00	166.67	-166.67	666.68	0.00	2,000.00	-100.00
60-1-000-000-6520.040 Roofing Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6520.050 Landscape&Grds Cont	179.00	483.33	-304.33	1,933.32	358.00	5,800.00	-93.83
60-1-000-000-6520.060 Unit Turn Contract	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6520.070 Electrical Contract	0.00	41.67	-41.67	166.68	0.00	500.00	-100.00
60-1-000-000-6520.080 Plumbing Contract	554.00	625.00	-71.00	2,500.00	906.00	7,500.00	-87.92
60-1-000-000-6520.090 Extermination Contract	-200.00	485.00	-685.00	1,940.00	1,338.00	5,820.00	-77.01
60-1-000-000-6520.100 Janitorial Contract	0.00	97.92	-97.92	391.68	264.99	1,175.00	-77.45
60-1-000-000-6520.110 Routine Maint. Contract	0.00	433.33	-433.33	1,733.32	208.00	5,200.00	-96.00
60-1-000-000-6520.111 Carpet Repr/Repl Cont.	0.00	666.67	-666.67	2,666.68	0.00	8,000.00	-100.00
60-1-000-000-6520.120 Misc. Other Contracts	0.00	83.33	-83.33	333.32	0.00	1,000.00	-100.00
Total Line 94300 - (sub accts)	1,660.00	4,577.92	-2,917.92	18,311.68	7,536.17	54,935.00	-86.28
94500 Maintenance - Ordinary/Benefits							
60-1-000-000-6510.500 Maint. Employee Ben.	1,554.43	1,652.00	-97.57	6,608.00	5,914.05	19,824.00	-70.17
Total Line 94500	1,554.43	1,652.00	-97.57	6,608.00	5,914.05	19,824.00	-70.17
94000 TOTAL MAINTENANCE EXPENSES	8,498.41	13,959.18	-5,460.77	55,836.72	37,717.74	167,510.00	-77.48

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
TOTAL PROTECTIVE SERVICES EXPENSE							
95100 Protective Services - Labor							
Total Line 95100	0.00	0.00	0.00	0.00	0.00	0.00	
95200 Protective Services - Contract							
60-1-000-000-6580.006 Safety/Sec Labor Fee	864.00	864.00	0.00	3,456.00	3,456.00	10,368.00	-66.67
60-1-000-000-6580.100 ADT Contract	48.90	99.00	-50.10	396.00	416.35	1,188.00	-64.95
60-1-000-000-6580.500 Other Safety Contracts	0.00	58.33	-58.33	233.32	0.00	700.00	-100.00
Total Line 95200	912.90	1,021.33	-108.43	4,085.32	3,872.35	12,256.00	-68.40
95300 Protective Services - Other							
Total Line 95300	0.00	0.00	0.00	0.00	0.00	0.00	
95000 TOTAL PROTECTIVE SERVICES EXP	912.90	1,021.33	-108.43	4,085.32	3,872.35	12,256.00	-68.40
INSURANCE PREMIUMS EXPENSE							
96110 Property Insurance							
60-1-000-000-6720.000 Property Insurance	1,776.06	1,831.58	-55.52	7,326.32	7,104.24	21,979.00	-67.68
Total Line 96110	1,776.06	1,831.58	-55.52	7,326.32	7,104.24	21,979.00	-67.68
96120 Liability Insurance							
60-1-000-000-6721.000 Liability Insurance	160.63	165.67	-5.04	662.68	642.52	1,988.00	-67.68
Total Line 96120	160.63	165.67	-5.04	662.68	642.52	1,988.00	-67.68
96130 Workmen's Compensation							
60-1-000-000-6722.000 Work Comp Insurance	253.48	261.42	-7.94	1,045.68	1,013.92	3,137.00	-67.68
Total Line 96130	253.48	261.42	-7.94	1,045.68	1,013.92	3,137.00	-67.68
96140 All Other Insurance							
60-1-000-000-6720.500 Equipment Insurance	74.32	76.67	-2.35	306.68	297.28	920.00	-67.69
60-1-000-000-6721.500 PE & PO Insuranace	83.25	85.83	-2.58	343.32	333.00	1,030.00	-67.67
60-1-000-000-6724.000 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96140	157.57	162.50	-4.93	650.00	630.28	1,950.00	-67.68
96100 TOTAL INSURANCE PREMIUMS EXP	2,347.74	2,421.17	-73.43	9,684.68	9,390.96	29,054.00	-67.68
GENERAL EXPENSES							
96200 Other General Expenses							
60-1-000-000-6790.000 Other General Exp	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96200	0.00	0.00	0.00	0.00	0.00	0.00	
96210 Compensated Absenses							
60-1-000-000-6795.000 Compensated Absences	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96210	0.00	0.00	0.00	0.00	0.00	0.00	
96300 Payment In Lieu Of Taxes - PILOT							
60-1-000-000-6710.000 PILOT - Real Estate Tax	1,447.18	2,473.08	-1,025.90	9,892.32	7,434.92	29,677.00	-74.95
Total Line 96300	1,447.18	2,473.08	-1,025.90	9,892.32	7,434.92	29,677.00	-74.95
96400 Bad Debt - Tenant Rents							
60-1-000-000-6370.000 Bad Debt	84.96	166.67	-81.71	666.68	364.33	2,000.00	-81.78
Total Line 96400	84.96	166.67	-81.71	666.68	364.33	2,000.00	-81.78
96000 TOTAL OTHER GENERAL EXPENSES	1,532.14	2,639.75	-1,107.61	10,559.00	7,799.25	31,677.00	-75.38
INTEREST & AMORTIZATION EXPENSE							
96710 Interest of Mortgage/Bond Payable							
60-1-000-000-6810.000 Interest Exp Payable	1,140.68	1,166.67	-25.99	4,666.68	4,608.92	14,000.00	-67.08
60-1-000-000-6860.000 Security Deposit Interest	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96710	1,140.68	1,166.67	-25.99	4,666.68	4,608.92	14,000.00	-67.08
96700 TOTAL INTEREST EXP & AMORT	1,140.68	1,166.67	-25.99	4,666.68	4,608.92	14,000.00	-67.08
96900 TOTAL OPERATING EXPENSE	35,839.37	38,696.27	-2,856.90	154,785.08	131,219.54	464,355.00	-71.74
97000 NET REVENUE/EXPENSE (GAIN/-LOSS)	-7,577.07	-6,556.56	-1,020.51	-26,226.24	-42,793.29	-78,679.00	-45.61

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
MISCELLANEOUS EXPENSE							
97100 Extraordinary Maintenance							
60-1-000-000-6910.010 Extraordinary Labor	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6910.020 Extraordinary Materials	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6910.030 Extraordinary Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 97100	0.00	0.00	0.00	0.00	0.00	0.00	
97200 Casualty Losses - Non-capitalized							
60-1-000-000-6920.010 Casualty Labor	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6920.020 Casualty Materials	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6920.030 Casualty Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 97200	0.00	0.00	0.00	0.00	0.00	0.00	
97400 Depreciation Expense							
60-1-000-000-6600.000 Depreciation Exp - BW	9,708.00	8,333.33	1,374.67	33,333.32	38,832.00	100,000.00	-61.17
Total Line 97400	9,708.00	8,333.33	1,374.67	33,333.32	38,832.00	100,000.00	-61.17
TOTAL MISCELLANEOUS EXPENSES	9,708.00	8,333.33	1,374.67	33,333.32	38,832.00	100,000.00	-61.17
90000 TOTAL EXPENSES	45,547.37	47,029.60	-1,482.23	188,118.40	170,051.54	564,355.00	-69.87
OTHER FINANCING SOURCES (USES)							
10093 Xfers							
60-1-000-000-9111.000 Xfers In from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10093	0.00	0.00	0.00	0.00	0.00	0.00	
10094							
60-1-000-000-9111.100 Xfers Out from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10094	0.00	0.00	0.00	0.00	0.00	0.00	
10100 TOTAL OTHER FINANCING SOURCES	0.00	0.00	0.00	0.00	0.00	0.00	
10000 EXCESS REVENUE/EXPENSE GAIN/-LOSS	2,130.93	1,776.77	354.16	7,107.08	-3,961.29	21,321.00	-118.58

MEMO ACCOUNT INFORMATION

11020 Req'd Annual Debt Principal Pmts
Total 2130.000 accts on BS's

0.00	0.00	0.00	0.00	0.00	0.00
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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	65.00	72.00	0.00	288.00	260.00	864.00	0.00
REVENUE							
70300 Net Tenant Rent Revenue							
60-1-000-001-5120.000 Rent - Prairieland	-30,255.00	-30,531.50	276.50	-122,126.00	-110,700.00	-366,378.00	-69.79
60-1-000-001-5125.000 PHA Rent	-5,013.00	-3,725.00	-1,288.00	-14,900.00	-18,389.00	-44,700.00	-58.86
60-1-000-001-5220.000 Vacancies - PL	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5320.000 Rent Adjustments	0.00	0.00	0.00	0.00	-1,626.00	0.00	
60-1-000-001-5970.000 Excess Rent	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5971.000 Excess Rent to HUD	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70300	-35,268.00	-34,256.50	-1,011.50	-137,026.00	-130,715.00	-411,078.00	-68.20
70400 Tenant Revenue - Other							
60-1-000-001-5910.000 Laundry Income	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5920.000 Bad Check Charges	-25.00	-4.17	-20.83	-16.68	-75.00	-50.00	50.00
60-1-000-001-5920.100 Deposits Forfeited	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5922.000 Labor & Materials	-132.00	-450.00	318.00	-1,800.00	-2,069.00	-5,400.00	-61.69
60-1-000-001-5923.000 Misc Charges	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5925.000 Late Charges	-325.00	-250.00	-75.00	-1,000.00	-1,150.00	-3,000.00	-61.67
60-1-000-001-5926.000 Violation Charges	0.00	-50.00	50.00	-200.00	0.00	-600.00	-100.00
60-1-000-001-5930.000 Retained HAP	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70400	-482.00	-754.17	272.17	-3,016.68	-3,294.00	-9,050.00	-63.60
70500 TOTAL TENANT REVENUE	-35,750.00	-35,010.67	-739.33	-140,042.68	-134,009.00	-420,128.00	-68.10
70600 HUD PHA Operating Grants							
60-1-000-001-5126.000 HAP - Prairie S8	-5,613.00	-5,450.00	-163.00	-21,800.00	-23,375.00	-65,400.00	-64.26
60-1-000-001-5500.000 HUD Interest Payment	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70600	-5,613.00	-5,450.00	-163.00	-21,800.00	-23,375.00	-65,400.00	-64.26
70800 Other Government Grants							
60-1-000-001-5990.000 Income from Grants	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70800	0.00	0.00	0.00	0.00	0.00	0.00	
71100 Investment Income - Unrestricted							
60-1-000-001-5410.000 Interest Income	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5410.025 Interest Inc - Sec Dep	-0.48	-0.42	-0.06	-1.68	-1.84	-5.00	-63.20
Total Line 71100	-0.48	-0.42	-0.06	-1.68	-1.84	-5.00	-63.20
71400 Fraud Recovery							
Total Line 71400	0.00	0.00	0.00	0.00	0.00	0.00	
71500 Other Revenue							
60-1-000-001-5127.000 Office Rent Receipt	-320.00	-312.00	-8.00	-1,248.00	-1,214.00	-3,744.00	-67.57
60-1-000-001-5900.000 Other Income	0.00	0.00	0.00	0.00	-151.47	0.00	
60-1-000-001-5901.000 Income - LR Amps	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5990.300 T.S. Income - Grants	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 71500	-320.00	-312.00	-8.00	-1,248.00	-1,365.47	-3,744.00	-63.53
72000 Investment Income - Restricted							
60-1-000-001-5440.000 Rep Res Interest	0.00	-225.00	225.00	-900.00	-109.68	-2,700.00	-95.94
60-1-000-001-5450.000 Residual Res Int Inc	0.00	-0.50	0.50	-2.00	-1.36	-6.00	-77.33
Total Line 72000	0.00	-225.50	225.50	-902.00	-111.04	-2,706.00	-95.90
70000 TOTAL REVENUE	-41,683.48	-40,998.59	-684.89	-163,994.36	-158,862.35	-491,983.00	-67.71

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
EXPENSES							
ADMINISTRATIVE							
91100 Administrative Salaries							
60-1-000-001-6310.000 Admin Salaries	1,411.50	1,518.50	-107.00	6,074.00	5,729.09	18,222.00	-68.56
60-1-000-001-6330.000 Manager's Salaries	2,931.86	2,500.00	431.86	10,000.00	10,773.95	30,000.00	-64.09
Total Line 91100	4,343.36	4,018.50	324.86	16,074.00	16,503.04	48,222.00	-65.78
91200 Auditing Fees							
60-1-000-001-6350.000 Audit	0.00	117.00	-117.00	468.00	0.00	1,404.00	-100.00
Total Line 91200	0.00	117.00	-117.00	468.00	0.00	1,404.00	-100.00
91300 Management Fee							
60-1-000-001-6320.000 Management Fees	3,575.00	3,575.00	0.00	14,300.00	14,135.00	42,900.00	-67.05
Total Line 91300	3,575.00	3,575.00	0.00	14,300.00	14,135.00	42,900.00	-67.05
91310 Book-keeping Fee							
60-1-000-001-6351.000 Bookkeeping Fees	487.50	488.00	-0.50	1,952.00	1,927.50	5,856.00	-67.09
Total Line 91310	487.50	488.00	-0.50	1,952.00	1,927.50	5,856.00	-67.09
91400 Advertising & Marketing							
60-1-000-001-6210.000 Advertising	0.00	20.00	-20.00	80.00	0.00	240.00	-100.00
Total Line 91400	0.00	20.00	-20.00	80.00	0.00	240.00	-100.00
91500 Benefit Contributions - Admin							
60-1-000-001-6310.500 Admin Benefits	342.31	380.00	-37.69	1,520.00	1,394.41	4,560.00	-69.42
60-1-000-001-6330.500 Manager's Benefits	903.46	1,033.00	-129.54	4,132.00	3,445.40	12,396.00	-72.21
Total Line 91500	1,245.77	1,413.00	-167.23	5,652.00	4,839.81	16,956.00	-71.46
91600 Office Expense							
60-1-000-001-6250.000 Misc. Rent Expense	268.83	90.00	178.83	360.00	570.08	1,080.00	-47.21
60-1-000-001-6311.000 Office Exp - PL	103.69	216.67	-112.98	866.68	588.50	2,600.00	-77.37
60-1-000-001-6311.050 Office Rental Exp	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6311.100 Phone/Internet Exp	140.08	125.00	15.08	500.00	421.25	1,500.00	-71.92
60-1-000-001-6311.150 IT Support	741.51	150.00	591.51	600.00	1,008.76	1,800.00	-43.96
60-1-000-001-6311.200 Office Furniture	0.00	16.67	-16.67	66.68	0.00	200.00	-100.00
Total Line 91600	1,254.11	598.34	655.77	2,393.36	2,588.59	7,180.00	-63.95
91700 Legal Expense							
60-1-000-001-6340.000 Legal	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91700	0.00	0.00	0.00	0.00	0.00	0.00	
91800 Travel Expense							
60-1-000-001-6365.000 Travel - Staff	0.00	141.67	-141.67	566.68	0.00	1,700.00	-100.00
60-1-000-001-6365.010 Travel - Commissioners	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6365.100 Mileage, Staff - PL	91.70	125.00	-33.30	500.00	299.60	1,500.00	-80.03
Total Line 91800	91.70	266.67	-174.97	1,066.68	299.60	3,200.00	-90.64
91900 Other Expense							
60-1-000-001-6350.700 Mental Health Fee	0.00	780.00	-780.00	3,120.00	2,340.00	9,360.00	-75.00
60-1-000-001-6350.800 Participant Fee	780.00	780.00	0.00	3,120.00	3,120.00	9,360.00	-66.67
60-1-000-001-6352.500 Other Fee Exp	0.00	0.00	0.00	0.00	500.18	0.00	
60-1-000-001-6360.000 Training - Staff	0.00	166.67	-166.67	666.68	0.00	2,000.00	-100.00
60-1-000-001-6360.010 Training - Commiss	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6380.000 Consulting Services	455.00	0.00	455.00	0.00	455.00	0.00	
60-1-000-001-6380.100 Inspection Expense	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6380.500 Translating Services	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6390.000 Fee for Service Exp	21.63	43.33	-21.70	173.32	74.75	520.00	-85.63
60-1-000-001-6399.000 Other Administrative	0.00	33.33	-33.33	133.32	0.00	400.00	-100.00
Total Line 91900	1,256.63	1,803.33	-546.70	7,213.32	6,489.93	21,640.00	-70.01

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
91000 TOTAL OPERATING EXPENSE - Admin	12,254.07	12,299.84	-45.77	49,199.36	46,783.47	147,598.00	-68.30
UTILITIES							
93100 Water,200 Elect,300 Gas,600 Sewer							
60-1-000-001-6450.000 Utilities Electric	445.12	400.00	45.12	1,600.00	487.83	4,800.00	-89.84
60-1-000-001-6451.000 Utilities Water	2,476.40	1,290.00	1,186.40	5,160.00	5,264.43	15,480.00	-65.99
60-1-000-001-6452.000 Utilities Gas	247.18	140.00	107.18	560.00	754.85	1,680.00	-55.07
60-1-000-001-6453.000 Utilities Sewer	6,221.16	2,922.00	3,299.16	11,688.00	11,473.66	35,064.00	-67.28
Total Line 93100, 93200, 93300, 93600	9,389.86	4,752.00	4,637.86	19,008.00	17,980.77	57,024.00	-68.47
93000 TOTAL UTILITIES EXPENSES	9,389.86	4,752.00	4,637.86	19,008.00	17,980.77	57,024.00	-68.47
MAINTENANCE & OPERATIONS EXPENSE							
94100 Maintenance - Labor							
60-1-000-001-6510.000 Maintenance Salaries	3,990.40	4,344.00	-353.60	17,376.00	16,214.26	52,128.00	-68.90
60-1-000-001-6510.100 OT Maintenance	191.36	160.00	31.36	640.00	440.70	1,920.00	-77.05
60-1-000-001-6510.200 Maint from Amps	0.00	83.33	-83.33	333.32	0.00	1,000.00	-100.00
Total Line 94100	4,181.76	4,587.33	-405.57	18,349.32	16,654.96	55,048.00	-69.74
94200 Maintenance - Materials/Supplies							
60-1-000-001-6515.010 Garbage/Trash Supples	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6515.020 Heat/Cool Supplies	364.99	185.00	179.99	740.00	503.71	2,220.00	-77.31
60-1-000-001-6515.030 Snow Removal Supplies	0.00	58.33	-58.33	233.32	0.00	700.00	-100.00
60-1-000-001-6515.040 Roofing Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6515.050 Lndscape/Grnd Supplies	55.89	275.00	-219.11	1,100.00	299.22	3,300.00	-90.93
60-1-000-001-6515.070 Electrical Supplies	35.50	100.00	-64.50	400.00	35.50	1,200.00	-97.04
60-1-000-001-6515.080 Plumbing Supplies	60.34	744.17	-683.83	2,976.68	2,144.29	8,930.00	-75.99
60-1-000-001-6515.090 Extermination Supplies	0.00	25.00	-25.00	100.00	-4.57	300.00	-101.52
60-1-000-001-6515.100 Janitorial Supplies	0.00	60.00	-60.00	240.00	62.09	720.00	-91.38
60-1-000-001-6515.110 Routine Maint. Supplies	2,155.51	666.67	1,488.84	2,666.68	3,017.97	8,000.00	-62.28
60-1-000-001-6515.114 Painting Supplies - PL	185.37	185.00	0.37	740.00	596.32	2,220.00	-73.14
60-1-000-001-6515.115 Refrigerators	0.00	275.00	-275.00	1,100.00	0.00	3,300.00	-100.00
60-1-000-001-6515.116 Stoves	0.00	197.92	-197.92	791.68	0.00	2,375.00	-100.00
60-1-000-001-6515.120 Other Misc. Supplies	0.00	83.33	-83.33	333.32	0.00	1,000.00	-100.00
60-1-000-001-6515.500 Small Tools/Equipment	0.00	25.00	-25.00	100.00	0.00	300.00	-100.00
Total Line 94200	2,857.60	2,880.42	-22.82	11,521.68	6,654.53	34,565.00	-80.75
94300 Maintenance - Contracts							
60-1-000-001-6520.010 Garbage/Trash Contract	727.81	740.83	-13.02	2,963.32	2,959.94	8,890.00	-66.70
60-1-000-001-6520.020 Heat/Cool Contract	0.00	375.00	-375.00	1,500.00	0.00	4,500.00	-100.00
60-1-000-001-6520.030 Snow Removal Contract	0.00	166.67	-166.67	666.68	0.00	2,000.00	-100.00
60-1-000-001-6520.040 Roofing Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6520.050 Landscape&Grnds Cont	0.00	416.67	-416.67	1,666.68	0.00	5,000.00	-100.00
60-1-000-001-6520.060 Unit Turn Contract	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6520.070 Electrical Contract	0.00	16.67	-16.67	66.68	0.00	200.00	-100.00
60-1-000-001-6520.080 Plumbing Contract	0.00	100.00	-100.00	400.00	0.00	1,200.00	-100.00
60-1-000-001-6520.090 Extermin Contract	550.00	283.33	266.67	1,133.32	1,085.50	3,400.00	-68.07
60-1-000-001-6520.100 Janitorial	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6520.110 Routine Main. Contract	0.00	83.33	-83.33	333.32	0.00	1,000.00	-100.00
60-1-000-001-6520.111 Carpet Repr/Repl Cont.	2,818.00	1,441.67	1,376.33	5,766.68	4,437.00	17,300.00	-74.35
60-1-000-001-6520.120 Other Misc. Contracts	0.00	83.33	-83.33	333.32	0.00	1,000.00	-100.00
Total Line 94300 - (sub accts)	4,095.81	3,707.50	388.31	14,830.00	8,482.44	44,490.00	-80.93
94500 Maintenance - Ordinary/Benefits							
60-1-000-001-6510.500 Maint.Benefits	1,554.53	1,652.00	-97.47	6,608.00	5,914.38	19,824.00	-70.17
Total Line 94500	1,554.53	1,652.00	-97.47	6,608.00	5,914.38	19,824.00	-70.17
94000 TOTAL MAINTENANCE EXPENSES	12,689.70	12,827.25	-137.55	51,309.00	37,706.31	153,927.00	-75.50

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
TOTAL PROTECTIVE SERVICES EXPENSE							
95100 Protective Services - Labor							
Total Line 95100	0.00	0.00	0.00	0.00	0.00	0.00	
95200 Protective Services - Contract							
60-1-000-001-6580.006 Safety/Sec Labor Fee	780.00	780.00	0.00	3,120.00	3,120.00	9,360.00	-66.67
60-1-000-001-6580.100 ADT Contract	48.90	99.00	-50.10	396.00	367.27	1,188.00	-69.09
60-1-000-001-6580.500 Other Safety Contracts	0.00	20.83	-20.83	83.32	415.70	250.00	66.28
Total Line 95200	828.90	899.83	-70.93	3,599.32	3,902.97	10,798.00	-63.85
95300 Protective Services - Other							
Total Line 95300	0.00	0.00	0.00	0.00	0.00	0.00	
95000 TOTAL PROTECTIVE SERVICES EXP	828.90	899.83	-70.93	3,599.32	3,902.97	10,798.00	-63.85
INSURANCE PREMIUMS EXPENSE							
96110 Property Insurance							
60-1-000-001-6720.000 Prpoerty Insurance	1,582.45	1,631.92	-49.47	6,527.68	6,329.80	19,583.00	-67.68
Total Line 96110	1,582.45	1,631.92	-49.47	6,527.68	6,329.80	19,583.00	-67.68
96120 Liability Insurance							
60-1-000-001-6721.000 Liability Insurance	162.05	167.08	-5.03	668.32	648.20	2,005.00	-67.67
Total Line 96120	162.05	167.08	-5.03	668.32	648.20	2,005.00	-67.67
96130 Workmen's Compensation							
60-1-000-001-6722.000 Work Comp Insurance	253.48	261.42	-7.94	1,045.68	1,013.92	3,137.00	-67.68
Total Line 96130	253.48	261.42	-7.94	1,045.68	1,013.92	3,137.00	-67.68
96140 All Other Insurance							
60-1-000-001-6720.500 Equipment Insurance	74.97	77.33	-2.36	309.32	299.88	928.00	-67.69
60-1-000-001-6721.500 PE & PO Insuranace	83.25	85.83	-2.58	343.32	333.00	1,030.00	-67.67
60-1-000-001-6724.000 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96140	158.22	163.16	-4.94	652.64	632.88	1,958.00	-67.68
96100 TOTAL INSURANCE PREMIUMS EXP	2,156.20	2,223.58	-67.38	8,894.32	8,624.80	26,683.00	-67.68
GENERAL EXPENSES							
96200 Other General Expenses							
60-1-000-001-6790.000 Other General Expense	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96200	0.00	0.00	0.00	0.00	0.00	0.00	
96210 Compensated Absenses							
60-1-000-001-6795.000 Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96210	0.00	0.00	0.00	0.00	0.00	0.00	
96300 Payment In Lieu Of Taxes - PILOT							
60-1-000-001-6710.000 PILOT - Real Estate Tax	1,790.06	1,512.92	277.14	6,051.68	6,865.06	18,155.00	-62.19
Total Line 96300	1,790.06	1,512.92	277.14	6,051.68	6,865.06	18,155.00	-62.19
96400 Bad Debt - Tenant Rents							
60-1-000-001-6370.000 Bad Debt	-103.80	237.50	-341.30	950.00	410.40	2,850.00	-85.60
Total Line 96400	-103.80	237.50	-341.30	950.00	410.40	2,850.00	-85.60
96000 TOTAL OTHER GENERAL EXPENSES	1,686.26	1,750.42	-64.16	7,001.68	7,275.46	21,005.00	-65.36
INTEREST & AMORTIZATION EXPENSE							
96710 Interest of Mortgage/Bond Payable							
60-1-000-001-6810.000 Interest Exp Payable	1,140.68	1,250.00	-109.32	5,000.00	4,608.92	15,000.00	-69.27
60-1-000-001-6860.000 Sec Dep Int	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96710	1,140.68	1,250.00	-109.32	5,000.00	4,608.92	15,000.00	-69.27
96700 TOTAL INTEREST EXP & AMORT	1,140.68	1,250.00	-109.32	5,000.00	4,608.92	15,000.00	-69.27
96900 TOTAL OPERATING EXPENSE	40,145.67	36,002.92	4,142.75	144,011.68	126,882.70	432,035.00	-70.63
97000 NET REVENUE/EXPENSE (GAIN/-LOSS)	-1,537.81	-4,995.67	3,457.86	-19,982.68	-31,979.65	-59,948.00	-46.65

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
MISCELLANEOUS EXPENSE							
97100 Extraordinary Maintenance							
60-1-000-001-6910.010 Extraordinary Labor	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6910.020 Extraordinary Materials	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6910.030 Extraordinary Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 97100	0.00	0.00	0.00	0.00	0.00	0.00	
97200 Casualty Losses - Non-capitalized							
60-1-000-001-6920.010 Casualty Labor	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6920.020 Casualty Material	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6920.030 Casualty Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 97200	0.00	0.00	0.00	0.00	0.00	0.00	
97400 Depreciation Expense							
60-1-000-001-6600.000 Depreciation Exp - PL	7,339.00	7,333.33	5.67	29,333.32	29,356.00	88,000.00	-66.64
Total Line 97400	7,339.00	7,333.33	5.67	29,333.32	29,356.00	88,000.00	-66.64
TOTAL MISCELLANEOUS EXPENSES	7,339.00	7,333.33	5.67	29,333.32	29,356.00	88,000.00	-66.64
90000 TOTAL EXPENSES	47,484.67	43,336.25	4,148.42	173,345.00	156,238.70	520,035.00	-69.96
OTHER FINANCING SOURCES (USES)							
10093 Xfers							
60-1-000-001-9111.000 Xfers In from Amps	0.00	-7,009.25	7,009.25	-28,037.00	0.00	-84,111.00	-100.00
Total Line 10093	0.00	-7,009.25	7,009.25	-28,037.00	0.00	-84,111.00	-100.00
10094							
60-1-000-001-9111.100 Xfers Out from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10094	0.00	0.00	0.00	0.00	0.00	0.00	
10100 TOTAL OTHER FINANCING SOURCES	0.00	-7,009.25	7,009.25	-28,037.00	0.00	-84,111.00	-100.00
10000 EXCESS REVENUE/EXPENSE GAIN/-LOSS	5,801.19	-11,680.84	17,482.03	-46,723.36	-2,623.65	-140,170.00	-98.13

MEMO ACCOUNT INFORMATION

11020 Req'd Annual Debt Principal Pmts							
Total 2130.000 accts on BS's	0.00	0.00	0.00	0.00	0.00	0.00	

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Total PUM (including Port Outs)	280.00	280.00	0.00	1,120.00	1,120.00	3,360.00	0.00
ADMIN REVENUE							
ADMIN OPERATING INCOME							
Admin Fee Subsidy							
30-1-000-000-8026.500 Admin Fee Sub - Cur Yr	-13,860.00	-13,049.17	-810.83	-52,196.68	-56,716.00	-156,590.00	-63.78
Total Admin Fee Subsidy	-13,860.00	-13,049.17	-810.83	-52,196.68	-56,716.00	-156,590.00	-63.78
Interest Income							
30-1-000-000-3300.000 Int Reserve	-3.12	-5.00	1.88	-20.00	-15.98	-60.00	-73.37
Surplus-Admin							
30-1-000-000-3610.000 Interest Income	0.00	0.00	0.00	0.00	0.00	0.00	
Total Interest Income	-3.12	-5.00	1.88	-20.00	-15.98	-60.00	-73.37
Other Income							
30-1-000-000-3300.010 Inc - Portable	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-3300.100 Fraud Recovery - Admin	0.00	-90.00	90.00	-360.00	-1,232.00	-1,080.00	14.07
30-1-000-000-3300.170 Admin Fees Port	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	
30-1-000-000-3690.100 Other Income - Admin	0.00	0.00	0.00	0.00	0.00	0.00	
Total Other Income	0.00	-90.00	90.00	-360.00	-1,232.00	-1,080.00	14.07
TOTAL ADMIN OPERATING INCOME	-13,863.12	-13,144.17	-718.95	-52,576.68	-57,963.98	-157,730.00	-63.25
ADMIN EXPENSES							
ADMIN OPERATING EXPENSE							
Admin Salaries							
30-1-000-000-4110.000 Admin Salaries	7,311.22	7,905.00	-593.78	31,620.00	31,070.66	94,860.00	-67.25
Total Admin Salaries	7,311.22	7,905.00	-593.78	31,620.00	31,070.66	94,860.00	-67.25
Audit Fee Expense							
30-1-000-000-4171.000 Audit Fee	0.00	229.17	-229.17	916.68	0.00	2,750.00	-100.00
Total Audit Fee Expense	0.00	229.17	-229.17	916.68	0.00	2,750.00	-100.00
Fee Expense							
30-1-000-000-4120.100 Management Fees	2,304.00	2,460.00	-156.00	9,840.00	9,468.00	29,520.00	-67.93
30-1-000-000-4120.300 Bookkeep. Fees	1,440.00	1,538.00	-98.00	6,152.00	5,917.50	18,456.00	-67.94
Total Fees Expense	3,744.00	3,998.00	-254.00	15,992.00	15,385.50	47,976.00	-67.93
Benefit Contribution Expense							
30-1-000-000-4110.500 Emp Benefit - Admin	4,362.89	4,699.00	-336.11	18,796.00	16,493.03	56,388.00	-70.75
Total Benefit Contribution Exp	4,362.89	4,699.00	-336.11	18,796.00	16,493.03	56,388.00	-70.75
Office Expense							
30-1-000-000-4180.000 Telephone	0.00	96.17	-96.17	384.68	43.06	1,154.00	-96.27
30-1-000-000-4190.100 Postage	116.66	166.67	-50.01	666.68	551.08	2,000.00	-72.45
30-1-000-000-4190.250 Office Furniture	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4190.400 Printing	0.00	25.00	-25.00	100.00	0.00	300.00	-100.00
30-1-000-000-4190.401 Printing Supplies	0.00	16.67	-16.67	66.68	0.00	200.00	-100.00
30-1-000-000-4190.550 Computers/Software	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4190.850 IT Support	0.00	41.67	-41.67	166.68	318.00	500.00	-36.40
Total Office Expense	116.66	346.18	-229.52	1,384.72	912.14	4,154.00	-78.04

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Knox County Housing Authority
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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Legal & Travel Expense							
30-1-000-000-4130.000 Legal Expense	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4150.000 Travel - Staff	0.00	33.33	-33.33	133.32	437.45	400.00	9.36
Total Legal & Travel Expense	0.00	33.33	-33.33	133.32	437.45	400.00	9.36
Other Expense							
30-1-000-000-4120.400 Fee for Service Fee	16.00	16.00	0.00	64.00	65.07	192.00	-66.11
30-1-000-000-4120.700 Mental Health Fee	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4130.330 Other Service Exp	539.90	0.00	539.90	0.00	539.90	0.00	
30-1-000-000-4140.000 Training - Staff	0.00	47.92	-47.92	191.68	0.00	575.00	-100.00
30-1-000-000-4160.000 Publications	0.00	0.00	0.00	0.00	239.00	0.00	
30-1-000-000-4160.300 Consulting Services	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4160.500 Translating/Interp Serv.	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4190.000 Other Sundry	0.00	166.67	-166.67	666.68	203.86	2,000.00	-89.81
30-1-000-000-4190.200 Inspection Exp	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4190.700 Member Dues/Fees	0.00	83.33	-83.33	333.32	0.00	1,000.00	-100.00
30-1-000-000-4190.950 Background Verification	729.98	20.83	709.15	83.32	1,980.21	250.00	692.08
30-1-000-000-4480.006 Safety/Security Labor Fee	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4480.100 ADT Contract	35.99	40.00	-4.01	160.00	107.97	480.00	-77.51
Total Other Expense	1,321.87	374.75	947.12	1,499.00	3,136.01	4,497.00	-30.26
Maintenance Expense							
30-1-000-000-4420.126 Vehicle Supplies	0.00	8.33	-8.33	33.32	0.00	100.00	-100.00
30-1-000-000-4430.126 Vehicle Maint Cont	0.00	0.00	0.00	0.00	0.00	0.00	
Total Maintenance Expense	0.00	8.33	-8.33	33.32	0.00	100.00	-100.00
TOTAL ADMIN EXPENSE	16,856.64	17,593.76	-737.12	70,375.04	67,434.79	211,125.00	-68.06
Insurance Premiums Expense							
30-1-000-000-4510.000 Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4510.025 PE & PO Insurance	83.25	85.83	-2.58	343.32	333.00	1,030.00	-67.67
30-1-000-000-4510.030 Work Comp Insurance	305.85	315.42	-9.57	1,261.68	1,223.40	3,785.00	-67.68
30-1-000-000-4510.035 Auto Insurance	50.00	51.58	-1.58	206.32	200.00	619.00	-67.69
Total Insurance Premium Expenses	439.10	452.83	-13.73	1,811.32	1,756.40	5,434.00	-67.68
TOTAL INSURANCE EXPENSE	439.10	452.83	-13.73	1,811.32	1,756.40	5,434.00	-67.68
General Expense							
30-1-000-000-4110.001 Comp Absences	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	0.00	0.00	111.15	0.00	
30-1-000-000-4580.000 Sec Dep Pmt Exp	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4590.010 Admin Gen Exp-Port	142.99	250.00	-107.01	1,000.00	571.96	3,000.00	-80.93
Total General Expense	142.99	250.00	-107.01	1,000.00	683.11	3,000.00	-77.23
TOTAL GENERAL EXPENSE	142.99	250.00	-107.01	1,000.00	683.11	3,000.00	-77.23
TOTAL EXPENSES - ADMIN	17,438.73	18,296.59	-857.86	73,186.36	69,874.30	219,559.00	-68.18
ADMIN (Profit)/Loss	3,575.61	5,152.42	-1,576.81	20,609.68	11,910.32	61,829.00	-80.74
<u>MISCELLANEOUS EXPENSE</u>							
Depreciation Expense							
30-1-000-000-4800.000 Dpreciation Expense	0.00	465.00	-465.00	1,860.00	0.00	5,580.00	-100.00
Total Depreciation Expense	0.00	465.00	-465.00	1,860.00	0.00	5,580.00	-100.00
TOTAL MISC EXPENSE	0.00	465.00	-465.00	1,860.00	0.00	5,580.00	-100.00

OTHER FINANCING SOURCES (USES)

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Knox County Housing Authority
FDS Income Statement - HCV (ADMIN & HAP)
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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
10093 Xfers							
30-1-000-000-9111.000 Xfers In from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10093	0.00	0.00	0.00	0.00	0.00	0.00	
10094 Xfers							
Total Line 10094	0.00	0.00	0.00	0.00	0.00	0.00	
10100 TOTAL OTHER FINANCING SOURCES	0.00	0.00	0.00	0.00	0.00	0.00	
 TOTAL ADMIN EXPENSES w/ DEPR EXP	 17,438.73	 18,761.59	 -1,322.86	 75,046.36	 70,368.89	 225,139.00	 -68.74
ADMIN (Profit)/Loss w/ Depreciation	3,575.61	5,617.42	-2,041.81	22,469.68	12,404.91	67,409.00	-81.60
HAP REVENUE							
HAP Income							
30-1-000-000-3300.200 Fraud Recovery - HAP	0.00	-140.00	140.00	-560.00	-1,232.00	-1,680.00	-26.67
30-1-000-000-3300.500 Int Reserve Surplus-HAP	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-8026.000 HAP Subsidy - Cur Yr	-88,787.00	-84,944.17	-3,842.83	-339,776.68	-351,575.00	-1,019,330.00	-65.51
30-1-000-000-8027.000 Ann Contr - Pr Yr	0.00	0.00	0.00	0.00	0.00	0.00	
Total Income	-88,787.00	-85,084.17	-3,702.83	-340,336.68	-352,807.00	-1,021,010.00	-65.45
TOTAL HAP INCOME	-88,787.00	-85,084.17	-3,702.83	-340,336.68	-352,807.00	-1,021,010.00	-65.45
HAP EXPENSES							
HAP Expenses							
30-1-000-000-4715.010 HAP Tenant Pmts	81,246.00	78,515.00	2,731.00	314,060.00	332,659.00	942,180.00	-64.69
30-1-000-000-4715.015 HAP Mid-month Pmt	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4715.030 HAP Port In Pmts	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4715.040 HAP Utility Pmts	1,829.00	108.33	1,720.67	433.32	8,496.00	1,300.00	553.54
30-1-000-000-4715.050 HAP Homeownership	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4715.070 HAP Port Out Pmts	4,634.00	6,000.00	-1,366.00	24,000.00	18,898.00	72,000.00	-73.75
Total HAP Expenses	87,709.00	84,623.33	3,085.67	338,493.32	360,053.00	1,015,480.00	-64.54
TOTAL HAP EXPENSE	87,709.00	84,623.33	3,085.67	338,493.32	360,053.00	1,015,480.00	-64.54
General HAP Expenses							
30-1-000-000-4570.200 Collection Loss HUD	0.00	24.17	-24.17	96.68	110.86	290.00	-61.77
Total General HAP Expenses	0.00	24.17	-24.17	96.68	110.86	290.00	-61.77
TOTAL GENERAL HAP EXPENSES	0.00	24.17	-24.17	96.68	110.86	290.00	-61.77
Prior Year Adj - HAP							
30-1-000-000-6010.010 Prior Year Adj HAP	0.00	0.00	0.00	0.00	0.00	0.00	
Total Prior Year Adj HAP	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL HAP EXPENSES	87,709.00	84,647.50	3,061.50	338,590.00	360,163.86	1,015,770.00	-64.54
 Remaining HAP (to)/from Reserve	 -1,078.00	 -436.67	 -641.33	 -1,746.68	 7,356.86	 -5,240.00	 -240.40
 Clearing Total	 2,497.61	 5,180.75	 -2,683.14	 20,723.00	 19,586.77	 62,169.00	 -68.49

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Knox County Housing Authority
INCOME STATEMENT - EHV (HAP & ADMIN)
July, 2025

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Total PUM (including Port Outs)	15.00	15.00	0.00	60.00	60.00	180.00	0.00
EHV - HAP INCOME STATEMENT							
<u>EHV - HAP INCOME</u>							
HAP Income							
30-1-000-001-8026.000 EHV HAP Subsidy Inc	0.00	0.00	0.00	0.00	-7,734.00	0.00	
Total HAP Income	0.00	0.00	0.00	0.00	-7,734.00	0.00	
TOTAL HAP INCOME	0.00	0.00	0.00	0.00	-7,734.00	0.00	
<u>EHV - HAP EXPENSE</u>							
HAP Expenses							
30-1-000-001-4715.010 EHV HAP Tenant Pmts	2,587.00	1,966.67	620.33	7,866.68	10,477.00	23,600.00	-55.61
30-1-000-001-4715.040 EHV HAP Utility Pmts	0.00	66.67	-66.67	266.68	308.00	800.00	-61.50
30-1-000-001-4715.070 EHV HAP Port Out Pmts	0.00	0.00	0.00	0.00	0.00	0.00	
Total HAP Expense	2,587.00	2,033.34	553.66	8,133.36	10,785.00	24,400.00	-55.80
TOTAL HAP EXPENSE	2,587.00	2,033.34	553.66	8,133.36	10,785.00	24,400.00	-55.80
EHV HAP (to)/from Reserve	2,587.00	2,033.34	553.66	8,133.36	3,051.00	24,400.00	-87.50

EHV - ADMIN INCOME STATEMENT

ADMIN INCOME - EHV

EHV - ADMIN INCOME

Admin Fee Subsidy							
30-1-000-001-8026.500 EHV Ongo Admin Sub	0.00	0.00	0.00	0.00	-3,678.00	0.00	
30-1-000-001-8026.501 EHV Preliminary Fee Inc	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-001-8026.502 EHV Service Fee Inc	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-001-8026.503 EHV Placement Fee Inc	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-001-8026.504 EHV Issuance Fee Inc	0.00	0.00	0.00	0.00	0.00	0.00	
Total Admin Fee Subsidy	0.00	0.00	0.00	0.00	-3,678.00	0.00	
Interest Income							
Total Interest Income	0.00	0.00	0.00	0.00	0.00	0.00	
Other Income							
Total Other Income	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL EHV ADMIN INCOME	0.00	0.00	0.00	0.00	-3,678.00	0.00	

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Knox County Housing Authority
INCOME STATEMENT - EHV (HAP & ADMIN)
July, 2025

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
ADMIN EXPENSES - EHV							
<u>PRELIMINARY FEE EXPENSES</u>							
Preliminary Fee Expenses							
30-1-000-001-4130.100 EHV Preliminary Exps	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-001-4190.200 Inspection Exp	0.00	0.00	0.00	0.00	0.00	0.00	
Total Preliminary Fee Expenses	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL PRELIMINARY FEE EXPENSES	0.00	0.00	0.00	0.00	0.00	0.00	
<u>PLACEMENT/ISSUANCE EXPENSES</u>							
Admin Placement/Issuance Fee Exp							
Total Placement/Issuance Fee Exp	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL PLACEMENT/ISSUANCE EXPENSES	0.00	0.00	0.00	0.00	0.00	0.00	
<u>ONGOING ADMINISTRATIVE EXPENSES</u>							
Ongoing Admin Expenses							
30-1-000-001-4110.000 EHV Salary Exp	67.28	79.17	-11.89	316.68	308.13	950.00	-67.57
30-1-000-001-4110.200 Admin Exp - Amps	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-001-4110.500 EHV Emp Benefit Exp	40.90	45.83	-4.93	183.32	187.32	550.00	-65.94
30-1-000-001-4120.100 EHV Management Fee	60.00	70.00	-10.00	280.00	276.00	840.00	-67.14
30-1-000-001-4120.300 EHV Bookkeeping Fee	37.50	43.75	-6.25	175.00	172.50	525.00	-67.14
30-1-000-001-4130.200 EHV Other Ongoing	60.00	62.50	-2.50	250.00	480.00	750.00	-36.00
Total Ongoing Admin Expenses	265.68	301.25	-35.57	1,205.00	1,423.95	3,615.00	-60.61
TOTAL ONGOING ADMIN EXPENSES	265.68	301.25	-35.57	1,205.00	1,423.95	3,615.00	-60.61
<u>SERVICE FEE EXPENSES</u>							
Housing Search Assistance Exps							
Total Housing Search Assistance Exps	0.00	0.00	0.00	0.00	0.00	0.00	
Security/Utility/Holding Deposits							
30-1-000-001-4130.300 EHV Deposit Expenses	0.00	0.00	0.00	0.00	0.00	0.00	
Total Security/Utility/Holding Deposits	0.00	0.00	0.00	0.00	0.00	0.00	
Owner Incentive Expense							
30-1-000-001-4130.320 EHV Owner Incentive Exp	0.00	0.00	0.00	0.00	0.00	0.00	
Total Owner Incentive Expenses	0.00	0.00	0.00	0.00	0.00	0.00	
Other Eligible Expenses							
30-1-000-001-4130.330 EHV Other Service Exp	0.00	0.00	0.00	0.00	0.00	0.00	
Total Other Eligible Expenses	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL SERVICE FEE EXPENSES	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL EHV ADMIN EXPENSES	265.68	301.25	-35.57	1,205.00	1,423.95	3,615.00	-60.61
EHV ADMINI (Profit)/Loss	265.68	301.25	-35.57	1,205.00	-2,254.05	3,615.00	-162.35

Knox County Housing Authority
BOARD - COCC CASH FLOW STATEMENT
July 31, 2025

	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
COCC - OPERATING STATEMENT						
OPERATING INCOME						
Total Operating Income	156,808.93	158,501.92	-1,692.99	577,928.14	1,902,023.00	-69.62
TOTAL OPERATING INCOME	<u>156,808.93</u>	<u>158,501.92</u>	<u>-1,692.99</u>	<u>577,928.14</u>	<u>1,902,023.00</u>	<u>-69.62</u>
OPERATING EXPENSE						
Total Administration Expenses	74,737.49	81,421.58	-6,684.09	317,637.93	977,059.00	-67.49
Total Tenant Service Expenses	0.00	0.00	0.00	0.00	0.00	
Total Utility Expenses	656.49	1,426.00	-769.51	1,221.92	17,112.00	-92.86
Total Maintenance Expenses	54,915.44	64,508.33	-9,592.89	220,531.89	774,100.00	-71.51
Total Protective Expenses	6,892.57	7,477.33	-584.76	26,990.58	89,728.00	-69.92
General Expenses	3,795.12	4,330.33	-535.21	15,180.48	51,964.00	-70.79
TOTAL ROUTINE OPERATING EXPENSES	<u>140,997.11</u>	<u>159,163.57</u>	<u>-18,166.46</u>	<u>581,562.80</u>	<u>1,909,963.00</u>	<u>-69.55</u>
Total Non-Routine Expense	0.00	0.00	0.00	0.00	0.00	
Total Other Credit & Charges	0.00	0.00	0.00	0.00	0.00	
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	
Total Prov. for Operating Reserve	0.00	0.00	0.00	0.00	0.00	
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
TOTAL OPERATING EXPENSES	<u>140,997.11</u>	<u>159,163.57</u>	<u>-18,166.46</u>	<u>581,562.80</u>	<u>1,909,963.00</u>	<u>-69.55</u>
NET REVENUE/-EXPENSE PROFIT/-LOSS	<u>15,811.82</u>	<u>-661.65</u>	<u>16,473.47</u>	<u>-3,634.66</u>	<u>-7,940.00</u>	<u>-54.22</u>
Total Depreciation Expense	291.00	1,000.00	-709.00	1,164.00	12,000.00	-90.30
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	<u>15,520.82</u>	<u>-1,661.65</u>	<u>17,182.47</u>	<u>-4,798.66</u>	<u>-19,940.00</u>	<u>-75.93</u>

Knox County Housing Authority
BOARD - AMP001 CASH FLOW STATEMENT
July 31, 2025

MOON TOWERS - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	90,593.38	97,680.33	-7,086.95	342,299.74	1,172,164.00	-70.80
TOTAL OPERATING INCOME	90,593.38	97,680.33	-7,086.95	342,299.74	1,172,164.00	-70.80
OPERATING EXPENSE						
Total Administration Expenses	27,563.81	31,774.33	-4,210.52	118,695.87	381,292.00	-68.87
Total Tenant Service Expenses	2,074.21	140.00	1,934.21	2,111.64	1,680.00	25.69
Total Utility Expenses	12,700.32	12,083.33	616.99	36,206.16	145,000.00	-75.03
Total Maintenance Expenses	29,399.67	42,412.14	-13,012.47	129,753.83	508,946.00	-74.51
Total Protective Service Expenses	8,656.39	2,811.67	5,844.72	10,435.08	33,740.00	-69.07
General Expenses	10,018.46	10,848.50	-830.04	38,359.14	130,182.00	-70.53
TOTAL ROUTINE OPERATING EXPENSES	90,412.86	100,069.97	-9,657.11	335,561.72	1,200,840.00	-72.06
Total Non-Routine Expense	0.00	0.00	0.00	0.00	0.00	
Total Other Credit & Charges	0.00	0.00	0.00	0.00	0.00	
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	
Total Prov. for Operating Reserve	0.00	0.00	0.00	0.00	0.00	
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
TOTAL OPERATING EXPENSES	90,412.86	100,069.97	-9,657.11	335,561.72	1,200,840.00	-72.06
NET REVENUE/EXPENSE PROFIT/-LOSS	180.52	-2,389.64	2,570.16	6,738.02	-28,676.00	-123.50
Total Depreciation Expense	9,118.00	13,750.00	-4,632.00	36,472.00	165,000.00	-77.90
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	-8,937.48	-16,139.64	7,202.16	-29,733.98	-193,676.00	-84.65

Knox County Housing Authority
BOARD - AMP002 CASH FLOW STATEMENT
July 31, 2025

	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
FAMILY - OPERATING STATEMENT						
OPERATING INCOME						
Total Operating Income	122,324.98	114,109.59	8,215.39	452,404.97	1,369,315.00	-66.96
TOTAL OPERATING INCOME	<u>122,324.98</u>	<u>114,109.59</u>	<u>8,215.39</u>	<u>452,404.97</u>	<u>1,369,315.00</u>	<u>-66.96</u>
OPERATING EXPENSE						
Total Administration Expenses	32,501.57	36,143.52	-3,641.95	136,451.77	433,722.00	-68.54
Total Tenant Service Expenses	1,364.83	116.67	1,248.16	1,364.83	1,400.00	-2.51
Total Utility Expenses	2,475.74	1,583.33	892.41	8,376.99	19,000.00	-55.91
Total Maintenance Expenses	47,114.48	59,471.83	-12,357.35	214,319.21	713,662.00	-69.97
Total Protective Service Expenses	3,447.95	2,963.67	484.28	12,080.83	35,564.00	-66.03
General Expenses	9,637.64	10,237.33	-599.69	36,975.28	122,848.00	-69.90
TOTAL ROUTINE OPERATING EXPENSES	<u>96,542.21</u>	<u>110,516.35</u>	<u>-13,974.14</u>	<u>409,568.91</u>	<u>1,326,196.00</u>	<u>-69.12</u>
Total Non-Routine Expense	0.00	0.00	0.00	0.00	0.00	
Total Other Credit & Charges	0.00	0.00	0.00	0.00	0.00	
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	
Total Prov. for Operating Reserve	0.00	0.00	0.00	0.00	0.00	
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
TOTAL OPERATING EXPENSES	<u>96,542.21</u>	<u>110,516.35</u>	<u>-13,974.14</u>	<u>409,568.91</u>	<u>1,326,196.00</u>	<u>-69.12</u>
NET REVENUE/EXPENSE PROFIT/-LOSS	<u>25,782.77</u>	<u>3,593.24</u>	<u>22,189.53</u>	<u>42,836.06</u>	<u>43,119.00</u>	<u>-0.66</u>
Total Depreciation Expense	23,901.00	31,250.00	-7,349.00	95,604.00	375,000.00	-74.51
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	<u>1,881.77</u>	<u>-27,656.76</u>	<u>29,538.53</u>	<u>-52,767.94</u>	<u>-331,881.00</u>	<u>-84.10</u>

Knox County Housing Authority
BOARD - AMP003 CASH FLOW STATEMENT
July 31, 2025

	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
BLUEBELL - OPERATING STATEMENT						
OPERATING INCOME						
Total Operating Income	27,179.35	28,112.67	-933.32	105,676.92	337,352.00	-68.67
TOTAL OPERATING INCOME	<u>27,179.35</u>	<u>28,112.67</u>	<u>-933.32</u>	<u>105,676.92</u>	<u>337,352.00</u>	<u>-68.67</u>
OPERATING EXPENSE						
Total Administration Expenses	8,808.70	9,288.00	-479.30	36,665.53	111,456.00	-67.10
Total Tenant Service Expenses	6.64	50.00	-43.36	14.61	600.00	-97.57
Total Utility Expenses	3,600.10	2,816.67	783.43	8,521.92	33,800.00	-74.79
Total Maintenance Expenses	17,467.91	11,903.49	5,564.42	31,707.91	142,842.00	-77.80
Total Protective Service Expenses	1,577.13	1,126.67	450.46	3,876.22	13,520.00	-71.33
General Expenses	3,821.98	3,390.58	431.40	14,706.95	40,687.00	-63.85
TOTAL ROUTINE OPERATING EXPENSES	<u>35,282.46</u>	<u>28,575.41</u>	<u>6,707.05</u>	<u>95,493.14</u>	<u>342,905.00</u>	<u>-72.15</u>
Total Non-Routine Expense	0.00	0.00	0.00	0.00	0.00	
Total Other Credit & Charges	0.00	0.00	0.00	0.00	0.00	
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	
Total Prov. for Operating Reserve	0.00	0.00	0.00	0.00	0.00	
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
TOTAL OPERATING EXPENSES	<u>35,282.46</u>	<u>28,575.41</u>	<u>6,707.05</u>	<u>95,493.14</u>	<u>342,905.00</u>	<u>-72.15</u>
NET REVENUE/EXPENSE PROFIT/-LOSS	<u>-8,103.11</u>	<u>-462.74</u>	<u>-7,640.37</u>	<u>10,183.78</u>	<u>-5,553.00</u>	<u>-283.39</u>
Total Depreciation Expense	3,120.00	0.00	3,120.00	12,480.00	0.00	
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	<u>-11,223.11</u>	<u>-462.74</u>	<u>-10,760.37</u>	<u>-2,296.22</u>	<u>-5,553.00</u>	<u>-58.65</u>

Knox County Housing Authority
BOARD - HCV CASH FLOW STATEMENT
July 31, 2025

	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
HCV - OPERATING STATEMENT						
ADMIN OPERATING INCOME						
Total Admin Operating Income	13,863.12	13,144.17	718.95	57,963.98	157,730.00	-63.25
TOTAL ADMIN OPERATING INCOME	13,863.12	13,144.17	718.95	57,963.98	157,730.00	-63.25
OPERATING EXPENSES						
Total Admin Expenses	13,060.65	13,302.26	-241.61	52,370.84	159,627.00	-67.19
Total Fees Expenses	3,760.00	4,243.17	-483.17	15,450.57	50,918.00	-69.66
Total General Expenses	618.08	751.16	-133.08	2,547.48	9,014.00	-71.74
TOTAL OPERATING EXPENSES	17,438.73	18,296.59	-857.86	70,368.89	219,559.00	-67.95
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	
Total Provision for Reserve	0.00	0.00	0.00	0.00	0.00	
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
TOTAL EXPENSES	17,438.73	18,296.59	-857.86	70,368.89	219,559.00	-67.95
NET REVENUE PROFIT/-LOSS	-3,575.61	-5,152.42	1,576.81	-12,404.91	-61,829.00	-79.94
Total Depreciation Expense	0.00	465.00	-465.00	0.00	5,580.00	-100.00
NET REVENUE w/Deprecitation PROFIT/-LOSS	-3,575.61	-5,617.42	2,041.81	-12,404.91	-67,409.00	-81.60

HAP - OPERATING STATEMENT

HAP INCOME						
Total Income	88,787.00	85,084.17	3,702.83	352,807.00	1,021,010.00	-65.45
TOTAL HAP INCOME	88,787.00	85,084.17	3,702.83	352,807.00	1,021,010.00	-65.45
HAP EXPENSES						
Total HAP Expenses	87,709.00	84,623.33	3,085.67	360,053.00	1,015,480.00	-64.54
Total General HAP Expenses	0.00	24.17	-24.17	110.86	290.00	-61.77
TOTAL HAP EXPENSES	87,709.00	84,647.50	3,061.50	360,163.86	1,015,770.00	-64.54
Total Prior Year Adj HAP	0.00	0.00	0.00	0.00	0.00	
REMAINING HAP from RESERVE +/-LOSS	1,078.00	436.67	641.33	-7,356.86	5,240.00	-240.40

Knox County Housing Authority
BOARD - BRENTWOOD CASH FLOW STATEMENT
July 31, 2025

	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
BRENTWOOD - OPERATING STATEMENT						
OPERATING INCOME						
Total Operating Income	43,416.44	45,252.83	-1,836.39	174,012.83	543,034.00	-67.96
TOTAL OPERATING INCOME	<u>43,416.44</u>	<u>45,252.83</u>	<u>-1,836.39</u>	<u>174,012.83</u>	<u>543,034.00</u>	<u>-67.96</u>
OPERATING EXPENSE						
Total Administration Expenses	8,227.98	8,945.51	-717.53	32,007.46	107,346.00	-70.18
Total Fee Expenses	4,500.00	4,500.00	0.00	18,415.53	54,000.00	-65.90
Total Utilities Expenses	8,764.48	4,209.33	4,555.15	17,771.66	50,512.00	-64.82
Total Maintenance Expenses	9,411.31	14,980.51	-5,569.20	41,590.09	179,766.00	-76.86
Total Taxes & Insurance Expense	3,794.92	4,894.25	-1,099.33	16,825.88	58,731.00	-71.35
Total Financial Expenses	1,140.68	1,166.67	-25.99	4,608.92	14,000.00	-67.08
TOTAL ROUTINE OPERATING EXPENSE	<u>35,839.37</u>	<u>38,696.27</u>	<u>-2,856.90</u>	<u>131,219.54</u>	<u>464,355.00</u>	<u>-71.74</u>
Total Amortization Expense	0.00	0.00	0.00	0.00	0.00	
Total Provision for Reserve	0.00	0.00	0.00	0.00	0.00	
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Transfers In/Out	0.00	0.00	0.00	0.00	0.00	
TOTAL ALL EXPENSES BEFORE DEPRECIATION	<u>35,839.37</u>	<u>38,696.27</u>	<u>-2,856.90</u>	<u>131,219.54</u>	<u>464,355.00</u>	<u>-71.74</u>
NET REVENUE PROFIT/-LOSS	<u>7,577.07</u>	<u>6,556.56</u>	<u>1,020.51</u>	<u>42,793.29</u>	<u>78,679.00</u>	<u>-45.61</u>
Total Depreciation Expense	9,708.00	8,333.33	1,374.67	38,832.00	100,000.00	-61.17
NET REVENUE w/Depreciation PROFIT/-LOSS	<u>-2,130.93</u>	<u>-1,776.77</u>	<u>-354.16</u>	<u>3,961.29</u>	<u>-21,321.00</u>	<u>-118.58</u>

Knox County Housing Authority
BOARD - PRAIRIELAND CASH FLOW STATEMENT
July 31, 2025

	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
PRAIRIELAND - OPERATING STATEMENT						
OPERATING INCOME						
Total Opetating Income	41,683.48	40,998.59	684.89	158,862.35	491,983.00	-67.71
TOTAL OPERATING INCOME	<u>41,683.48</u>	<u>40,998.59</u>	<u>684.89</u>	<u>158,862.35</u>	<u>491,983.00</u>	<u>-67.71</u>
OPERATING EXPENSE						
Total Administration Expenses	8,087.77	8,474.34	-386.57	30,631.19	101,692.00	-69.88
Total Fee Expenses	4,062.50	4,063.00	-0.50	16,562.68	48,756.00	-66.03
Total Utilities Expenses	9,389.86	4,752.00	4,637.86	17,980.77	57,024.00	-68.47
Total Maintenance Expenses	13,518.60	13,727.08	-208.48	41,609.28	164,725.00	-74.74
Total Taxes & Insurance Expense	3,946.26	3,736.50	209.76	15,489.86	44,838.00	-65.45
Total Financial Expenses	1,140.68	1,250.00	-109.32	4,608.92	15,000.00	-69.27
TOTAL ROUTINE OPERATING EXPENSE	<u>40,145.67</u>	<u>36,002.92</u>	<u>4,142.75</u>	<u>126,882.70</u>	<u>432,035.00</u>	<u>-70.63</u>
Total Amortization Expense	0.00	0.00	0.00	0.00	0.00	
Total Provision for Reserve	0.00	0.00	0.00	0.00	0.00	
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Transfers In/Out	0.00	-7,009.25	7,009.25	0.00	-84,111.00	-100.00
TOTAL ALL EXPENSES BEFORE DEPRECIATION	<u>40,145.67</u>	<u>28,993.67</u>	<u>11,152.00</u>	<u>126,882.70</u>	<u>347,924.00</u>	<u>-63.53</u>
NET REVENUE PROFIT/-LOSS	<u>1,537.81</u>	<u>12,004.92</u>	<u>-10,467.11</u>	<u>31,979.65</u>	<u>144,059.00</u>	<u>-77.80</u>
Total Depreciation Expense	7,339.00	7,333.33	5.67	29,356.00	88,000.00	-66.64
NET REVENUE w/Depreciation PROFIT/-LOSS	<u>-5,801.19</u>	<u>4,671.59</u>	<u>-10,472.78</u>	<u>2,623.65</u>	<u>56,059.00</u>	<u>-95.32</u>

Knox County Housing Authority
BOARD - LOW RENT CASH FLOW STATEMENT
July 31, 2025

COCC, MT, FAMILY, BB COMBINED OS	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	395,756.64	381,737.84	14,018.80	1,433,032.83	4,580,854.00	-68.72
TOTAL OPERATING INCOME	<u>395,756.64</u>	<u>381,737.84</u>	<u>14,018.80</u>	<u>1,433,032.83</u>	<u>4,580,854.00</u>	<u>-68.72</u>
OPERATING EXPENSE						
Total Administration Expenses	127,386.83	143,813.10	-16,426.27	547,848.66	1,725,757.00	-68.25
Total Tenant Service Expenses	3,445.68	306.67	3,139.01	3,491.08	3,680.00	-5.13
Total Utility Expenses	19,320.48	16,973.33	2,347.15	54,413.75	203,680.00	-73.28
Total Maintenance Expenses	148,897.50	177,987.46	-29,089.96	596,312.84	2,135,850.00	-72.08
Total Protective Service Expenses	20,459.58	14,321.01	6,138.57	53,153.79	171,852.00	-69.07
General Expenses	27,273.20	28,806.74	-1,533.54	105,221.85	345,681.00	-69.56
TOTAL ROUTINE OPERATING EXPENSES	<u>346,783.27</u>	<u>382,208.31</u>	<u>-35,425.04</u>	<u>1,360,441.97</u>	<u>4,586,500.00</u>	<u>-70.34</u>
Total Non-Routine Expense	0.00	0.00	0.00	0.00	0.00	
Total Other Credit & Charges	0.00	0.00	0.00	0.00	0.00	
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	
Total Prov. for Operating Reserve	0.00	0.00	0.00	0.00	0.00	
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
TOTAL OPERATING EXPENSES	<u>346,783.27</u>	<u>382,208.31</u>	<u>-35,425.04</u>	<u>1,360,441.97</u>	<u>4,586,500.00</u>	<u>-70.34</u>
NET REVENUE/EXPENSE PROFIT/-LOSS	<u>48,973.37</u>	<u>-470.47</u>	<u>49,443.84</u>	<u>72,590.86</u>	<u>-5,646.00</u>	<u>-1,385.70</u>
Total Depreciation Expense	36,430.00	46,000.00	-9,570.00	145,720.00	552,000.00	-73.60
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	<u>12,543.37</u>	<u>-46,470.47</u>	<u>59,013.84</u>	<u>-73,129.14</u>	<u>-557,646.00</u>	<u>-86.89</u>

Knox County Housing Authority
BOARD - AHP CASH FLOW STATEMENT
July 31, 2025

BRENTWOOD & PRAIRIELAND COMBINED	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	85,099.92	86,251.42	-1,151.50	332,875.18	1,035,017.00	-67.84
TOTAL OPERATING INCOME	85,099.92	86,251.42	-1,151.50	332,875.18	1,035,017.00	-67.84
OPERATING EXPENSE						
Total Administration Expenses	16,315.75	17,419.85	-1,104.10	62,638.65	209,038.00	-70.03
Total Fee Expenses	8,562.50	8,563.00	-0.50	34,978.21	102,756.00	-65.96
Total Utilities Expenses	18,154.34	8,961.33	9,193.01	35,752.43	107,536.00	-66.75
Total Maintenance Expenses	22,929.91	28,707.59	-5,777.68	83,199.37	344,491.00	-75.85
Total Taxes & Insurance Expense	7,741.18	8,630.75	-889.57	32,315.74	103,569.00	-68.80
Total Financial Expenses	2,281.36	2,416.67	-135.31	9,217.84	29,000.00	-68.21
TOTAL ROUTINE OPERATING EXPENSE	75,985.04	74,699.19	1,285.85	258,102.24	896,390.00	-71.21
Total Amortization Expense	0.00	0.00	0.00	0.00	0.00	
Total Provision for Reserve	0.00	0.00	0.00	0.00	0.00	
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Transfers In/Out	0.00	-7,009.25	7,009.25	0.00	-84,111.00	-100.00
TOTAL ALL EXPENSES BEFORE DEPRECIATION	75,985.04	67,689.94	8,295.10	258,102.24	812,279.00	-68.22
NET REVENUE PROFIT/-LOSS	9,114.88	18,561.48	-9,446.60	74,772.94	222,738.00	-66.43
Total Depreciation Expense	17,047.00	15,666.66	1,380.34	68,188.00	188,000.00	-63.73
NET REVENUE w/Depreciation PROFIT/-LOSS	-7,932.12	2,894.82	-10,826.94	6,584.94	34,738.00	-81.04

Knox County Housing Authority
CLAIMS REPORT - LOW RENT
July, 2025

	Current Period	Last Year Same	Variance	Current Year
AMP001 - MOON TOWERS				
Salaries	10,321.54	11,984.96	-1,663.42	41,656.59
Employee W/H Payments	0.00	0.00	0.00	0.00
Fee Expenses	19,215.58	20,966.37	-1,750.79	83,587.27
Administrative Expenses	311.49	1,515.70	-1,204.21	2,730.56
Teneant Services	2,074.21	0.00	2,074.21	2,111.64
Utilities	12,700.32	9,231.31	3,469.01	36,206.16
Maint/Protective Serv - Supplies/Conts	34,633.10	65,385.15	-30,752.05	126,200.41
Mileage	0.00	0.00	0.00	0.00
Insurance & General Expenses	10,018.46	9,462.67	555.79	38,359.14
Non-Routine Expense	0.00	0.00	0.00	0.00
TOTAL MOON TOWERS CLAIMS	89,274.70	118,546.16	-29,271.46	330,851.77
AMP002 - FAMILY				
Salaries	12,320.69	13,309.42	-988.73	49,578.42
Employee W/H Payments	0.00	0.00	0.00	0.00
Fee Expenses	21,317.47	23,223.10	-1,905.63	91,867.84
Administrative Expenses	1,433.81	1,741.61	-307.80	5,443.87
Teneant Services	1,364.83	341.52	1,023.31	1,364.83
Utilities	2,475.74	615.06	1,860.68	8,376.99
Maint/Protective Serv - Supplies/Conts	46,711.59	52,515.50	-5,803.91	212,527.14
Mileage	0.00	0.00	0.00	0.00
Insurance & General Expenses	9,637.64	9,895.60	-257.96	36,975.28
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL FAMILY CLAIMS	95,261.77	101,641.81	-6,380.04	406,134.37
AMP003 - BLUEBELL				
Salaries	2,952.22	3,425.15	-472.93	11,915.82
Employee W/H Payments	0.00	0.00	0.00	0.00
Fee Expenses	5,612.37	6,061.59	-449.22	24,284.41
Administrative Expenses	929.55	509.07	420.48	3,248.86
Teneant Services	6.64	31.30	-24.66	14.61
Utilities	3,600.10	668.36	2,931.74	8,521.92
Maint/Protective Serv - Supplies/Conts	18,018.13	10,240.13	7,778.00	31,376.15
Mileage	0.00	0.00	0.00	0.00
Insurance & General Expenses	3,821.98	2,205.68	1,616.30	14,706.95
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL BLUEBELL CLAIMS	34,940.99	23,141.28	11,799.71	94,068.72
COCC				
Salaries	123,963.55	131,317.58	-7,354.03	504,673.11
Employee W/H Payments	-4,339.94	8,347.83	-12,687.77	515.03
Fee Expenses	364.56	416.67	-52.11	1,521.93
Administrative Expenses	4,801.42	10,355.72	-5,554.30	30,039.84
Teneant Services	0.00	0.00	0.00	0.00
Utilities	544.32	48.84	495.48	1,308.68
Maint/Protective Serv - Supplies/Conts	666.19	1,227.07	-560.88	2,506.10
Mileage	0.00	0.00	0.00	0.00
Insurance & General Expenses	3,795.12	3,469.46	325.66	15,180.48
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL COCC CLAIMS	129,795.22	155,183.17	-25,387.95	555,745.17
COMBINED - AMP1, AMP2, AMP3, & COCC				
Salaries	152,318.07	162,835.73	-10,517.66	618,270.42
Employee W/H Payments	-4,339.94	8,347.83	-12,687.77	515.03
Fee Expenses	46,509.98	50,667.73	-4,157.75	201,451.45
Administrative Expenses	53,986.25	64,789.83	-10,803.58	242,724.58
Teneant Services	3,445.68	372.82	3,072.86	3,491.08
Utilities	19,432.65	11,549.77	7,882.88	54,326.99
Maint/Protective Serv - Supplies/Conts	100,143.47	129,420.84	-29,277.37	372,838.72
Mileage	0.00	0.00	0.00	0.00
Insurance & General Expenses	27,273.20	25,033.41	2,239.79	105,221.85
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL LOW RENT CLAIMS	398,769.36	453,017.96	-54,248.60	1,598,840.12

Knox County Housing Authority
CLAIMS REPORT - AHP / HCV
July, 2025

	Current Period	Last Year Same Period	Variance
BRENTWOOD			
Salaries	11,325.37	12,687.33	-1,361.96
Employee W/H Payments	0.00	0.00	0.00
Management Fees	4,500.00	4,284.00	216.00
Administrative Expenses	1,774.79	2,507.95	-733.16
Utilities	8,764.48	5,901.68	2,862.80
Maintenance Supplies/Contracts	2,762.23	1,734.30	1,027.93
Security, Tax, & Insurance Expenses	4,707.82	4,603.23	104.59
Finacial Expenses	1,140.68	1,291.59	-150.91
TOTAL BRENTWOOD CLAIMS	34,975.37	33,010.08	1,965.29
PRAIRIELAND			
Salaries	11,325.42	12,407.37	-1,081.95
Employee W/H Payments	0.00	0.00	0.00
Management Fees	4,062.50	3,867.50	195.00
Administrative Expenses	1,263.64	2,094.66	-831.02
Utilities	9,389.86	4,399.12	4,990.74
Maintenance Supplies/Contracts	6,953.41	3,317.85	3,635.56
Security, Taxes, & Insurance Expenses	4,775.16	4,654.33	120.83
Financial Expenses	1,140.68	1,291.59	-150.91
TOTAL PRAIRIELAND CLAIMS	38,910.67	32,032.42	6,878.25
AHP - BRENTWOOD & PRAIRIELAND			
Salaries	22,650.79	25,094.70	-2,443.91
Employee W/H Payments	0.00	0.00	0.00
Management Fees	8,562.50	8,151.50	411.00
Administrative Expenses	3,038.43	4,602.61	-1,564.18
Utilities	18,154.34	10,300.80	7,853.54
Maintenance Supplies	9,715.64	5,052.15	4,663.49
Security, Tax, & Insurance Expenses	9,482.98	9,257.56	225.42
Financial Expenses	2,281.36	2,583.18	-301.82
TOTAL AHP CLAIMS	73,886.04	65,042.50	8,843.54
HOUSING CHOICE VOUCHER - HCV			
Salaries	11,674.11	13,079.46	-1,405.35
Employee W/H Payments	0.00	0.00	0.00
Management Fees	3,760.00	4,034.00	-274.00
Administrative Expenses	1,386.54	1,146.12	240.42
General Expense-Admin	582.09	477.35	104.74
Total HCV Expenses	17,402.74	18,736.93	-1,334.19
HAP Expenses	87,709.00	88,312.00	-603.00
General Expenses	0.00	139.50	-139.50
Total HAP Expenses	87,709.00	88,451.50	-742.50
TOTAL HCV CLAIMS	105,111.74	107,188.43	-2,076.69

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Knox County Housing Authority
CLAIMS REPORT - GRANT PROGRAMS
July, 2025

Page: 1
Rpt File: F:\HMS\REPO

	Current Period	Last Year Same	Current Year	Cumulative
CFG 2024 -				
Admin / Operations	0.00	0.00	0.00	350,000.00
General CFP Activity	0.00	0.00	9,591.89	17,183.78
TOTAL CFG 2024 CLAIMS	0.00	0.00	9,591.89	367,183.78
CFG 2023 - \$1,514,974				
Admin / Operations	0.00	0.00	0.00	350,000.00
General CFP Activity	149,709.47	0.00	154,287.01	1,170,414.10
TOTAL CFG 2023 CLAIMS	149,709.47	0.00	154,287.01	1,520,414.10
CFG 2022 - \$1,467,361				
Admin. / Operations	0.00	0.00	0.00	300,000.00
General CFP Activity	0.00	1,868.62	0.00	1,172,369.98
TOTAL CFG 2022 CLAIMS	0.00	1,868.62	0.00	1,472,369.98
CFG 2021 - \$1,209,310				
Admin / Operations	0.00	0.00	0.00	300,000.00
General CFP Activity	0.00	0.00	0.00	909,310.00
TOTAL CFG 2021 CLAIMS	0.00	0.00	0.00	1,209,310.00
CFG 2020 - \$1,168,267				
Admin. / Operations	0.00	0.00	0.00	300,000.00
General CFP Activity	0.00	0.00	0.00	868,267.00
TOTAL CFG 2020 CLAIMS	0.00	0.00	0.00	1,168,267.00
CFG 2019 - \$1,083,874				
Admin. / Operations	0.00	0.00	0.00	300,000.00
General CFP Activity	0.00	0.00	0.00	783,874.00
TOTAL CFG 2019 CLAIMS	0.00	0.00	0.00	1,083,874.00
TOTAL CFG GRANT(S) CLAIMS	149,709.47	1,868.62	163,878.90	6,821,418.86

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Knox County Housing Authority
CLAIMS REPORT TOTALS
July, 2025

Page: 1
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	Current Period	Last Year Same	Variance	Current Year
TOTALS				
<u>LOW RENT</u>				
AMP001 - MOON TOWERS	90,412.86	119,700.22	-29,287.36	335,561.72
AMP002 - FAMILY	96,542.21	102,940.14	-6,397.93	409,568.91
AMP003 - BLUEBELL	35,282.46	23,487.51	11,794.95	95,493.14
COCC	136,657.17	163,051.90	-26,394.73	582,077.83
TOTAL LOW RENT	358,894.70	409,179.77	-50,285.07	1,422,701.60
<u>A.H.P.</u>				
BRENTWOOD	35,839.37	34,738.08	1,101.29	131,219.54
PRAIRIELAND	40,145.67	33,592.42	6,553.25	126,882.70
TOTAL A.H.P.	75,985.04	68,330.50	7,654.54	258,102.24
<u>HOUSING CHOICE VOUCHER - HCV</u>				
HCV (Administrative Only)	17,402.74	18,736.93	-1,334.19	70,260.92
TOTAL HCV	17,402.74	18,736.93	-1,334.19	70,260.92
<u>GRANTS</u>				
CAPITAL FUND GRANT 2024	0.00	0.00	0.00	9,591.89
CAPITAL FUND GRANT 2023	149,709.47	0.00	149,709.47	154,287.01
CAPITAL FUND GRANT 2022	0.00	1,868.62	-1,868.62	0.00
CAPITAL FUND GRANT 2021	0.00	0.00	0.00	0.00
CAPITAL FUND GRANT 2020	0.00	0.00	0.00	0.00
CAPITAL FUND GRANT 2019	0.00	0.00	0.00	0.00
TOTAL GRANTS	149,709.47	1,868.62	147,840.85	163,878.90
TOTAL CLAIMS FOR MONTH	601,991.95	498,115.82	103,876.13	1,914,943.66

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: 08/28/2025

FROM: Derek Antoine 
Executive Director

BOARD MEETING: 09/02/2025

SUBJECT: Application for Payment #1 – Valley Commercial Construction

Executive Summary

At the 02/04/2025 Board meeting, a contract was approved with Valley Commercial Construction to complete Elevator Repair and Upgrades at Moon Towers and Blue Bell Tower. The project will include the following:

- Replacement of elevator piston at Blue Bell Tower;
- Replacement of cab interior wall panels and finish flooring at all elevators at Moon Towers; and
- Installation of security cameras at all elevator cabs at Blue Bell Tower and Moon Towers.

Replacement of the elevator piston at Blue Bell Tower was completed during the week of July 14. The traveling cables and cameras were installed in the Blue Bell Tower elevators during the week of August 11. The incorrect cameras were installed, so they will be installing the correctly specified cameras in September.

The Moon Towers elevator cab renovations are scheduled to start on September 15 and be completed by September 26.

Alliance Architecture has reviewed and signed approval for Pay Request #1.

Fiscal Impact

This application for payment will be paid from 2023 and 2024 Capital Fund grants as approved at the 02/04/2025 Regular Meeting of the Board. Such expenses are eligible and allowable under federal guidelines located at 2 CFR 200—Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards.

Recommendation

It is the recommendation of the Executive Director the Board of Commissioners of the

Knox County Housing Authority approve Application for Payment #1 from Valley
Commercial Construction in the amount of \$120,150.90 for the period to 07/31/2025.

APPLICATION AND CERTIFICATE FOR PAYMENT

AIA DOCUMENT G702

PAGE 1 OF 2 PAGES

TO OWNER:

Knox County Housing Authority
216 West Simmons Street
Galesburg, ILL 61401

PROJECT:

Elevator Repairs & Upgrades
Bluebell Tower and Moon Tower

APPLICATION NO.:

1 - Rev

PERIOD TO:

7/31/2025

PROJECT NOS.:

Distribution to:

☒ OWNER☒ ARCHITECT☐ CONTRACTOR

FROM CONTRACTOR:

Valley Commercial Construction
3610 78th Avenue West
Rock Island, IL 61201

VIA ARCHITECT:

Alliance Architecture
929 Lincolnway East
South Bend, IN 46601

CONTRACT DATE:

Feb, 6, 2025

CONTRACT FOR: Elevator Repairs & Upgrades

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.

Continuation Sheet, AIA Document G703, is attached.

1. **ORIGINAL CONTRACT SUM** \$ 305,000.00
2. **Net change by Change Orders** \$ -
3. **CONTRACT SUM TO DATE (Line 1 + 2)** \$ 305,000.00
4. **TOTAL COMPLETED & STORED TO DATE** \$ 133,501.00
(Column G on G703)
5. **RETAINAGE:**
- a. 10% of Completed Work \$ 13,350.10
(Columns D + E on G703)
- b. % of Stored Material \$ -
(Column F on G703)
- Total Retainage (Line 5a + 5b or
Total in Column I of G703) \$ 13,350.10
6. **TOTAL EARNED LESS RETAINAGE** \$ 120,150.90
(Line 4 less Line 5 Total)
7. **LESS PREVIOUS CERTIFICATES FOR PAYMENT**
(Line 6 from prior Certificate) \$ -
8. **CURRENT PAYMENT DUE** \$ 120,150.90
9. **BALANCE TO FINISH, INCLUDING RETAINAGE**
(Line 3 less Line 6) \$ 184,849.10

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Contractor		
Total approved this Month		
TOTALS	\$ -	\$ -
NET CHANGES by Change Order	\$	-

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

Contractor:

By: 

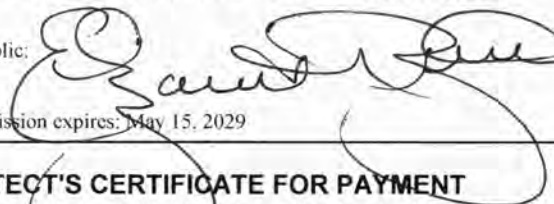
Date: July 31, 2025

State of: Illinois

County of: Rock Island

Subscribed and sworn to before me this 31st day of July, 2025

Notary Public:



My Commission expires: May 15, 2029



ARCHITECT'S CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED \$ 120,150.90

(Attach explanation if amount certified differs from the amount applied for. Initial all figures on this Application and on the Continuation Sheet that are changed to conform to the amount certified.)

ARCHITECT:

By:  Date: 08/21/2025

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

Alliance Architecture
929 Lincolnway East, Suite 200
South Bend, Indiana 46601

The background of the report cover is a black and white photograph of a residential area. On the left, there is a two-story house with a gabled roof. In the foreground, there is a playground with a large slide and other equipment. The right side of the image is partially obscured by a dark blue vertical band that contains the title and date.

EXECUTIVE DIRECTOR REPORT

JULY 2025

KNOX COUNTY HOUSING AUTHORITY
255 W. Tompkins St.
Galesburg, IL 61401
knoxcountyhousing.org



EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

COMMISSIONER COMPLIANCE REPORT

Commissioner Training and Development

The following table details **commissioner** training and development accomplished for FYE 03/31/2026:

Date	Commissioner	Training Description	Location	Hours
				0.0

The following table details monthly and annual costs (to date) incurred by the agency for **commissioner** training and development for FYE 03/31/2026:

Month	Training Events	Training Hours	Total Cost	Avg Cost per Hour	Training Budget	% to Budget	Variance
Apr-25	0	0.0	\$ -	\$ -	\$ 600.00	0.00%	\$ (600.00)
May-25	0	0.0	\$ -	\$ -	\$ 600.00	0.00%	\$ (600.00)
Jun-25	0	0.0	\$ -	\$ -	\$ 600.00	0.00%	\$ (600.00)
Jul-25	0	0.0	\$ -	\$ -	\$ 600.00	0.00%	\$ (600.00)
Aug-25	0	0.0	\$ -	\$ -	\$ 600.00	0.00%	\$ (600.00)
Sep-25			\$ -	\$ -		0.00%	
Oct-25			\$ -	\$ -		0.00%	
Nov-25			\$ -	\$ -		0.00%	
Dec-25			\$ -	\$ -		0.00%	
Jan-26			\$ -	\$ -		0.00%	
Feb-26			\$ -	\$ -		0.00%	
Mar-26			\$ -	\$ -		0.00%	
FYE 2025	0	0.0	\$ -	\$ -	\$ 3,000.00	0.00%	\$ (3,000.00)

EXECUTIVE SUMMARY

Commissioner Governance/Compliance

The table below details required commissioner training, and the agency's compliance results:

Commissioner List	PHA Governance	Sexual Harassment	FOIA - Current (State of Illinois)	Open Meetings (State of Illinois)	Ethics/Compliance (state of Illinois)	Compliance %
Hawkinson, Jared (C)	1	1	1	1	1	100.0%
Robison, Sara (VC)		1	1	1		60.0%
Riley, Joseph						0.0%
Carson, LaToya	1					20.0%
Turner, Dena						0.0%
Range, Joey						0.0%
Dena Simkins						0.0%
Antoine, Derek (ED)	1	1	1	1	1	100.0%
Total Authority	3	3	3	3	2	35.0%

The table below details commissioner attendance at Board meetings for the current calendar year:

FYE 2026	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	%
Hawkinson, Jared (C)	NO MEETING	NO MEETING	1	1									100.0%
Robison, Sara (VC)			1	1									100.0%
Riley, Joseph			1	1									100.0%
Carson, LaToya			1										50.0%
St. George, Dena													0.0%
Range, Joey													0.0%
Dena Simkins			1	1									100.0%
Antoine, Derek (ED)				1									50.0%

The table below details Board governance requirements, and the agency's compliance results:

Board Governance Survey Status	REQ	KCHA	RESULT
Does the Board have the required number of members?	5	7	Meets Requirement
Does the Board include a participant of KCHA programs?	YES	YES	Meets Requirement
Number of Board meetings:	4	2	Fails Requirement
Average meeting attendance:	75.0%	64.3%	Fails Requirement
Methods of disseminating information about Board meetings and minutes.	YES	YES	Meets Requirement
Role of Board in evaluating Executive Director performance and compensation	YES	YES	Meets Requirement
Role of Board in reviewing financial statements/PHA's financial health.	YES	YES	Meets Requirement
Timeliness of budget adoption by Board.	3/31	03/25	Meets Requirement
Are the results of quality control testing communicated to the Board?	YES	YES	Meets Requirement

EXECUTIVE SUMMARY

CAPITAL GRANT STATUS/PERFORMANCE

2024 CFP Grant IL01P08550124

- Obligation End Date (OED): 02/16/2026
- Expenditure End Date (EED): 02/16/2028

CFP Budget by Line Item

Budget Line Item (BLI)		Original	Current	Obligated	%	Expended	%
1406	Transfer to Operations	\$ 250,000.00	\$ 250,000.00	\$ 250,000.00	100.0%	\$ 250,000.00	100.0%
1410	CFP Administration	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	100.0%	\$ 100,000.00	100.0%
1480	General Capital Activity	\$ 1,207,030.00	\$ 1,207,030.00	\$ -	0.0%	\$ -	0.0%
		\$ -	\$ -	\$ -	0.0%	\$ -	0.0%
Total Capital Fund Program		\$ 1,557,030.00	\$ 1,557,030.00	\$ 350,000.00	22.5%	\$ 350,000.00	22.5%

CFP Planned Work Items

CFP Planned Activity		Original	Current	Obligated	%	Expended	%
1480	MT Masonry/Structural	\$ 1,117,030.00	\$ 1,117,030.00	\$ -	0.0%	\$ -	0.0%
1480	A&E MT	\$ 50,000.00	\$ 50,000.00	\$ -	0.0%	\$ -	0.0%
1480	A&E FAM	\$ 15,000.00	\$ 15,000.00	\$ -	0.0%	\$ -	0.0%
1480	A&E BB	\$ 25,000.00	\$ 25,000.00	\$ -	0.0%	\$ -	0.0%
		\$ -	\$ -	\$ -	0.0%	\$ -	0.0%
		\$ -	\$ -	\$ -	0.0%	\$ -	0.0%
		\$ -	\$ -	\$ -	0.0%	\$ -	0.0%
		\$ -	\$ -	\$ -	0.0%	\$ -	0.0%
		\$ -	\$ -	\$ -	0.0%	\$ -	0.0%
		\$ -	\$ -	\$ -	0.0%	\$ -	0.0%
		\$ -	\$ -	\$ -	0.0%	\$ -	0.0%
		\$ -	\$ -	\$ -	0.0%	\$ -	0.0%
Total Capital Fund Program		\$ 1,207,030.00	\$ 1,207,030.00	\$ -	0.0%	\$ -	0.0%

This grant will be used primarily for masonry and external structural rehabilitation and stabilization at Moon Towers.

CFP Grant IL01P08550124 is 22.5% obligated, and 22.5% expended. This grant must be obligated at 90% (executed contracts) by 02/16/2026, and fully expended by 02/16/2028.

EXECUTIVE SUMMARY

2023 CFP Grant IL01P08550123

- Obligation End Date (OED): 04/22/2025
- Expenditure End Date (EED): 04/22/2027

CFP Budget by Line Item

Budget Line Item (BLI)	Original	Current	Obligated	%	Expended	%
1406 Transfer to Operations	\$ 250,000.00	\$ 250,000.00	\$ 250,000.00	100.0%	\$ 250,000.00	100.0%
1410 CFP Administration	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	100.0%	\$ 100,000.00	100.0%
1480 General Capital Activity	\$ 1,169,740.00	\$ 1,169,740.00	\$ 1,169,740.00	100.0%	\$ 1,165,836.56	99.7%
	\$ -	\$ -	\$ -	0.0%	\$ -	0.0%
Total Capital Fund Program	\$ 1,519,740.00	\$ 1,519,740.00	\$ 1,519,740.00	100.0%	\$ 1,515,836.56	99.7%

CFP Planned Work Items

CFP Planned Activity	Original	Current	Obligated	%	Expended	%
1480 A&E MT	\$ 21,000.00	\$ 21,000.00	\$ 21,000.00	100.0%	\$ 4,577.54	21.8%
1480 HVAC & Lighting	\$ 1,126,551.02	\$ 1,126,551.02	\$ 1,126,551.02	100.0%	\$ 1,161,259.02	103.1%
1480 Elevator Repair/Upgrade	\$ 22,188.98	\$ 22,188.98	\$ -	0.0%	\$ -	0.0%
	\$ -	\$ -	\$ -	0.0%	\$ -	0.0%
	\$ -	\$ -	\$ -	0.0%	\$ -	0.0%
	\$ -	\$ -	\$ -	0.0%	\$ -	0.0%
	\$ -	\$ -	\$ -	0.0%	\$ -	0.0%
	\$ -	\$ -	\$ -	0.0%	\$ -	0.0%
	\$ -	\$ -	\$ -	0.0%	\$ -	0.0%
	\$ -	\$ -	\$ -	0.0%	\$ -	0.0%
	\$ -	\$ -	\$ -	0.0%	\$ -	0.0%
	\$ -	\$ -	\$ 22,188.98	0.0%	\$ -	0.0%
Total Capital Fund Program	\$ 1,169,740.00	\$ 1,169,740.00	\$ 1,169,740.00	100.0%	\$ 1,165,836.56	99.7%

This grant will be used for physical improvements to the sites, including systems upgrades (furnaces, lighting) and elevator maintenance.

Application for Payment #10 - FINAL – Mechanical Service Inc. in the amount of \$147,709.47 was approved at the June 2025 regular meeting of the Board, and processed in June. The project included the replacement of furnaces and air conditioning at 154 dwelling units and replacement of other HVAC systems at two offices and three Community Buildings, as well as the replacement of lighting at common areas, office spaces, and maintenance facilities at Moon Towers, Woodland Bend, Cedar Creek Place, Whispering Hollow, and Bluebell Tower with some exterior lighting upgrades.

CFP Grant IL01P08550123 is 100.0% obligated, and 99.7% expended. This grant must be obligated at 90% (executed contracts) by 04/22/2025, and fully expended by 04/22/2027.

EXECUTIVE SUMMARY

EXECUTIVE REPORT

As the Knox County Housing Authority (KCHA) closes August, I am pleased to report that the Authority remains on solid financial footing and continues to demonstrate operational strength across core programs. Occupancy levels are strong, reserves remain healthy, and our compliance obligations are being met in line with federal standards.

At the same time, the Authority is maintaining a deliberate focus on forward-looking priorities. These include strengthening our capital planning efforts, enhancing the effectiveness of program delivery, and cultivating partnerships with stakeholders that extend the reach and impact of our mission.

This report provides an overview of current financial performance, operational updates, and program highlights. Together, these updates underscore our commitment to fiscal responsibility, regulatory compliance, and, most importantly, the delivery of services that directly benefit the residents and communities of Knox County.

Financial Performance

The financial health of our properties is a key indicator of our operational efficiency. Here is a summary of the performance for each site for July:

- **Central Office Cost Center (COCC):** The COCC generated a net revenue of \$15,811.82 for the month. This result brings its year-to-date net loss to \$3,634.66. The COCC has total available cash of \$753,951.10.
- **Moon Towers:** The property saw a minimal net income of \$180.52 for the month. This contributed to a positive year-to-date net revenue of \$6,738.02. Moon Towers' available cash stands at \$584,020.65, which is well above its minimum reserve position of \$335,561.72.
- **Family Sites:** This property was profitable in July with a net income of \$25,782.77. This result brought its year-to-date net revenue to \$42,836.06. The available cash for Family Sites is a robust \$844,902.60.
- **Bluebell:** This property experienced a net loss of \$8,103.11 for the month. Despite the monthly loss, it maintains a year-to-date net revenue of \$10,183.78. Bluebell's available cash is \$261,191.23, which is significantly over its minimum reserve position of \$95,493.14.
- **A.H.P. Properties:** Brentwood and Prairieland both had positive net revenues for the month and year-to-date.
- **Housing Choice Voucher (HCV):** The HCV program's administrative side had a loss of \$3,575.61 for the month, while the Housing Assistance Payments (HAP) side showed a gain of \$1,078.00.

EXECUTIVE SUMMARY

Operational Highlights

- **High Performer Designation:** For the 12th consecutive year, the Knox County Housing Authority (KCHA) has been recognized as a "High Performer" by the U.S. Department of Housing and Urban Development (HUD). This is an outstanding achievement and a direct result of our collective commitment to excellence.

The agency's official Public Housing Assessment System (PHAS) score is 95 out of a possible 100 points, as of the report date of August 8, 2025. This score is based on four key indicators:

- Physical: 39 out of 40 points
- Financial: 25 out of 25 points
- Management: 21 out of 25 points
- Capital Fund: 10 out of 10 points

This accomplishment is a testament to the hard work and dedication of the entire KCHA staff. The perfect scores in the Financial and Capital Fund categories are particularly noteworthy, reflecting sound fiscal management and effective use of resources to improve and maintain our properties. The high score in the physical category also shows the team's commitment to providing safe, decent, and sanitary housing for our residents. We are proud of this recognition and the continuous effort of our staff to exceed federal standards.

- **Elevator Repairs:** The contract with Valley Commercial Construction for elevator repairs and upgrades at Moon Towers and Blue Bell Tower was approved at the February 4, 2025, Board meeting. The elevator piston at Blue Bell Tower was replaced in July. The traveling cables and cameras for Blue Bell Tower were installed in August, though the cameras were incorrect and will be replaced in September. The Moon Towers elevator cab renovations are scheduled to begin on September 15 and be completed by September 26.
- **Claims and Bills:** The total claims for the month of July were \$601,991.95. This includes claims for Low Rent properties (\$358,894.70), A.H.P. properties (\$75,985.04), HCV (\$17,402.74), and Grants (\$149,709.47).
- **Overnight Shelter Update:** The Overnight Shelter continues to serve as a critical low-barrier option for individuals experiencing homelessness in Knox County. Utilization has remained steady through the summer months, underscoring the ongoing demand for accessible, judgment-free shelter services in our community. On September 15, 2025, I will meet with city administration to discuss ongoing initiatives, funding support, and coordination strategies for the program. This meeting will focus on sustaining operations through the upcoming winter season, as well as positioning the shelter within broader community efforts to address homelessness. By maintaining strong partnerships with local government, service providers,

EXECUTIVE SUMMARY

and community foundations, we ensure that the shelter not only provides immediate relief but also connects guests to pathways toward stability and long-term housing solutions.

- **HUD Grants and Other Income:** KCHA received \$147,402 in subsidy from HUD for the Moon Towers, Family, and Bluebell properties. Additionally, the agency received a \$25,000 grant from Galesburg Community Foundations and \$3,000 from Old National Bank for tenants' security deposits.

LEGISLATIVE/ADVOCACY

Federal Legislative Update

- **FY 2026 Appropriations:** The federal budget process for Fiscal Year (FY) 2026 is underway, with both the House and Senate releasing their draft appropriations bills in July. This comes after the Trump Administration's initial budget proposal, which called for significant cuts to rental assistance and the elimination of programs like HOME and Community Development Block Grants (CDBG). This is also in line with the Trump Administration's funding philosophy, which called for a State Rental Assistance Program (SRAP) block grant to replace most existing housing programs and proposed deep funding cuts.
- **House Bill:** The House bill proposes several funding reductions, including a \$501 million cut to the Public Housing Operating Fund and a \$914 million cut to the Capital Fund. It also proposes eliminating the HOME Investment Partnerships Program entirely, a \$1.25 billion reduction from FY 2025. For the Housing Choice Voucher (HCV) program, the bill would flat-fund Housing Assistance Payments (HAP) renewals and cut administrative fees by \$796 million.
- **Senate Bill:** The Senate bill offers a different approach, proposing a total of \$8.397 billion for the Public Housing Fund, which is \$1.063 billion more than the House's proposal. It would provide level funding for the HOME Investment Partnerships Program at \$1.25 billion, in contrast to the House and President's proposals to eliminate it. The Senate bill also allocates \$430 million for Tenant Protection Vouchers, \$55 million more than the House bill and \$93 million more than the FY 2025 enacted budget. While it proposes a cut to the Public Housing Operating Fund, it increases funding for the Operating Fund Shortfall to \$214 million.

HUD Guidance and Notices

- **New Accounting Requirements:** HUD has published a series of new notices (PIH Notices 2025-20, 2025-22, 2025-14, and 2025-17) that introduce a more complex accounting system for public housing. These notices impose new requirements that could make operating public housing more difficult, such as mandating a specific order of expenditures that may threaten a PHA's reserves.

EXECUTIVE SUMMARY

- **New Certification Requirements:** PIH Notice 2025-22 adds new certifications that PHAs must agree to for their calendar year 2026 Operating Fund application. These include certifying compliance with various Executive Orders related to "gender ideology," "illegal immigration," and other restrictions. These changes are open for public comment in the Federal Register.
- **EHV Transition:** HUD has released guidance (Notice PIH 2025-19) on transitioning Emergency Housing Voucher (EHV) families into the regular HCV program. This is due to EHV funding being projected to run out by the end of 2026. The notice encourages PHAs to use waiting list preferences to facilitate this transition and offers a \$1,000 administrative fee for each family successfully transitioned.

Other Industry Updates

- **NSPIRE Implementation:** The October 1, 2025, compliance date for the NSPIRE inspection protocol in the HCV program is approaching. PHADA has been advocating for a deferment of this date to give HAS more time to prepare and to avoid a potential loss of participating landlords. A new HUD email clarifies that NSPIRE inspections and lead-based paint visual assessments are separate requirements, and HAS cannot rely solely on NSPIRE timing to meet their obligations under the Lead Safe Housing Rule.
- **Housing Affordability:** A new report from the Harvard Joint Center for Housing Studies, "The State of the Nation's Housing 2025," highlights that the need for housing assistance is at an all-time high due to high costs and a slowdown in new construction. The report notes that 50% of renter households were cost-burdened in 2023, and public housing suffers from a \$90 billion maintenance backlog, with 10,000 units lost annually.
- **Voucher Program Data:** Research from the Turner Center for Housing Innovation indicates that the average voucher household is unable to afford their rent without assistance. The data shows that 37% of voucher holders are families with children, 34% are headed by seniors, and 26% are individuals with disabilities.

PUBLIC HOUSING PROGRAM

PUBLIC HOUSING PROGRAM

MOON TOWERS

Moon Towers is comprised of 177 units of singles, elderly, and disabled housing centrally located in Galesburg, IL. The property has two high-rise towers, and is connected on the first floor.

MAINTENANCE



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Non-emergency WO - completion %	15.0%	100.0%	100.0%	4	100.0%	4
Non-emergency WO - completion time	15.0%	3.00	3.43	3	2.71	4
Emergency WO - % abated < 24 hours	15.0%	100.0%	100.0%	4	100.0%	4
Emergency WO - % complete < 72 hours	15.0%	100.0%	100.0%	4	100.0%	4
Unit - average make-ready days	20.0%	10.00	12.00	3	14.27	2
Annual Inspections - complete %	10.0%	100.0%	14.4%	1	14.4%	1
Annual Inspections - repair %	10.0%	100.0%	100.0%	4	106.3%	4
Total category score				3.35		3.30

OCCUPANCY



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Unit-days leased (UDL) - %	25.0%	98.0%	98.7%	4	98.9%	4
Unit-months leased (UML) - %	25.0%	98.0%	100.0%	4	100.0%	4
Average leasing days	10.0%	5.00	5.00	2	3.45	3
Adequacy of wait list (ratio)	10.0%	1.00	7.48	4	7.48	4
Income targeting - % ELI admissions	10.0%	40.0%	66.7%	4	72.7%	4
Annual recertifications	20.0%	100.0%	100.0%	4	100.0%	4
Total category score				3.80		3.90

FINANCIAL



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Income - Actual to Budget %	10.0%	98.0%	92.8%	2	87.6%	1
Expense - Actual to Budget %	10.0%	98.0%	90.7%	4	83.6%	4
Profit/loss	20.0%	1.00	1.02	4	1.04	4
30-day Notice efficiency	15.0%	98.0%	77.9%	1	0.0%	1
Tenant accounts receivable (TAR) %	15.0%	1.5%	4.7%	1	4.7%	1
Tenant collections %	10.0%	98.0%	98.9%	4	98.3%	4
Deposit collections %	5.0%	98.0%	94.5%	2	94.5%	2
Reserve position	15.0%	4.00	7.78	4	7.78	4
Total category score				2.80		2.70

PUBLIC HOUSING PROGRAM

PHAS



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Physical inspection (PASS)	40.0%	40.00	39.60	4	39.60	4
Management assessment (MASS)	25.0%	25.00	17.00	2	17.00	2
Financial assessment (FASS)	25.0%	25.00	25.00	4	25.00	4
Capital Fund assessment (CFP)	10.0%	10.00	10.00	4	10.00	4
Total category score				3.50		3.50

MANAGEMENT



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Appearance and marketing	10.0%	100.0%	97.1%	4	97.1%	4
50058/50059 submissions	10.0%	100.0%	100.0%	4	100.0%	4
Community service compliance	5.0%	100.0%	100.0%	4	100.0%	4
EIV compliance	15.0%	100.0%	100.0%	4	100.0%	4
Tenant file review compliance	15.0%	100.0%	75.0%	1	78.8%	1
Pest control program effectiveness	10.0%	100.0%	100.0%	4	100.0%	4
Staff development - hiring and retention	10.0%	3.00	3.20	3	3.20	3
Staff development - training/development	10.0%	100.0%	384.0%	4	96.0%	3
Unit-turnaround time (total)	15.0%	12.00	19.00	2	15.45	3
Total category score				3.15		3.20

TENANT RELATIONS



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Tenant engagement	50.0%	100.0%	100.0%	4	100.0%	4
Safety and security	50.0%	3.00	5	4	5	4
Total category score				4.00		4.00

SCORECARD



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Maintenance of the property	15.0%	4.00	3.35	0.50	3.30	0.50
Occupancy	25.0%	4.00	3.80	0.95	3.90	0.98
Financial position	25.0%	4.00	2.80	0.70	2.70	0.68
PHAS	15.0%	4.00	3.50	0.53	3.50	0.53
Management operations	15.0%	4.00	3.15	0.47	3.20	0.48
Tenant engagement	5.0%	4.00	4.00	0.20	4.00	0.20
Total SCORECARD				3.35		3.35
DESIGNATION				STANDARD		STANDARD

PUBLIC HOUSING PROGRAM

SCATTERED FAMILY SITES

Woodland Bend, Whispering Hollow, Cedar Creek Place

The Family Sites are comprised of 190 units scattered among three developments in Galesburg, IL. Most generally associated with families with children, the Family Sites also has a number of accessible units for disabled individuals. Built in 1970, the Family Sites have been home to generations of individuals throughout its history.

MAINTENANCE



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Non-emergency WO - completion %	15.0%	100.0%	96.2%	3	98.6%	4
Non-emergency WO - completion time	15.0%	3.00	3.18	3	2.82	4
Emergency WO - % abated < 24 hours	15.0%	100.0%	100.0%	4	100.0%	4
Emergency WO - % complete < 72 hours	15.0%	100.0%	100.0%	4	100.0%	4
Unit - average make-ready days	20.0%	10.00	12.50	2	10.28	3
Annual Inspections - complete %	10.0%	100.0%	7.1%	1	7.1%	1
Annual Inspections - repair %	10.0%	100.0%	100.0%	4	3.3%	1
Total category score				3.00		3.20

OCCUPANCY



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Unit-days leased (UDL) - %	25.0%	98.0%	99.3%	4	98.8%	4
Unit-months leased (UML) - %	25.0%	98.0%	100.0%	4	100.0%	4
Average leasing days	10.0%	5.00	5.25	1	2.05	3
Adequacy of wait list (ratio)	10.0%	1.00	2.51	4	2.51	4
Income targeting - % ELI admissions	10.0%	40.0%	75.0%	4	80.0%	4
Annual recertifications	20.0%	100.0%	100.0%	4	100.0%	4
Total category score				3.70		3.90

FINANCIAL



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Income - Actual to Budget %	10.0%	98.0%	107.2%	4	99.1%	3
Expense - Actual to Budget %	10.0%	98.0%	87.4%	4	92.6%	4
Profit/loss	20.0%	1.00	1.27	4	1.10	4
30-day Notice efficiency	15.0%	98.0%	98.0%	4	85.5%	1
Tenant accounts receivable (TAR) %	15.0%	1.5%	15.8%	1	15.8%	1
Tenant collections %	10.0%	98.0%	139.8%	4	135.1%	4
Deposit collections %	5.0%	98.0%	99.1%	4	99.1%	4
Reserve position	15.0%	4.00	8.80	4	8.80	4
Total category score				3.55		3.00

PUBLIC HOUSING PROGRAM

PHAS



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Physical inspection (PASS)	40.0%	40.00	38.00	4	38.00	4
Management assessment (MASS)	25.0%	25.00	17.00	2	17.00	2
Financial assessment (FASS)	25.0%	25.00	25.00	4	25.00	4
Capital Fund assessment (CFP)	10.0%	10.00	10.00	4	10.00	4
Total category score				3.50		3.50

MANAGEMENT



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Appearance and marketing	10.0%	100.0%	100.0%	4	100.0%	4
50058/50059 submissions	10.0%	100.0%	99.5%	4	99.5%	4
Community service compliance	5.0%	100.0%	99.8%	4	99.8%	4
EIV compliance	15.0%	100.0%	100.0%	4	25.0%	1
Tenant file review compliance	15.0%	100.0%	98.5%	4	94.3%	2
Pest control program effectiveness	10.0%	100.0%	100.0%	4	100.0%	4
Staff development - hiring and retention	10.0%	3.00	3.75	4	3.75	4
Staff development - training/development	10.0%	100.0%	0.0%	1	0.0%	1
Unit-turnaround time (total)	15.0%	23.00	17.50	2	12.00	4
Total category score				3.40		2.95

TENANT RELATIONS



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Tenant engagement	50.0%	100.0%	100.0%	4	85.0%	3
Safety and security	50.0%	3.00	4	4	4	4
Total category score				4.00		3.50

SCORECARD



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Maintenance of the prpoerty	15.0%	4.00	3.00	0.45	3.20	0.48
Occupancy	25.0%	4.00	3.70	0.93	3.90	0.98
Financial position	25.0%	4.00	3.55	0.89	3.00	0.75
PHAS	15.0%	4.00	3.50	0.53	3.50	0.53
Management operations	15.0%	4.00	3.40	0.51	2.95	0.44
Tenant engagement	5.0%	4.00	4.00	0.20	3.50	0.18
Total SCORECARD				3.50		3.35
DESIGNATION			STANDARD		STANDARD	

PUBLIC HOUSING PROGRAM

BLUE BELL TOWER

Constructed in 1983, Bluebell Tower is the newest development of the public housing portfolio. The property houses 51 units in a six-story high-rise nestled in downtown Abingdon, IL.

MAINTENANCE



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Non-emergency WO - completion %	15.0%	100.0%	100.0%	4	100.0%	4
Non-emergency WO - completion time	15.0%	3.00	1.00	4	1.21	4
Emergency WO - % abated < 24 hours	15.0%	100.0%	100.0%	4	100.0%	4
Emergency WO - % complete < 72 hours	15.0%	100.0%	100.0%	4	100.0%	4
Unit - average make-ready days	20.0%	10.00	0.00	4	9.00	4
Annual Inspections - complete %	10.0%	100.0%	9.2%	1	9.2%	1
Annual Inspections - repair %	10.0%	100.0%	100.0%	4	100.0%	4
Total category score				3.70		3.70

OCCUPANCY



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Unit-days leased (UDL) - %	25.0%	98.0%	100.0%	4	99.9%	4
Unit-months leased (UML) - %	25.0%	98.0%	100.0%	4	100.0%	4
Average leasing days	10.0%	5.00	0.00	4	1.00	4
Adequacy of wait list (ratio)	10.0%	1.00	11.75	4	11.75	4
Income targeting - % ELI admissions	10.0%	40.0%	0.0%	1	100.0%	4
Annual recertifications	20.0%	100.0%	125.0%	4	71.4%	1
Total category score				3.70		3.40

FINANCIAL



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Income - Actual to Budget %	10.0%	98.0%	96.5%	3	93.9%	2
Expense - Actual to Budget %	10.0%	98.0%	125.0%	1	83.6%	4
Profit/loss	20.0%	1.00	0.78	1	1.14	4
30-day Notice efficiency	15.0%	98.0%	93.4%	2	529.7%	4
Tenant accounts receivable (TAR) %	15.0%	1.5%	6.5%	1	6.5%	1
Tenant collections %	10.0%	98.0%	110.1%	4	108.0%	4
Deposit collections %	5.0%	98.0%	88.7%	1	88.7%	1
Reserve position	15.0%	4.00	11.82	4	11.82	4
Total category score				2.10		3.20

PUBLIC HOUSING PROGRAM

PHAS



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Physical inspection (PASS)	40.0%	40.00	39.92	4	39.92	4
Management assessment (MASS)	25.0%	25.00	21.00	3	21.00	3
Financial assessment (FASS)	25.0%	25.00	25.00	4	25.00	4
Capital Fund assessment (CFP)	10.0%	10.00	10.00	4	10.00	4
Total category score				3.75		3.75

MANAGEMENT



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Appearance and marketing	10.0%	100.0%	97.1%	4	97.1%	4
50058/50059 submissions	10.0%	100.0%	100.0%	4	100.0%	4
Community service compliance	5.0%	100.0%	100.0%	4	100.0%	4
EIV compliance	15.0%	100.0%	100.0%	4	100.0%	4
Tenant file review compliance	15.0%	100.0%	75.0%	1	75.0%	1
Pest control program effectiveness	10.0%	100.0%	100.9%	4	100.9%	4
Staff development - hiring and retention	10.0%	3.00	3.20	3	3.20	3
Staff development - training/development	10.0%	100.0%	0.0%	1	96.0%	3
Unit-turnaround time (total)	15.0%	100.0%	0.00	4	10.00	4
Total category score				3.15		3.35

TENANT RELATIONS



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Tenant engagement	50.0%	100.0%	85.5%	3	87.1%	3
Safety and security	50.0%	3.00	3	3	3	3
Total category score				3.00		3.00

SCORECARD



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Maintenance of the property	15.0%	4.00	3.70	0.56	3.70	0.56
Occupancy	25.0%	4.00	3.70	0.93	3.40	0.85
Financial position	25.0%	4.00	2.10	0.53	3.20	0.80
PHAS	15.0%	4.00	3.75	0.56	3.75	0.56
Management operations	15.0%	4.00	3.15	0.47	3.35	0.50
Tenant engagement	5.0%	4.00	3.00	0.15	3.00	0.15
Total SCORECARD				3.19		3.42
DESIGNATION				STANDARD		STANDARD

PUBLIC HOUSING PROGRAM

PUBLIC HOUSING SUMMARY

Focusing on key metrics like maintenance, occupancy, financials, and management, using the goals and actual results to provide a clear picture of the program's overall health.

Occupancy

The properties are doing an excellent job with leasing. All three properties met or exceeded their goal of 98% for "Unit-days leased" and "Unit-months leased" for both the month and year-to-date. However, there is a notable concern with "Annual recertifications" at Bluebell Tower, where the year-to-date actual rate was only 71.4% against a 100% goal. All properties surpassed the goal for "Adequacy of wait list".

Financial

Financial performance is an area that requires attention across the board. "Tenant accounts receivable (TAR) %" is an issue, with all properties failing to meet the goal of 1.5% for both the month and year-to-date. Moon Towers had a rate of 4.7%, Family Housing reported 15.8%, and Bluebell Tower had a TAR of 6.5%. All properties met or exceeded their goals for "Tenant collections %," consistently achieving over 98% for both the month and year-to-date.

Maintenance

Overall, the properties are performing well with maintenance completion rates. For non-emergency work orders, Moon Towers hit 100% completion for the month, Family Housing had an actual completion rate of 96.2% against the 100% goal for the month, and Bluebell Tower achieved 100% completion. For emergency work orders, all three properties achieved their goal of abating 100% of issues within 24 hours. However, in terms of "Annual Inspections - complete %", all properties fell significantly short of the 100% goal for both the month and year-to-date, with actual rates ranging from 7.1% to 14.4%. As we move through the year, the inspection data will populate as they are completed.

Management

In the management category, all properties met or exceeded goals for "EIV compliance" and "Community service compliance" for both the month and year-to-date. However, there is a consistent issue with "Tenant file review compliance." Bluebell Tower and Moon Towers had a monthly and year-to-date actual rate of 75% against a 100% goal. Family Housing's year-to-date actual rate for this metric was 94.3%.

PUBLIC HOUSING PROGRAM

PUBLIC HOUSING ASSESSMENT SYSTEM (PHAS)

Annually, each public housing program is assessed based on certain operational measures. These measures include each property and program's physical condition (PASS), management efficiency including occupancy (MASS), financial condition (FASS) and the Capital Fund Program (CFP). Based on these assessments, agency's are designated either a High Performer (90.0 – 100.0), and Standard Performer (60.0 – 89.9) or a Troubled Performer (0.0 – 59.9). This assessment is based on actual operational data for the current fiscal year.

	FYE 03/31/2026 (TRENDING)				
	PASS	MASS	FASS	CFP	TOTAL
Moon Towers	39.60	17.00	25.00	10.00	91.60
Family Sites	38.00	17.00	25.00	10.00	90.00
Bluebell Tower	39.92	21.00	25.00	10.00	95.92
PH COMPOSITE	38.90	17.48	25.00	10.00	91.38

Based on current and YTD reported data, the public housing program is trending towards a designation of **HIGH PERFORMER** for FYE 2026.

HOUSING CHOICE VOUCHER PROGRAM

HOUSING CHOICE VOUCHER PROGRAM

APPLICATION/WAIT LIST

WAIT LIST	WL PRIOR	APPLICATIONS				VOU. ISSUED	WL CURRENT	WL AVG
		NEW	DENIED	INACTIVE	PURGED			
JAN	438	26	36	3	0	1	424	424.00
FEB	424	19	29	1	0	0	413	418.50
MAR	413	10	17	1	0	0	405	414.00
APR	405	22	40	1	0	1	385	406.75
MAY	385	18	13	0	0	1	389	403.20
JUN	389	15	46	1	0	1	356	395.33
JUL	356	26	7	4		1	370	391.71
AUG							0	342.75
SEPT							0	304.67
OCT							0	274.20
NOV							0	249.27
DEC							0	228.50
TOTAL		136	188	11	0	5		

VOUCHER ACTIVITY

VOUCHER ACTIVITY	PRIOR SEARCH	VOUCHER ACTIVITY						VOUCH. SEARCH
		ISSUED	EXPIRED	REVOKE	PORTS	FORFEIT	LEASED	
JAN	3	1	0	0	0	0	0	4
FEB	4	0	0	0	0	0	2	2
MAR	2	0	0	0	0	0	2	0
APR	0	1	0	0	0	0	0	1
MAY	1	1	0	0	0	0	1	1
JUN	1	1	0	0	0	0	0	2
JUL	2	1	0	0	0	0	0	3
AUG								0
SEPT								0
OCT								0
NOV								0
DEC								0
TOTAL		5	0	0	0	0	5	

HOUSING CHOICE VOUCHER PROGRAM

HOUSING ASSISTANCE PAYMENT (HAP) DETAIL – KNOX COUNTY

KNOX CO. HAP STATS	KNOX CO. VOUCH	HAP		% to HAP TOTAL	PER UNIT COST	ROLLING AVG
		KNOX CO.	TOTAL			
JAN	201	\$ 85,887.00	\$ 86,834.00	98.91%	\$ 427.30	\$ 427.30
FEB	199	\$ 84,816.00	\$ 85,987.00	98.64%	\$ 426.21	\$ 426.75
MAR	202	\$ 87,930.00	\$ 92,105.00	95.47%	\$ 435.30	\$ 421.37
APR	199	\$ 87,335.00	\$ 92,331.00	94.59%	\$ 438.87	\$ 431.92
MAY	197	\$ 85,678.00	\$ 90,312.00	94.87%	\$ 434.91	\$ 432.52
JUN	192	\$ 82,698.00	\$ 89,864.00	92.03%	\$ 430.72	\$ 432.22
JUL	189	\$ 83,412.00	\$ 89,875.00	92.81%	\$ 441.33	\$ 433.52
AUG						
SEPT						
OCT						
NOV						
DEC						
TOTAL	1379	\$ 597,756.00	\$ 627,308.00	95.29%	\$ 433.47	

HOUSING ASSISTANCE PAYMENT (HAP) DETAIL – PORTABILITY

PORTABILITY HAP STATS	PORTED VOUCH.	HAP		% to HAP TOTAL	PER UNIT COST	ROLLING AVG
		PORTED	TOTAL			
JAN	1	\$ 947.00	\$ 86,834.00	1.09%	\$ 947.00	\$ 947.00
FEB	1	\$ 947.00	\$ 85,987.00	1.10%	\$ 947.00	\$ 947.00
MAR	2	\$ 4,007.00	\$ 92,105.00	4.35%	\$ 2,003.50	\$ 1,299.17
APR	3	\$ 4,996.00	\$ 92,331.00	5.41%	\$ 1,665.33	\$ 1,390.71
MAY	3	\$ 4,634.00	\$ 90,312.00	5.13%	\$ 1,544.67	\$ 1,421.50
JUN	3	\$ 4,634.00	\$ 89,864.00	5.16%	\$ 1,544.67	\$ 1,442.03
JUL	3	\$ 4,634.00	\$ 89,875.00	5.16%	\$ 1,544.67	\$ 1,456.69
AUG		\$ -	\$ -			
SEPT		\$ -	\$ -			
OCT		\$ -	\$ -			
NOV		\$ -	\$ -			
DEC		\$ -	\$ -			
TOTAL	16	\$ 24,799.00	\$ 627,308.00	3.95%	\$ 1,549.94	

HOUSING CHOICE VOUCHER PROGRAM

PROGRAM UTILIZATION

VOUCHER - UTILIZATION				BUDGET AUTHORITY - UTILIZATION				
MON	ACC	UML	%	HAP EXPENSE	BUDG. AUTH.	NRP	BA + NRP	%
JAN	285	202	70.88%	\$ 86,834.00	\$ 93,291.00	\$ 3,664.00	\$ 96,955.00	89.56%
FEB	285	200	70.18%	\$ 172,821.00	\$ 186,582.00	\$ 7,023.00	\$ 193,605.00	89.26%
MAR	285	204	71.58%	\$ 264,926.00	\$ 279,873.00	\$ 4,751.00	\$ 284,624.00	93.08%
APR	285	202	70.88%	\$ 357,257.00	\$ 373,164.00	\$ 6,557.00	\$ 379,721.00	94.08%
MAY	285	200	70.18%	\$ 447,569.00	\$ 466,455.00	\$ 6,557.00	\$ 473,012.00	94.62%
JUN	285	195	68.42%	\$ 529,273.00	\$ 559,746.00	\$ -	\$ 559,746.00	94.56%
JUL	285	192	67.37%	\$ 619,148.00	\$ 653,037.00	\$ -	\$ 653,037.00	94.81%
AUG				\$ -	\$ -	\$ -		
SEPT				\$ -	\$ -	\$ -		
OCT				\$ -	\$ -	\$ -		
NOV				\$ -	\$ -	\$ -		
DEC				\$ -	\$ -	\$ -		

SEMAP scoring for voucher utilization (lease up) is based on % to baseline (285) of total voucher leased, or % of budget authority + NRP expended. To attain full points (20), the agency must achieve 98.0% utilization.

SEMAP FORECAST

SECTION EIGHT MANAGEMENT ASSESSMENT PROGRAM							
CATEGORY	PTS.	AVAIL.	SCORE	CATEGORY	PTS.	AVAIL.	SCORE
Wait List Management	15.0	15.0	100.00%	HQS - Pre-Contract	5.0	5.0	100.00%
Rent Reasonableness	20.0	20.0	100.00%	HQS - Annual Inspections	10.0	10.0	100.00%
Tenant Files	25.0	25.0	100.00%	Payment Standards	5.0	5.0	100.00%
Utility Allowances	5.0	5.0	100.00%	Annual Reexaminations	10.0	10.0	100.00%
HQS - Quality Control	5.0	5.0	100.00%	HAP/Voucher Utilization	20.0	0.0	0.00%
HQS - Enforcement	10.0	10.0	100.00%	SEMAP FORECAST	130.0	110.0	84.62%
				SEMAP FORECAST	Standard Performer		

Based on current trending, the agency would score as **Standard Performer** for the current SEMAP cycle.

AFFORDABLE HOUSING PRESERVATION (AHP)

AFFORDABLE HOUSING PRESERVATION (AHP)

BRENTWOOD MANOR

Brentwood Manor Apartments is located in Galesburg, Illinois right behind Galesburg High School. This apartment community is comprised of 72 units.

MAINTENANCE		VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
				ACTUAL	SCORE	ACTUAL	SCORE
	Non-emergency WO - completion %	15.0%	100.0%	97.3%	3	99.2%	4
	Non-emergency WO - completion time	15.0%	2.00	7.47	1	6.12	2
	Emergency WO - % abated < 24 hours	15.0%	100.0%	100.0%	4	100.0%	4
	Emergency WO - % complete < 72 hours	15.0%	100.0%	100.0%	4	100.0%	4
	Unit - average make-ready days	20.0%	10.00	0.00	4	0.00	4
	Annual Inspections - complete %	10.0%	100.0%	46.9%	1	46.9%	1
	Annual Inspections - correction %	10.0%	100.0%	100.0%	4	100.0%	4
	Total category score				3.10		3.40

OCCUPANCY		VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
				ACTUAL	SCORE	ACTUAL	SCORE
	Unit-days leased (UDL) - %	25.0%	98.0%	100.0%	4	99.8%	4
	Unit-months leased (UML) - %	25.0%	98.0%	100.0%	4	100.0%	4
	Average leasing days	15.0%	5.00	3.00	3	6.00	1
	Adequacy of wait list (ratio)	15.0%	1.00	6.94	4	6.94	4
	Income targeting - % ELI admissions	0.0%	40.0%	40.0%	4	40.0%	4
	Annual recertifications	20.0%	100.0%	100.0%	4	100.0%	4
	Total category score				3.85		3.55

FINANCIAL		VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
				ACTUAL	SCORE	ACTUAL	SCORE
	Income - Actual to Budget %	10.0%	98.0%	95.9%	3	96.1%	3
	Expense - Actual to Budget %	10.0%	98.0%	92.6%	4	83.2%	4
	Profit/loss	20.0%	1.00	1.21	4	1.33	4
	14-day Notice efficiency	15.0%	98.0%	100.0%	4	100.0%	4
	Tenant accounts receivable (TAR) %	15.0%	1.5%	0.5%	4	0.5%	4
	Tenant collections %	10.0%	98.0%	98.2%	4	96.8%	3
	Deposit collections %	5.0%	98.0%	100.0%	4	100.0%	4
	Reserve position	15.0%	4.00	9.60	4	9.60	4
	Total category score				3.90		3.80

AFFORDABLE HOUSING PRESERVATION (AHP)

PHAS



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Physical inspection (PASS)	40.0%	40.00	39.20	4	39.20	4
Management assessment (MASS)	25.0%	25.00	25.00	4	25.00	4
Financial assessment (FASS)	25.0%	25.00	25.00	4	25.00	4
Capital Fund assessment (CFP)	10.0%	10.00	10.00	4	10.00	4
Total category score				4.00		4.00

MANAGEMENT



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Appearance and marketing	20.0%	100.0%	94.3%	4	95.0%	4
50058/50059 submissions	0.0%	100.0%	100.0%	4	100.0%	4
Community service compliance	0.0%	100.0%	100.0%	4	100.0%	4
EIV compliance	0.0%	100.0%	75.0%	1	100.0%	4
Tenant file review compliance	20.0%	100.0%	41.7%	1	71.9%	1
Pest control program effectiveness	20.0%	100.0%	85.0%	4	85.0%	4
Staff development - hiring and retention	5.0%	3.00	3.56	4	3.56	4
Staff development - training/development	5.0%	100.0%	0.0%	1	0.0%	1
Unit-turnaround time (total)	30.0%	100.0%	21.00	1	26.00	1
Total category score				2.35		2.35

TENANT RELATIONS



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Tenant engagement	50.0%	100.0%	80.0%	3	81.9%	3
Safety and security	50.0%	3.00	6	4	6	4
Total category score				3.50		3.50

SCORECARD



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Maintenance of the property	15.0%	4.00	3.10	0.47	3.40	0.51
Occupancy	25.0%	4.00	3.85	0.96	3.55	0.89
Financial position	25.0%	4.00	3.90	0.98	3.80	0.95
PHAS	15.0%	4.00	4.00	0.60	4.00	0.60
Management operations	15.0%	4.00	2.35	0.35	2.35	0.35
Tenant engagement	5.0%	4.00	3.50	0.18	3.50	0.18
Total SCORECARD				3.53		3.48
DESIGNATION			HIGH PERFORMER		STANDARD	

AFFORDABLE HOUSING PRESERVATION (AHP)

PRAIRIELAND TOWNHOUSE APARTMENTS

Tucked away on the southeast side of Galesburg, Illinois, this development is off the beaten path. Home to 65 two-story units, this property also has 13 project-based vouchers (PBV).

MAINTENANCE



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Non-emergency WO - completion %	15.0%	100.0%	93.6%	2	98.1%	4
Non-emergency WO - completion time	15.0%	3.00	10.50	1	5.29	2
Emergency WO - % abated < 24 hours	15.0%	100.0%	100.0%	4	100.0%	4
Emergency WO - % complete < 72 hours	15.0%	100.0%	100.0%	4	100.0%	4
Unit - average make-ready days	20.0%	10.00	0.00	4	0.00	4
Annual Inspections - complete %	10.0%	100.0%	55.9%	1	55.9%	1
Annual Inspections - correction %	10.0%	100.0%	300.0%	4	483.3%	4
Total category score				2.95		3.40

OCCUPANCY



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Unit-days leased (UDL) - %	25.0%	98.0%	100.0%	4	99.4%	4
Unit-months leased (UML) - %	25.0%	98.0%	100.0%	4	100.0%	4
Average leasing days	10.0%	5.00	0.00	4	3.50	3
Adequacy of wait list (ratio)	10.0%	1.00	11.29	4	11.29	4
Income targeting - % ELI admissions	10.0%	40.0%	100.0%	4	100.0%	4
Annual recertifications	20.0%	100.0%	100.0%	4	100.0%	4
Total category score				4.00		3.90

FINANCIAL



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Income - Actual to Budget %	10.0%	98.0%	101.7%	4	96.9%	3
Expense - Actual to Budget %	10.0%	98.0%	111.5%	1	88.1%	4
Profit/loss	20.0%	1.00	1.04	4	1.25	4
30-day Notice efficiency	15.0%	98.0%	8558.0%	4	100.0%	4
Tenant accounts receivable (TAR) %	15.0%	1.5%	1.1%	3	1.1%	3
Tenant collections %	10.0%	98.0%	102.2%	4	97.2%	3
Deposit collections %	5.0%	98.0%	100.0%	4	100.0%	4
Reserve position	15.0%	4.00	-6.19	1	-6.19	1
Total category score				3.10		3.20

AFFORDABLE HOUSING PRESERVATION (AHP)

PHAS



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Physical inspection (PASS)	40.0%	40.00	39.20	4	39.20	4
Management assessment (MASS)	25.0%	25.00	25.00	4	25.00	4
Financial assessment (FASS)	25.0%	25.00	2.00	1	2.00	1
Capital Fund assessment (CFP)	10.0%	10.00	10.00	4	10.00	4
Total category score				3.25		3.25

MANAGEMENT



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Appearance and marketing	15.0%	100.0%	97.1%	4	97.1%	4
50058/50059 submissions	5.0%	100.0%	100.0%	4	100.0%	4
Community service compliance	0.0%	100.0%	100.0%	4	100.0%	4
EIV compliance	10.0%	100.0%	100.0%	4	100.0%	4
Tenant file review compliance	15.0%	100.0%	101.0%	4	100.0%	4
Pest control program effectiveness	15.0%	100.0%	100.0%	4	100.0%	4
Staff development - hiring and retention	5.0%	3.00	3.56	4	3.56	4
Staff development - training/development	5.0%	100.0%	0.0%	1	0.0%	1
Unit-turnaround time (total)	30.0%	100.0%	0.00	4	26.00	1
Total category score				3.85		2.95

TENANT RELATIONS



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Tenant engagement	50.0%	100.0%	87.3%	3	87.5%	3
Safety and security	50.0%	3.00	6	4	6	4
Total category score				3.50		3.50

SCORECARD



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Maintenance of the prpoerty	15.0%	4.00	2.95	0.44	3.40	0.51
Occupancy	25.0%	4.00	4.00	1.00	3.90	0.98
Financial position	25.0%	4.00	3.10	0.78	3.20	0.80
PHAS	15.0%	4.00	3.25	0.49	3.25	0.49
Management operations	15.0%	4.00	3.85	0.58	2.95	0.44
Tenant engagement	5.0%	4.00	3.50	0.18	3.50	0.18
Total SCORECARD				3.46		3.39
DESIGNATION			STANDARD		STANDARD	

AFFORDABLE HOUSING PRESERVATION (AHP)

AHP SUMMARY

Focusing on key metrics like maintenance, occupancy, financials, and management, using the goals and actual results to provide a clear picture of the program's overall health.

Overall, both properties are strong in maintenance and occupancy. On the maintenance front, both properties had a perfect 100% completion rate for emergency work orders for both the month and year-to-date. Brentwood Manor also completed 99.2% of its non-emergency work orders for the year, while Prairieland was just behind at 98.1%. Where we need to improve is with annual inspections; both properties fell significantly short of the 100% goal, with Brentwood at 46.9% and Prairieland at 55.9% for the year. And like the PH program, this data will populate as the inspections are completed.

Occupancy is another highlight. Both properties met their leasing goals, with 100% of unit-days and unit-months leased in July. The waiting lists are also healthy, with Prairieland having an impressive waitlist ratio of 11.29 against a goal of 1.00.

Financially, Brentwood Manor is a high performer, with a perfect score in most categories and an excellent year-to-date tenant accounts receivable (TAR) rate of just 0.5% against a goal of 1.5%. Prairieland also did well on its TAR rate for the month, coming in at 1.1%. Prairieland continues to report a negative reserve position for both the month and year-to-date, at -6.19 against a goal of 4.00. This is due to the restricted nature of the program's cash.

Brentwood's year-to-date tenant file review compliance was 71.9%, which is an area for improvement. Overall, AHP is doing a great job in many areas, but a few key issues stand out that we need to focus on to ensure we continue to serve our residents effectively.

AGENCY VISION

AGENCY VISION

WHO WE ARE.

The Knox County Housing Authority is a dynamic force in our community, providing high-quality affordable housing opportunities for individuals and families, while promoting self-sufficiency, empowerment, and a sense of community development.

Further, we will partner with other agencies to implement programs and services designed to help our families to not only succeed, but thrive.

WHAT WE DO.

The KCHA is the largest owner of rental housing in Knox County, Illinois, providing homes to over 1,300 people. We currently have 424 units of public housing – 196 units of family housing and 228 units for single, elderly, and disabled individuals. The agency also oversees 200 Housing Choice Vouchers (Section 8), as well as 138 units of affordable housing. In all, the KCHA provides or funds 762 units of affordable living.

WHO WE SERVE.

The population we serve is as diverse as the community we live in. Our clients represent a broad range of cultures, backgrounds, and stages in life – from hard working individuals and families to persons with disabilities and special needs to single parents seeking to improve the quality of life for their families.

Each year, the combination of low wages, unemployment, rising housing costs, and generational poverty affects thousands of residents in Knox County. The epidemic has reached crisis-level. The Knox County Housing Authority is here to help.





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September 2, 2025

Knox County Housing Authority
Board of Commissioners

Attorneys Report:

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

Thomas Anderson (170 S. West St. \$816)	1 st Appr. - CD
Biannca Johnson (1991 E. Knox St.)	1 st Appr. - STO
Jeffrey Swank (300 N. Jefferson St. #203)	1 st Appr. - STO
Nelson Flahn (255 W. Tompkins St. #1004)	1 st Appr. - CT 09/04/25
Andrew Tucker (255 W. Tompkins St. #205)	1 st Appr. - JD
Alyssa Parkinson (170 S. West St. #815)	1 st Appr. - CD
Stephanie Bush (300 N. Jefferson St. #505)	1 st Appr. - JD
Carl Engle (300 N. Jefferson St. #404)	1 st Appr. - JD
ShaBrell Coleman (1548 McKnight St.)	1 st Appr. - JD
Antoinette McLain (503 Iowa Ct.)	1 st Appr. - CD
Tia Coleman (1509 McKnight St.)	1 st Appr. - CT 09/11/25
Nytesha Sims (1503 McKnight St.)	1 st Appr. - CD
Shaona Brown (1553 McKnight St.)	1 st Appr. - JD

¹ Acronyms: FED - forcible entry and detainer, AO - agreed order, CD - case dismissed, JD for judgment, STO - stipulated order upon default JD issued, CT for continued, STI for summons to issue and ASTI for alias summons to issue, CMC case management conference, VMO for voluntary move out, VJCD for vacated judgment case dismissed, CBRAP - application for court based assistance, and BW (Atty Bart Wolek) for Prairie State Legal Services.

Diamond Waller (2067 E. Knox St.)	1 st Appr. - JD
Nyesha Blakes (900 W. Dayton St. #C6)	1 st Appr. - CD
Janai Boswell (900 W. Dayton St. #H8)	1 st Appr. - JD
Carmine Knight (1597 McKnight St.)	1 st Appr. - STO
Antoinette Barton (1563 McKnight St.)	1 st Appr. - CD
Jasmine Casey (540 Iowa Ave.)	1 st Appr. - JD
Gregory Dilworth (255 W. Tompkins St. #402)	1 st Appr - 09/04/25
David Farquer ((170 S. West St. #819)	1 st Appr. - 09/04/25
Nicene Brower (170 S. West St. #212)	1 st Appr. - 09/04/25
Emmett Davis (900 W. Dayton #F12)	1 st Appr. - CD
Kyra Mahnesmith (300 N. Jefferson St.)	1 st Appr. - STO

2. Review monthly board packet and attend monthly meeting.

Jack P. Ball, Esq.



U.S. Department of Housing and Urban Development

OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Public Housing Assessment System (PHAS) Score Report for Interim

Report Date: 08/08/2025

PHA Code:	IL085
PHA Name:	Knox County Housing Authority
Fiscal Year End:	03/31/2024

PHAS Indicators	Score	Maximum Score
Physical	39	40
Financial	25	25
Management	21	25
Capital Fund	10	10
Late Penalty Points	0	
PHAS Total Score	95	100
Designation Status:	High Performer	
Published	08/08/2025	Initial published 08/08/2025

Financial Score Details	Score	Maximum Score
Audited/Single Audit		
1. FASS Score before deductions	25.00	25
2. Audit Penalties	0.00	
Total Financial Score Unrounded (FASS Score - Audit)	25.00	25

Capital Fund Score Details	Score	Maximum Score
Timeliness of Fund Obligation:		
1. Timeliness of Fund Obligation %	90.00	
2. Timeliness of Fund Obligation Points	5	5
Occupancy Rate:		
3. Occupancy Rate %	97.67	
4. Occupancy Rate Points	5	5
Total Capital Fund Score (Fund Obligation + Occupancy Rate):	10	10

Notes:

1. The scores in this Report are the official PHAS scores of record for your PHA. PHAS scores in other systems are not to be relied upon and are not being used by the Department.
2. Due to rounding, the sum of the PHAS indicator scores may not equal the overall PHAS score.
3. "0" FASS Score indicates a late presumptive failure. See 902.60 and 902.92 of the Interim PHAS rule.
4. "0" Total Capital Fund Score is due to score of "0" for Timeliness of Fund Obligation. See the Capital Fund
5. PHAS Interim Rule website - <http://www.hud.gov/offices/reac/products/prodphasintrule.cfm>