

board agenda



Knox County Housing Authority
Regular Meeting of the Board of Commissioners
Moon Towers Conference Room
3/4/2025
4:00 PM

Opening	Roll Call	Vice Chair Robison
☐ LaToya Carson	Review/Approve Previous Meeting Minutes	Vice Chair Robison
☐ Jared Hawkinson	Review/Ratify 01-2025 Financial Reports	Vice Chair Robison
☐ Joey Range	Review/Ratify 01-2025 Claims and Bills	Vice Chair Robison
☐ Joseph Riley	COCC:	\$ 159,482.00
☐ Sara Robison	Moon Towers:	\$ 93,339.19
☐ Dena Simkins	Family:	\$ 166,430.60
☐ Dena St. George	Bluebell:	\$ 33,794.29
<u>Excused:</u>	HCV:	\$ 110,116.00
Jared Hawkinson	Brentwood:	\$ 36,522.36
	Prairieland:	\$ 32,391.45
<u>Others Present:</u>	Capital Fund 2020:	\$ 0.00
	Capital Fund 2021:	\$ 0.00
	Capital Fund 2022:	\$ 0.00
	Capital Fund 2023:	\$ 73,400.62
	Capital Fund 2024:	\$ 350,000.00
Public Comment	Open	Vice Chair Robison
Old Business	None	
New Business	Review/Approve Pay Request #8 to Mechanical Service, Inc. – Furnace and Lighting Replacement Project	Derek Antoine
	Review/Approve/Reject Commitment of Project-Based Voucher Assistance	Derek Antoine

board agenda

Reports	Executive Director’s Report – NO REPORT	Derek Antoine
	KCHA Legal Counsel Report – 02/2025	Jack Ball
Other Business	None	
Adjournment		

**MINUTES OF THE MONTHLY MEETING
OF THE BOARD OF COMMISSIONERS
OF THE KNOX COUNTY HOUSING AUTHORITY
February 4, 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: LaToya Carson
 Jared Hawkinson
 Joseph Riley
 Dena Simkins

EXCUSED: Joey Range
 Sara Robison
 Dena St. George

ABSENT:

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

Chairperson Hawkinson called the meeting to order at 4:02 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 Riley made a motion to approve the previous meeting minutes as presented; Commissioner Carson seconded. Roll call was taken as follows:

Commissioner Carson - aye
Commissioner Hawkinson - aye
Commissioner Riley - aye
Commissioner Simkins - aye

Motion Carried, 4-0.

Chairperson Hawkinson then requested the Board review and ratify the December 2024 financial reports. After brief discussion, Commissioner Carson made a motion to ratify the financial reports for December 2024 as presented; Commissioner Riley seconded. Roll call was taken as follows:

Commissioner Carson - aye
Commissioner Hawkinson - aye
Commissioner Riley - aye
Commissioner Simkins - aye

Motion Carried, 4-0.

December 2024 claims against the HA Administration in the sum of \$938,496.14; Central Office Cost Center in the sum of \$127,938.43; Moon Towers in the sum of \$123,295.40; Family in the sum of \$184,265.40; Bluebell in the sum of \$38,918.26; Housing Choice Voucher Program in the sum of \$111,288.70; Brentwood (A.H.P.) in the sum of \$37,457.48; Prairieland (A.H.P.) in the sum of \$30,361.84; 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 \$155,439.70; Capital Fund '23 in the sum of \$129,530.93; and Capital Fund '24 in the sum of \$0.00 were presented for approval. Commissioner Riley made a motion to ratify the claims and bills for

November 2024; Commissioner Range seconded. Roll call was taken as follows:

Commissioner Carson - aye
Commissioner Hawkinson - aye
Commissioner Riley - 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 Pay Request #7 from Mechanical Services Inc. for Lighting and Furnace Replacement Project. Alliance Architects has reviewed and signed approval for pay request #7. After brief discussion, Commissioner Carson made a motion to approve Pay Request #7 from Mechanical Services Inc. for Lighting and Furnace Replacement Project in the amount of \$5,303.00; Commissioner Riley seconded. Roll call was taken as follows:

Commissioner Carson - aye
Commissioner Hawkinson - aye
Commissioner Riley - aye
Commissioner Simkins - aye

Motion Carried, 4-0.

Mr. Antoine asked the Board to review and approve Contract Award for Elevator Repair and Upgrades Project. Mr. Antoine stated that this project includes replacement of the elevator piston at Blue Bell Tower, replacement of cab interior wall panels and finish flooring at all Moon Towers elevators and installation of security cameras at all Moon Towers and Blue Bell Tower elevators. Alliance Architecture has completed a full review of the bid submissions and made a recommendation for selection of Valley Commercial Construction. After brief discussion, Commissioner Riley made a motion to approve Contract Award for Elevator Repair and Upgrades Project to Valley Commercial Construction in the amount of \$305,000.00; Commissioner Range seconded. Roll call was taken as follows:

Commissioner Carson - aye
Commissioner Hawkinson - aye
Commissioner Riley - aye
Commissioner Simkins - aye

Motion Carried, 4-0.

Mr. Antoine asked the Board to review and approve Resolution 2025-01 Approval of Bad Debt Charge-Offs for the period ending December 31, 2024. After brief discussion, Commissioner Riley made a motion to approve Approval of Bad Debt Charge-Offs for the period ending December 31, 2024, in the amount of \$14,605.69; Commissioner Carson seconded. Roll call was taken as follows:

Commissioner Carson - aye
Commissioner Hawkinson - aye
Commissioner Riley - aye

Commissioner Simkins - aye
Motion Carried, 4-0.

Mr. Antoine asked the Board to discuss and approve Solicitation for Project-Based Voucher Assistance. Mr. Antoine reported that the agency had been approached by a development group regarding building affordable housing in Knox County and requested a commitment of project-based vouchers to support the grant application to the Illinois Housing Development Authority. Mr. Antoine stated the agency would issue a solicitation but no other commitment at this time. After brief discussion, Commissioner Carson made a motion to approve Solicitation for Project-Based Voucher Assistance; Commissioner Simkins seconded.

Roll call was taken as follows:

Commissioner Carson - aye
Commissioner Hawkinson - aye
Commissioner Riley - aye
Commissioner Simkins - aye

Motion Carried, 4-0.

REPORTS

Mr. Antoine provided updates from the Executive Director's Report for the month.

Mr. Ball reviewed the Legal Counsel Report.

OTHER BUSINESS

Mr. Antoine provided an update on recent executive action by the Trump Administration.

ADJOURNMENT

Commissioner Carson made a motion to adjourn the meeting at 4:47 p.m.; Commissioner Riley seconded. Roll call was taken as follows:

Commissioner Carson - aye
Commissioner Hawkinson - aye
Commissioner Riley - aye
Commissioner Simkins - aye

Motion Carried, 4-0.

Respectfully submitted,

Secretary

LOW RENT

COCC

	<u>Jan-25</u>	<u>Current YTD</u>
Operating Income	\$264,868.10	\$1,635,734.40
Operating Expenses	\$163,831.20	\$1,521,340.37
Net Revenue Income/(Loss)	\$101,036.90	\$114,394.03

COCC - Cash, Investments, A/R, & A/P **\$838,097**

MOON TOWERS

	<u>Jan-25</u>	<u>Current YTD</u>
Operating Income	\$186,920.42	\$1,047,984.86
Operating Expenses	\$94,479.90	\$1,010,085.30
Net Revenue Income/(Loss)	\$92,440.52	\$37,899.56

Moon - Cash, Investments, A/R, & A/P \$ 736,926

Minimum Reserve Position \$ 404,034

Over/(Under) Minimum Reserve Position **\$332,892**

FAMILY SITES

	<u>Jan-25</u>	<u>Current YTD</u>
Operating Income	\$239,308.29	\$1,260,373.20
Operating Expenses	\$167,713.90	\$1,232,415.72
Net Revenue Income/(Loss)	\$71,594.39	\$27,957.48

Family - Cash, Investments, A/R, & A/P \$ 924,899

Minimum Reserve Position \$ 492,966

Over/(Under) Minimum Reserve Position **\$431,933**

BLUEBELL

	<u>Jan-25</u>	<u>Current YTD</u>
Operating Income	\$55,163.82	\$293,954.38
Operating Expenses	\$34,136.53	\$266,819.90
Net Revenue Income/(Loss)	\$21,027.29	\$27,134.48

Bluebell - Cash, Investments, A/R, & A/P \$ 301,054

Minimum Reserve Position \$ 106,728

Over/(Under) Minimum Reserve Position **\$194,326**

Monthly Notes:

- For income: COCC received \$63,723 from maintenance charges along with \$153,629.96 in fees: \$43,667.46 from management fees, \$4,240 from asset management fees; \$5,722.50 from bookkeeping fees; and \$100,000 from CFP 2024 management fees, \$5,890 for safety/security fees, and \$5,890 for Mental Health Fees.
- The amps received \$135,982 in subsidy from HUD with Moon Towers receiving \$45,491; Family \$82,071; and Bluebell \$8,420.
- COCC also received \$26,719.67 from Galesburg Community Foundations for Shelter expense reimbursement along with \$100,000 for maintenance fees with the amps receiving \$250,000 for operations from CFP 2024 grant with Moon Towers receiving \$100,000; Family \$120,000; and Bluebell \$30,000.
- Expenses worth noting for the month are logo wear purchases for staff, IAHA and some Nelrod training expenses, new pressure valve in Moon's boiler room, sonic firewall, removal/installation of more flooring at Family sites, and installation of 5 thermostats at Bluebell.
- After receiving maintenance fee and operations from CFP 2024 Grant, all low rent programs show in the black for both month and year-to-date.

AHP

BRENTWOOD

	<u>Jan-25</u>	<u>Current YTD</u>
Operating Income	\$43,479.54	\$410,761.07
Operating Expenses	\$38,280.39	\$332,315.29
Net Revenue Income/(Loss)	\$5,199.15	\$78,445.78

Brentwood's Cash, Investments, A/R, & A/P \$ 721,935.92

Restricted Cash (Sec. Dep. & Current Liabilities) \$ 413,616.43

BW's Available Cash \$ 308,319.49

PRAIRIELAND

	<u>Jan-25</u>	<u>Current YTD</u>
Operating Income	\$39,202.46	\$372,120.73
Operating Expenses	\$33,981.45	\$311,259.92
Net Revenue Income/(Loss)	\$5,221.01	\$60,860.81

Prairieland's Cash, Investments, A/R, & A/P \$ (168,871.40)

Restricted Cash (Sec. Dep., Reserve, Receipts, liabs) \$ 330,786.17

PL's Available Cash \$161,914.77

Monthly Notes:

- For Income: Brentwood received \$42,769.75 in tenant income and Prairieland's received \$33,412 in tenant income.
- For expenses, it was a standard month for both Brentwood and Prairieland.
- Overall, both are in the black for the month and year-to-date.

HOUSING CHOICE VOUCHERS (HCV)

<u>ADMINISTRATIVE</u>	<u>Jan-25</u>	<u>Current YTD</u>
Operating Income	\$14,049.78	\$143,965.22
Operating Expenses	\$21,719.00	\$194,157.15
Net Revenue Income/(Loss)	(\$7,669.22)	(\$50,191.93)

Unrestricted Net Position (UNP)

Prior Month Balance	\$	-
Investment in Fixed Assets		
Monthly HCV Admin Revenue - Gain/(Loss)	\$	(7,669.22)
Transfer to NRP or Adjustment		
UNP Ending Balance Per VMS	\$	(7,669.22)

Monthly Notes:

- HCV received \$14,040 in admin fee subsidy from HUD and shows an decrease in revenue of \$7,669.22 for the month with unrestricted net position having no balance.

<u>HAP</u>	<u>Jan-25</u>	<u>Current YTD</u>
Operating Income	\$89,651.00	\$885,492.00
Operating Expenses	\$88,397.00	\$873,497.22
Net Revenue Income/(Loss)	\$1,254.00	\$11,994.78

Restricted Net Position (RNP)

Prior Month Balance	\$	177.57
Investment in Fixed Assets	\$	-
Monthly HCV HAP Revenue - Gain/(Loss)		\$1,856.00
Adjustment/Transfer from COCC or UNP		
RNP Ending Balance per VMS	\$	2,033.57

Monthly Notes:

- HCV received \$89,651 in HAP subsidy and had a increase in revenue of \$1,254. Restricted Net Position shows a balance of \$2,033.57.

EMERGENCY HOUSING VOUCHERS (EHV)

<u>ADMINISTRATIVE</u>	<u>Jan-25</u>	<u>Current YTD</u>
Operating Income	\$ 525.00	\$ 5,629.00
Operating Expenses	\$ 342.81	\$ 4,305.51
Net Revenue Income/(Loss)	\$182.19	\$1,323.49

EHV (UNP)

Prior Month Balance	\$	23,705.23
Monthly EHV Admin Revenue - Gain/(Loss)	\$	182.19
EHV UNP Ending Balance	\$	23,887.42

Monthly Notes:

- EHV received \$525 in admin fee subsidy from HUD and had an increase in revenue of \$182.19 for the month.

<u>HAP</u>	<u>Jan-25</u>	<u>Current YTD</u>
Operating Income	\$ 4,144.00	\$ 54,741.00
Operating Expenses	\$ 3,760.00	\$ 49,879.15
Net Revenue Income/(Loss)	\$384.00	\$4,861.85

EHV (RNP)

Prior Month Balance	\$	3,292.85
Monthly EHV HAP Revenue - Gain/(Loss)	\$	384.00
RNP Ending Balance per VMS	\$	3,676.85

Monthly Notes:

- EHV received \$4,144 in HAP subsidy and had a increase in revenue of \$384 for the month.

MISCELLANEOUS

IDROP Bad Debt Submitted

<u>Property Sites</u>	<u>Jan-25</u>	<u>Historical</u>
Moon Towers	\$ 4,589.51	\$ 32,608.92
Family Sites	\$ 9,864.18	\$ 48,153.92
Bluebell	\$ -	\$ 49,416.18
Brentwood	\$ -	\$ 46,560.20
Prairieland	\$ 152.00	\$ 570,477.91
Housing Choice Voucher	\$ -	\$ 1,045,268.57
Total	\$ 14,605.69	\$ 1,792,485.70

IDROP Bad Debt Collected

<u>Property Sites</u>	<u>Jan-25</u>	<u>Historical</u>
Moon Towers	\$ 135.90	\$ 495.96
Family Sites	\$ 175.75	\$ 10,793.29
Bluebell	\$ -	\$ 10,577.19
Brentwood	\$ -	\$ 13,445.30
Prairieland	\$ -	\$ 130,452.16
Housing Choice Voucher	\$ -	\$ 250,763.55
Total	\$ 311.65	\$ 416,527.45

Tenant Online Payments

<u>Property Sites</u>	<u>Jan-25</u>	<u>FYE 2024</u>
Moon Towers	\$ 4,559.36	\$ 43,230.02
Family Sites	\$ 12,424.20	\$ 43,526.45
Bluebell	\$ 777.00	\$ 42,634.00
Brentwood	\$ 8,002.00	\$ 36,584.00
Prairieland	\$ 6,326.00	\$ 112,039.68
Housing Choice Voucher	\$ -	\$ 266,839.82
Fiscal Year 2022 Total	\$ 32,088.56	\$ 544,853.97

Monthly Bad Debt Reported	\$14,605.69
Historical Bad Debt	\$1,212,678.35

	<u>By IDROP</u>	<u>By Debtor</u>
Historical Bad Debt Collected	\$416,527.45	\$ 34,818.87
37.22%	34.35%	2.87%

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - COCC
January, 2025

Page: 1
Rpt File: F:\HMS\REPORTS\KNOXOS.QRP

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	15.00	15.00	0.00	150.00	150.00	180.00	0.00
REVENUE							
FEE REVENUE							
70710 Management Fees							
10-1-000-000-3810.000 Management Fee Inc	-43,667.46	-42,476.00	-1,191.46	-424,760.00	-421,806.89	-509,712.00	-17.25
10-1-000-000-3810.010 Mgmt Fees CFP	-100,000.00	-12,624.75	-87,375.25	-126,247.50	-100,000.00	-151,497.00	-33.99
Total Line 70710	-143,667.46	-55,100.75	-88,566.71	-551,007.50	-521,806.89	-661,209.00	-21.08
70720 Asset Management Fees							
10-1-000-000-3820.000 Asset Mgmnt Fee Inc	-4,240.00	-4,240.00	0.00	-42,400.00	-42,400.00	-50,880.00	-16.67
Total Line 70720	-4,240.00	-4,240.00	0.00	-42,400.00	-42,400.00	-50,880.00	-16.67
70730 Book Keeping Fees							
10-1-000-000-3830.000 Bookkeeping Fee Inc	-5,722.50	-5,822.00	99.50	-58,220.00	-57,667.50	-69,864.00	-17.46
Total Line 70730	-5,722.50	-5,822.00	99.50	-58,220.00	-57,667.50	-69,864.00	-17.46
70750 Other Fees							
10-1-000-000-3840.000 Other Fee Inc	-60.00	-50.00	-10.00	-500.00	-780.00	-600.00	30.00
10-1-000-000-3850.000 Inspection Income	0.00	-416.67	416.67	-4,166.70	0.00	-5,000.00	-100.00
10-1-000-000-3850.001 Maint Labor Income	-63,723.00	-57,439.00	-6,284.00	-574,390.00	-598,913.75	-689,268.00	-13.11
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	-6,732.00	0.00	-67,320.00	-67,320.00	-80,784.00	-16.67
10-1-000-000-3850.007 Mental Health Fee Inc	-6,732.00	-6,732.00	0.00	-67,320.00	-67,320.00	-80,784.00	-16.67
10-1-000-000-3850.008 Participant Fee Income	-6,732.00	-6,732.00	0.00	-67,320.00	-67,320.00	-80,784.00	-16.67
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	-83,979.00	-78,101.67	-5,877.33	-781,016.70	-801,653.75	-937,220.00	-14.46
70700 TOTAL FEE REVENUE	-237,608.96	-143,264.42	-94,344.54	-1,432,644.20	-1,423,528.14	-1,719,173.00	-17.20
OTHER REVENUE							
71100 Investment Income - Unrestricted							
10-1-000-000-3610.000 Interest Income	-538.21	-750.00	211.79	-7,500.00	-9,061.51	-9,000.00	0.68
10-1-000-000-3610.023 Interest Income - HRA	-1.26	-1.00	-0.26	-10.00	-9.99	-12.00	-16.75
Total Line 71100	-539.47	-751.00	211.53	-7,510.00	-9,071.50	-9,012.00	0.66
71500 Other Revenue							
10-1-000-000-3690.000 Other Income	0.00	-200.00	200.00	-2,000.00	0.00	-2,400.00	-100.00
10-1-000-000-3690.300 T.S. Income-Grants	0.00	0.00	0.00	0.00	-20,000.00	0.00	
10-1-001-000-3690.180 Shelter Income	-26,719.67	-20,875.00	-5,844.67	-208,750.00	-183,134.76	-250,500.00	-26.89
Total Line 71500	-26,719.67	-21,075.00	-5,644.67	-210,750.00	-203,134.76	-252,900.00	-19.68
TOTAL OTHER REVENUE	-27,259.14	-21,826.00	-5,433.14	-218,260.00	-212,206.26	-261,912.00	-18.98
70000 TOTAL REVENUE	-264,868.10	-165,090.42	-99,777.68	-1,650,904.20	-1,635,734.40	-1,981,085.00	-17.43

Date:
Time:
11

Knox County Housing Authority
FDS Income Statement - COCC
January, 2025

Page: 2
Rpt File: F:\HMS\REPORTS\KNOXOS.QRP

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
EXPENSES							
ADMINISTRATIVE							
91100 Administrative Salaries							
10-1-000-000-4110.000 Admin Salaries	36,758.70	39,258.00	-2,499.30	392,580.00	386,989.56	471,096.00	-17.85
10-1-001-000-4110.000 Warm Shelter Salaries	14,610.00	15,000.00	-390.00	150,000.00	144,448.03	180,000.00	-19.75
Total Line 91100	51,368.70	54,258.00	-2,889.30	542,580.00	531,437.59	651,096.00	-18.38
91200 Auditing Fees							
10-1-000-000-4171.000 Audit Fee	0.00	267.00	-267.00	2,670.00	3,400.00	3,204.00	6.12
Total Line 91200	0.00	267.00	-267.00	2,670.00	3,400.00	3,204.00	6.12
91400 Advertising & Marketing							
10-1-000-000-4190.650 Advertising	0.00	83.33	-83.33	833.30	500.34	1,000.00	-49.97
Total Line 91400	0.00	83.33	-83.33	833.30	500.34	1,000.00	-49.97
91500 Benefit Contributions - Admin							
10-1-000-000-4110.500 Emp Benefit - Admin	16,284.14	13,666.67	2,617.47	136,666.70	146,440.56	164,000.00	-10.71
10-1-000-000-4110.550 Benefit - Life Ins.	574.08	200.00	374.08	2,000.00	6,818.22	2,400.00	184.09
10-1-001-000-4110.500 Warm Shelter Benefits	1,823.66	4,800.00	-2,976.34	48,000.00	15,009.49	57,600.00	-73.94
Total Line 91500	18,681.88	18,666.67	15.21	186,666.70	168,268.27	224,000.00	-24.88
91600 Office Expense							
10-1-000-000-4140.000 Training - Staff	600.00	833.33	-233.33	8,333.30	9,086.84	10,000.00	-9.13
10-1-000-000-4180.000 Telephone	1,740.07	666.67	1,073.40	6,666.70	8,164.09	8,000.00	2.05
10-1-000-000-4190.000 Other Sundry	6,631.90	416.67	6,215.23	4,166.70	8,533.58	5,000.00	70.67
10-1-000-000-4190.050 Office Rent Exp	600.00	600.00	0.00	6,000.00	6,000.00	7,200.00	-16.67
10-1-000-000-4190.100 Postage	637.73	200.00	437.73	2,000.00	2,522.06	2,400.00	5.09
10-1-000-000-4190.200 Office Supplies	74.27	166.67	-92.40	1,666.70	963.02	2,000.00	-51.85
10-1-000-000-4190.250 Office Furniture	0.00	41.67	-41.67	416.70	-225.00	500.00	-145.00
10-1-000-000-4190.300 Paper Supplies	45.49	166.67	-121.18	1,666.70	564.98	2,000.00	-71.75
10-1-000-000-4190.400 Printing	284.63	100.00	184.63	1,000.00	754.71	1,200.00	-37.11
10-1-000-000-4190.401 Printing Supplies	471.95	100.00	371.95	1,000.00	2,365.72	1,200.00	97.14
10-1-000-000-4190.500 Printer/Copier Sup Cont	557.94	229.17	328.77	2,291.70	1,859.80	2,750.00	-32.37
10-1-000-000-4190.550 Computers	509.00	20.83	488.17	208.30	-9,260.35	250.00	-3,804.14
10-1-000-000-4190.600 Publications	0.00	20.83	-20.83	208.30	0.00	250.00	-100.00
10-1-000-000-4190.700 Member Dues/Fees	4,080.00	1,250.00	2,830.00	12,500.00	-5,022.66	15,000.00	-133.48
10-1-000-000-4190.800 Internet Services	245.94	291.67	-45.73	2,916.70	2,217.44	3,500.00	-36.64
10-1-000-000-4190.850 IT Support	226.87	416.67	-189.80	4,166.70	3,705.37	5,000.00	-25.89
Total Line 91600	16,705.79	5,520.85	11,184.94	55,208.50	32,229.60	66,250.00	-51.35
91700 Legal Expense							
10-1-000-000-4130.000 Legal Expense	800.00	800.00	0.00	8,000.00	7,200.00	9,600.00	-25.00
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	800.00	0.00	8,000.00	7,200.00	9,600.00	-25.00
91800 Travel Expense							
10-1-000-000-4150.000 Travel - Staff	2,910.17	1,250.00	1,660.17	12,500.00	14,537.04	15,000.00	-3.09
10-1-000-000-4150.010 Travel - Commissioners	0.00	750.00	-750.00	7,500.00	223.78	9,000.00	-97.51
10-1-000-000-4150.100 Mileage - Admin	24.19	125.00	-100.81	1,250.00	1,017.87	1,500.00	-32.14
Total Line 91800	2,934.36	2,125.00	809.36	21,250.00	15,778.69	25,500.00	-38.12
91900 Other Expense							
10-1-000-000-4120.400 Fee for Service Exp	730.58	500.00	230.58	5,000.00	3,659.31	6,000.00	-39.01
10-1-000-000-4120.500 Other Fee Exp	315.45	8.33	307.12	83.30	348.91	100.00	248.91
10-1-000-000-4140.010 Training - Commiss	0.00	250.00	-250.00	2,500.00	0.00	3,000.00	-100.00
10-1-000-000-4160.000 Consulting Services	1,310.19	1,350.00	-39.81	13,500.00	10,749.34	16,200.00	-33.65
10-1-000-000-4190.950 Background Verif	0.00	20.00	-20.00	200.00	63.10	240.00	-73.71

Date:

Time:

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Knox County Housing Authority
FDS Income Statement - COCC
January, 2025

Page: 3

Rpt File: F:\HMS\REPORTS\KNOXOS.QRP

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
10-1-001-000-4120.400 Fee for Serv Exp - WS	0.00	59.00	-59.00	590.00	-22.12	708.00	-103.12
10-1-001-000-4190.000 Admin Supplies - WS	296.86	1,016.00	-719.14	10,160.00	7,849.59	12,192.00	-35.62
Total Line 91900	2,653.08	3,203.33	-550.25	32,033.30	22,648.13	38,440.00	-41.08
91000 TOTAL OPERATING EXPENSE - Admin	93,143.81	84,924.18	8,219.63	849,241.80	781,462.62	1,019,090.00	-23.32
UTILITIES							
93100 Water-200 Elect-300 Gas-600 Sewer							
10-1-000-000-4310.000 Water	20.41	30.00	-9.59	300.00	192.00	360.00	-46.67
10-1-000-000-4315.000 Sewer	17.36	20.00	-2.64	200.00	170.82	240.00	-28.83
10-1-000-000-4320.000 Electric	475.01	375.00	100.01	3,750.00	2,733.39	4,500.00	-39.26
10-1-000-000-4330.000 Gas	133.67	200.00	-66.33	2,000.00	1,094.45	2,400.00	-54.40
10-1-001-000-4310.000 Water - W.S.	119.86	0.00	119.86	0.00	944.03	0.00	
10-1-001-000-4315.000 Sewer - W.S.	168.08	0.00	168.08	0.00	1,257.84	0.00	
10-1-001-000-4320.000 Electric - W.S.	250.95	0.00	250.95	0.00	3,730.51	0.00	
10-1-001-000-4330.000 Gas - W. S.	190.43	0.00	190.43	0.00	1,087.27	0.00	
Total Line 93100, 93200, 93300, 93600	1,375.77	625.00	750.77	6,250.00	11,210.31	7,500.00	49.47
93000 TOTAL UTILITIES EXPENSES	1,375.77	625.00	750.77	6,250.00	11,210.31	7,500.00	49.47
MAINTENANCE & OPERATIONS EXPENSE							
94100 Maintenance - Labor							
10-1-000-000-4410.000 Maint Labor	40,164.22	43,833.00	-3,668.78	438,330.00	427,351.20	525,996.00	-18.75
10-1-000-000-4410.010 Maint Admin Salary	167.18	175.00	-7.82	1,750.00	2,296.60	2,100.00	9.36
10-1-000-000-4410.100 Maint Labor - OT	853.02	810.00	43.02	8,100.00	7,953.45	9,720.00	-18.17
Total Line 94100	41,184.42	44,818.00	-3,633.58	448,180.00	437,601.25	537,816.00	-18.63
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	10.00	-10.00	100.00	0.00	120.00	-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	41.67	-41.67	416.70	1,093.10	500.00	118.62
10-1-000-000-4420.070 Electrical Supplies	0.00	10.00	-10.00	100.00	130.71	120.00	8.93
10-1-000-000-4420.080 Plumbing Supplies	0.00	10.00	-10.00	100.00	39.60	120.00	-67.00
10-1-000-000-4420.100 Janitorial Supplies	0.00	83.33	-83.33	833.30	126.73	1,000.00	-87.33
10-1-000-000-4420.110 Routine Maint. Supplies	3.79	20.83	-17.04	208.30	833.28	250.00	233.31
10-1-000-000-4420.120 Other Misc Supply	0.00	41.67	-41.67	416.70	346.00	500.00	-30.80
10-1-000-000-4420.125 Mileage	0.00	20.83	-20.83	208.30	17.95	250.00	-92.82
10-1-000-000-4420.126 Vehicle Supplies	83.45	62.50	20.95	625.00	514.59	750.00	-31.39
10-1-001-000-4420.000 Maint Supplies-WS	0.00	0.00	0.00	0.00	180.83	0.00	
Total Line 94200	87.24	300.83	-213.59	3,008.30	3,282.79	3,610.00	-9.06
94300 Maintenance - Contracts							
10-1-000-000-4430.010 Garbage & Trash Cont	0.00	41.67	-41.67	416.70	184.80	500.00	-63.04
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	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.060 Unit Turnaround Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.070 Electrical Contract	0.00	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	0.00	0.00	
10-1-000-000-4430.090 Extermination Cont	0.00	0.00	0.00	0.00	0.00	0.00	
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	-172.50	0.00	
10-1-000-000-4430.120 Other Misc Maint Cont	0.00	20.83	-20.83	208.30	356.40	250.00	42.56
10-1-000-000-4430.126 Vehicle Maint Cont	0.00	41.67	-41.67	416.70	430.93	500.00	-13.81
10-1-001-000-4430.000 Maint Contracts-WS	360.00	0.00	360.00	0.00	3,911.67	0.00	

Date:

Time:

ll

Knox County Housing Authority
FDS Income Statement - COCC
January, 2025

Page: 4

Rpt File: F:\HMS\REPORTS\KNOXOS.QRP

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Total Line 94300 - (sub accts)	360.00	104.17	255.83	1,041.70	4,711.30	1,250.00	276.90
94500 Maintenance - Ordinary/Benefits							
10-1-000-000-4410.500 Maint Emp Benefit	16,691.75	18,658.00	-1,966.25	186,580.00	176,229.14	223,896.00	-21.29
10-1-000-000-4410.510 Maint Admin Benefits	85.55	186.00	-100.45	1,860.00	1,908.23	2,232.00	-14.51
Total Line 94500	16,777.30	18,844.00	-2,066.70	188,440.00	178,137.37	226,128.00	-21.22
94000 TOTAL MAINTENANCE EXPENSE	58,408.96	64,067.00	-5,658.04	640,670.00	623,732.71	768,804.00	-18.87
TOTAL PROTECTIVE SERVICES EXPENSE							
95100 Protective Services - Labor							
10-1-000-000-4481.000 Safety/Security Salary	4,069.50	4,431.00	-361.50	44,310.00	43,176.30	53,172.00	-18.80
10-1-000-000-4481.500 Safety/Security Benefits	2,493.10	2,546.00	-52.90	25,460.00	24,827.21	30,552.00	-18.74
Total Line 95100	6,562.60	6,977.00	-414.40	69,770.00	68,003.51	83,724.00	-18.78
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	328.82	200.00	128.82	2,000.00	1,376.90	2,400.00	-42.63
10-1-000-000-4480.500 Other Security Contract	0.00	83.33	-83.33	833.30	0.00	1,000.00	-100.00
10-1-001-000-4480.100 ADT Contract-WS	216.20	0.00	216.20	0.00	534.14	0.00	
Total Line 95200	545.02	283.33	261.69	2,833.30	1,911.04	3,400.00	-43.79
95000 TOTAL PROTECTIVE SERVICES EXP	7,107.62	7,260.33	-152.71	72,603.30	69,914.55	87,124.00	-19.75
INSURANCE PREMIUMS EXPENSE							
96110 120 130 - Property Liab Work Comp							
10-1-000-000-4510.010 Property Insurance	82.47	121.00	-38.53	1,210.00	1,148.43	1,452.00	-20.91
10-1-000-000-4510.020 Liability Insurance	36.96	0.00	36.96	0.00	368.25	0.00	
10-1-000-000-4510.030 Work Comp Insurance	2,893.02	2,613.00	280.02	26,130.00	25,948.59	31,356.00	-17.25
Total Line 96110, 96120, 96130	3,012.45	2,734.00	278.45	27,340.00	27,465.27	32,808.00	-16.28
96140 All Other Insurance							
10-1-000-000-4510.015 Equipment Insurance	17.09	17.00	0.09	170.00	161.72	204.00	-20.73
10-1-000-000-4510.025 PE & PO Insurance	715.50	700.00	15.50	7,000.00	6,893.19	8,400.00	-17.94
10-1-000-000-4510.035 Auto Insurance	50.00	51.00	-1.00	510.00	500.00	612.00	-18.30
10-1-000-000-4510.040 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96140	782.59	768.00	14.59	7,680.00	7,554.91	9,216.00	-18.02
96100 TOTAL INSURANCE PREMIUM EXP	3,795.04	3,502.00	293.04	35,020.00	35,020.18	42,024.00	-16.67
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 Salaries 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	4,166.70	0.00	5,000.00	-100.00
Total Line 96210	0.00	416.67	-416.67	4,166.70	0.00	5,000.00	-100.00
96000 TOTAL GENERAL EXPENSE	0.00	416.67	-416.67	4,166.70	0.00	5,000.00	-100.00
96900 TOTAL OPERATING EXPENSE	163,831.20	160,795.18	3,036.02	1,607,951.80	1,521,340.37	1,929,542.00	-21.16
97000 NET REVENUE/EXPENSE - (GAIN)/LOSS	-101,036.90	-4,295.24	-96,741.66	-42,952.40	-114,394.03	-51,543.00	121.94

Date:
Time:
11

Knox County Housing Authority
FDS Income Statement - COCC
January, 2025

Page: 5
Rpt File: F:\HMS\REPORTS\KNOXOS.QRP

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
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	760.50	1,000.00	-239.50	10,000.00	7,605.00	12,000.00	-36.63
Total Line 97400	760.50	1,000.00	-239.50	10,000.00	7,605.00	12,000.00	-36.63
TOTAL MISCELLANEOUS EXPENSE	760.50	1,000.00	-239.50	10,000.00	7,605.00	12,000.00	-36.63
90000 TOTAL EXPENSES	164,591.70	161,795.18	2,796.52	1,617,951.80	1,528,945.37	1,941,542.00	-21.25
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	-1,666.67	1,666.67	-16,666.70	0.00	-20,000.00	-100.00
Total Line 10093	0.00	-1,666.67	1,666.67	-16,666.70	0.00	-20,000.00	-100.00
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	-1,666.67	1,666.67	-16,666.70	0.00	-20,000.00	-100.00
10000 EXCESS REVENUE/EXPENSE GAIN/-LOSS	-100,276.40	-4,961.91	-95,314.49	-49,619.10	-106,789.03	-59,543.00	79.35

Date:

Time:

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Knox County Housing Authority
FDS Income Statement - AMP 1 Moon Towers
January, 2025

Page: 1

Rpt File: F:\HMS\REPORTS\KNOXOS.QRP

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	177.00	177.00	0.00	1,770.00	1,770.00	2,124.00	0.00
REVENUE							
70300 Net Tenant Rent Revenue							
10-1-000-001-3110.000 Dwelling Rent	-37,512.00	-33,416.67	-4,095.33	-334,166.70	-389,169.00	-401,000.00	-2.95
10-1-000-001-3111.000 Utility Allowance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70300	-37,512.00	-33,416.67	-4,095.33	-334,166.70	-389,169.00	-401,000.00	-2.95
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	-43.75	-250.00	206.25	-2,500.00	-148.39	-3,000.00	-95.05
10-1-000-001-3690.100 Late Fees	-325.00	-500.00	175.00	-5,000.00	-6,017.00	-6,000.00	0.28
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	-2.08	2.08	-20.80	-175.00	-25.00	600.00
10-1-000-001-3690.150 Laundry Income	-1,540.75	-1,000.00	-540.75	-10,000.00	-10,788.20	-12,000.00	-10.10
10-1-000-001-3690.160 Vending Machine Inc	-140.64	-100.00	-40.64	-1,000.00	-959.82	-1,200.00	-20.02
10-1-000-001-3690.180 Labor	-894.50	-1,000.00	105.50	-10,000.00	-10,800.67	-12,000.00	-9.99
10-1-000-001-3690.200 Materials	-38.75	-208.33	169.58	-2,083.30	-1,985.80	-2,500.00	-20.57
10-1-000-001-3690.300 T.S. Income - Grants	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70400	-2,983.39	-3,060.41	77.02	-30,604.10	-30,874.88	-36,725.00	-15.93
70500 TOTAL TENANT REVENUE	-40,495.39	-36,477.08	-4,018.31	-364,770.80	-420,043.88	-437,725.00	-4.04
70600 HUD PHA Operating Grants							
10-1-000-001-8020.000 Oper Sub - Curr Yr	-45,491.00	-47,288.00	1,797.00	-472,880.00	-482,348.00	-567,456.00	-15.00
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	-45,491.00	-47,288.00	1,797.00	-472,880.00	-482,348.00	-567,456.00	-15.00
10010 Operating Tranfers In - CFP							
10-1-000-001-3404.010 Other Inc - Operations	-100,000.00	-12,083.33	-87,916.67	-120,833.30	-100,000.00	-145,000.00	-31.03
Total Line 10010	-100,000.00	-12,083.33	-87,916.67	-120,833.30	-100,000.00	-145,000.00	-31.03
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	-634.03	-1,000.00	365.97	-10,000.00	-8,590.98	-12,000.00	-28.41
Total Line 71100	-634.03	-1,000.00	365.97	-10,000.00	-8,590.98	-12,000.00	-28.41
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	-3,000.00	-3,000.00	-3,600.00	-16.67
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	-34,002.00	0.00	
Total Line 71500	-300.00	-300.00	0.00	-3,000.00	-37,002.00	-3,600.00	927.83
70000 TOTAL REVENUE	-186,920.42	-97,148.41	-89,772.01	-971,484.10	-1,047,984.86	-1,165,781.00	-10.10

Date:

Time:

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Knox County Housing Authority
FDS Income Statement - AMP 1 Moon Towers
January, 2025

Page: 2

Rpt File: F:\HMS\REPORTS\KNOXOS.QRP

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
EXPENSES							
ADMINISTRATIVE							
91100 Administrative Salaries							
10-1-000-001-4110.000 Admin Salaries	5,945.94	6,630.00	-684.06	66,300.00	64,537.07	79,560.00	-18.88
10-1-000-001-4110.200 Admin Exp - Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91100	5,945.94	6,630.00	-684.06	66,300.00	64,537.07	79,560.00	-18.88
91200 Auditing Fees							
10-1-000-001-4171.000 Audit Fee	0.00	267.00	-267.00	2,670.00	3,570.00	3,204.00	11.42
Total Line 91200	0.00	267.00	-267.00	2,670.00	3,570.00	3,204.00	11.42
91300 Management Fee							
10-1-000-001-4120.100 Management Fee Exp	14,243.19	13,681.00	562.19	136,810.00	136,284.10	164,172.00	-16.99
Total Line 91300	14,243.19	13,681.00	562.19	136,810.00	136,284.10	164,172.00	-16.99
91310 Book-keeping Fee							
10-1-000-001-4120.300 Bookkeeping Fee Exp	1,327.50	1,328.00	-0.50	13,280.00	13,170.00	15,936.00	-17.36
Total Line 91310	1,327.50	1,328.00	-0.50	13,280.00	13,170.00	15,936.00	-17.36
91500 Benefit Contributions - Admin							
10-1-000-001-4110.500 Admin Emp Benefit	1,953.94	2,706.00	-752.06	27,060.00	24,835.01	32,472.00	-23.52
Total Line 91500	1,953.94	2,706.00	-752.06	27,060.00	24,835.01	32,472.00	-23.52
91600 Office Expense							
10-1-000-001-4140.000 Training - Staff	0.00	163.83	-163.83	1,638.30	950.00	1,966.00	-51.68
10-1-000-001-4180.000 Telephone	880.93	283.33	597.60	2,833.30	4,060.33	3,400.00	19.42
10-1-000-001-4190.100 Postage	113.85	79.17	34.68	791.70	860.06	950.00	-9.47
10-1-000-001-4190.200 Office Supplies	58.42	66.67	-8.25	666.70	532.44	800.00	-33.45
10-1-000-001-4190.250 Office Furniture	0.00	83.33	-83.33	833.30	0.00	1,000.00	-100.00
10-1-000-001-4190.300 Paper Supplies	0.00	100.00	-100.00	1,000.00	157.52	1,200.00	-86.87
10-1-000-001-4190.400 Printing	33.60	83.33	-49.73	833.30	288.65	1,000.00	-71.14
10-1-000-001-4190.401 Printing Supplies	118.26	58.33	59.93	583.30	118.26	700.00	-83.11
10-1-000-001-4190.500 Printer/Copier Sup Cont	326.50	208.33	118.17	2,083.30	1,648.95	2,500.00	-34.04
10-1-000-001-4190.550 Computers	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4190.700 Member Dues/Fees	700.00	125.00	575.00	1,250.00	700.00	1,500.00	-53.33
10-1-000-001-4190.800 Internet Services	87.11	91.67	-4.56	916.70	871.10	1,100.00	-20.81
10-1-000-001-4190.850 IT Support	121.88	83.33	38.55	833.30	712.13	1,000.00	-28.79
Total Line 91600	2,440.55	1,426.32	1,014.23	14,263.20	10,899.44	17,116.00	-36.32
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	97.50	-97.50	975.00	1,986.93	1,170.00	69.82
10-1-000-001-4150.010 Travel - Commissioners	0.00	0.00	0.00	0.00	513.65	0.00	
10-1-000-001-4150.100 Mileage - Admin	0.00	8.33	-8.33	83.30	0.00	100.00	-100.00
Total Line 91800	0.00	105.83	-105.83	1,058.30	2,500.58	1,270.00	96.90
91900 Other Expense							
10-1-000-001-4120.400 Fee for Service Exp	904.81	125.00	779.81	1,250.00	1,106.40	1,500.00	-26.24
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	2,124.00	2,124.00	0.00	21,240.00	27,258.00	25,488.00	6.94
10-1-000-001-4120.800 Participant Fee	2,124.00	2,124.00	0.00	21,240.00	16,992.00	25,488.00	-33.33
10-1-000-001-4160.000 Consulting Services	0.00	125.00	-125.00	1,250.00	0.00	1,500.00	-100.00
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	16.67	-16.67	166.70	50.68	200.00	-74.66
10-1-000-001-4190.950 Background Verification	0.00	708.33	-708.33	7,083.30	3,789.96	8,500.00	-55.41
Total Line 91900	5,152.81	5,223.00	-70.19	52,230.00	49,197.04	62,676.00	-21.51

Date:

Time:

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Knox County Housing Authority
FDS Income Statement - AMP 1 Moon Towers
January, 2025

Page: 3

Rpt File: F:\HMS\REPORTS\KNOXOS.QRP

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
91000 TOTAL OPERATING EXPENSE - Admin	31,063.93	31,367.15	-303.22	313,671.50	304,993.24	376,406.00	-18.97
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	17,700.00	17,700.00	21,240.00	-16.67
Total Line 92000	1,770.00	1,770.00	0.00	17,700.00	17,700.00	21,240.00	-16.67
92000 TOTAL ASSET MANAGEMENT FEE	1,770.00	1,770.00	0.00	17,700.00	17,700.00	21,240.00	-16.67
TENANT SERVICES							
92400 Tenant Services - Other							
10-1-000-001-4220.050 Ten Ser-Cable/TV Exp	0.00	87.50	-87.50	875.00	0.00	1,050.00	-100.00
10-1-000-001-4220.100 Ten Ser-Supplies	0.00	33.33	-33.33	333.30	35.98	400.00	-91.01
10-1-000-001-4220.110 Ten Ser-Recreation	9.98	70.83	-60.85	708.30	112.20	850.00	-86.80
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	125.00	-125.00	1,250.00	0.00	1,500.00	-100.00
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	2,524.60	0.00	2,524.60	0.00	4,467.53	0.00	
Total Line 92400	2,534.58	316.66	2,217.92	3,166.60	4,615.71	3,800.00	21.47
92500 TOTAL TENANT SERVICES EXPENSE	2,534.58	316.66	2,217.92	3,166.60	4,615.71	3,800.00	21.47
UTILITIES							
93100 Water-200 Elect-300 Gas-600 Sewer							
10-1-000-001-4310.000 Water	1,614.25	1,500.00	114.25	15,000.00	14,893.21	18,000.00	-17.26
10-1-000-001-4315.000 Sewer	4,899.10	4,208.33	690.77	42,083.30	44,719.10	50,500.00	-11.45
10-1-000-001-4320.000 Electric	2,221.92	2,750.00	-528.08	27,500.00	17,424.61	33,000.00	-47.20
10-1-000-001-4330.000 Gas	3,208.17	5,833.33	-2,625.16	58,333.30	22,118.92	70,000.00	-68.40
Total Line 93100, 93200, 93300, 93600	11,943.44	14,291.66	-2,348.22	142,916.60	99,155.84	171,500.00	-42.18
93000 TOTAL UTILITIES EXPENSES	11,943.44	14,291.66	-2,348.22	142,916.60	99,155.84	171,500.00	-42.18
MAINTENANCE & OPERATIONS EXPENSE							
94100 Maintenance - Labor							
10-1-000-001-4410.000 Maint Labor	2,229.00	4,537.17	-2,308.17	45,371.70	23,442.08	54,446.00	-56.94
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	2,229.00	4,537.17	-2,308.17	45,371.70	23,442.08	54,446.00	-56.94
94200 Maintenance - Materials/Supplies							
10-1-000-001-4420.010 Garbage&Trash Supp	0.00	33.33	-33.33	333.30	202.66	400.00	-49.34
10-1-000-001-4420.020 Heating&Cooling Supp	2,165.09	250.00	1,915.09	2,500.00	2,393.93	3,000.00	-20.20
10-1-000-001-4420.030 Snow Removal Supplies	0.00	41.67	-41.67	416.70	0.00	500.00	-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	0.00	291.67	-291.67	2,916.70	2,501.94	3,500.00	-28.52
10-1-000-001-4420.070 Electrical Supplies	38.34	100.00	-61.66	1,000.00	8,990.28	1,200.00	649.19
10-1-000-001-4420.080 Plumbing Supplies	324.85	208.33	116.52	2,083.30	4,220.35	2,500.00	68.81
10-1-000-001-4420.090 Extermination Supplies	26.44	183.33	-156.89	1,833.30	2,372.56	2,200.00	7.84
10-1-000-001-4420.100 Janitorial Supplies	506.94	541.67	-34.73	5,416.70	4,508.15	6,500.00	-30.64
10-1-000-001-4420.110 Routine Maint. Supplies	4,028.19	4,166.67	-138.48	41,666.70	17,621.15	50,000.00	-64.76
10-1-000-001-4420.120 Other Misc Supplies	0.00	125.00	-125.00	1,250.00	692.00	1,500.00	-53.87
10-1-000-001-4420.121 Laundry Supplies	0.00	0.00	0.00	0.00	325.00	0.00	
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	197.19	208.33	-11.14	2,083.30	1,513.25	2,500.00	-39.47
10-1-000-001-4420.130 Securtiy Supplies	0.00	0.00	0.00	0.00	0.00	0.00	

Date:

Time:

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Knox County Housing Authority
FDS Income Statement - AMP 1 Moon Towers
January, 2025

Page: 4

Rpt File: F:\HMS\REPORTS\KNOXOS.QRP

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Total Line 94200	7,287.04	6,150.00	1,137.04	61,500.00	45,341.27	73,800.00	-38.56
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	18,931.50	18,399.00	532.50	183,990.00	207,616.75	220,788.00	-5.97
10-1-000-001-4430.010 Garbage & Trash Con	609.95	791.67	-181.72	7,916.70	6,565.41	9,500.00	-30.89
10-1-000-001-4430.020 Heating & Cooling Cont	765.00	708.33	56.67	7,083.30	1,800.00	8,500.00	-78.82
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	650.59	1,750.00	-1,099.41	17,500.00	47,925.08	21,000.00	128.21
10-1-000-001-4430.050 Landscape & Grds Cont	0.00	1,250.00	-1,250.00	12,500.00	804.00	15,000.00	-94.64
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	250.00	-250.00	2,500.00	1,489.88	3,000.00	-50.34
10-1-000-001-4430.080 Plumbing Contracts	90.00	333.33	-243.33	3,333.30	12,496.09	4,000.00	212.40
10-1-000-001-4430.090 Extermination Contracts	5,267.00	3,750.00	1,517.00	37,500.00	53,629.00	45,000.00	19.18
10-1-000-001-4430.100 Janitorial Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4430.110 Routine Maint Cont	91.00	833.33	-742.33	8,333.30	4,512.25	10,000.00	-54.88
10-1-000-001-4430.111 Flooring Contract	0.00	666.67	-666.67	6,666.70	33,305.00	8,000.00	316.31
10-1-000-001-4430.120 Other Misc Cont Cost	0.00	208.33	-208.33	2,083.30	2,922.30	2,500.00	16.89
10-1-000-001-4430.121 Laundry Equip Contract	0.00	250.00	-250.00	2,500.00	1,025.00	3,000.00	-65.83
10-1-000-001-4430.126 Vehicle Maint Cont	0.00	41.67	-41.67	416.70	10.00	500.00	-98.00
10-1-000-001-4431.000 Trash Removal	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94300	26,405.04	29,232.33	-2,827.29	292,323.30	374,100.76	350,788.00	6.65
94500 Maintenance - Ordinary/Benefits							
10-1-000-001-4410.500 Maint Emp Benefit	1,140.71	2,035.83	-895.12	20,358.30	10,975.09	24,430.00	-55.08
Total Line 94500	1,140.71	2,035.83	-895.12	20,358.30	10,975.09	24,430.00	-55.08
94000 TOTAL MAINTENANCE EXPENSES	37,061.79	41,955.33	-4,893.54	419,553.30	453,859.20	503,464.00	-9.85
TOTAL PROTECTIVE SERVICES EXPENSE							
95200 Protective Services - Contract							
10-1-000-001-4480.000 Police Contract	715.65	208.33	507.32	2,083.30	2,833.18	2,500.00	13.33
10-1-000-001-4480.006 Safety/Security Labor Fee	2,124.00	2,124.00	0.00	21,240.00	19,470.00	25,488.00	-23.61
10-1-000-001-4480.100 ADT Contract	898.62	241.67	656.95	2,416.70	2,632.02	2,900.00	-9.24
10-1-000-001-4480.500 Other Security Contract	239.49	541.67	-302.18	5,416.70	2,309.17	6,500.00	-64.47
Total Line 95200	3,977.76	3,115.67	862.09	31,156.70	27,244.37	37,388.00	-27.13
95300 Protective Services - Other							
Total Line 95300	0.00	0.00	0.00	0.00	0.00	0.00	
95000 TOTAL PROTECTIVE SERVICES EXP	3,977.76	3,115.67	862.09	31,156.70	27,244.37	37,388.00	-27.13
INSURANCE PREMIUMS EXPENSE							
96110 Property 120 Liab. 130 Work Comp							
10-1-000-001-4510.010 Property	5,552.22	4,966.00	586.22	49,660.00	49,361.70	59,592.00	-17.17
10-1-000-001-4510.020 Liability Insurance	443.47	444.00	-0.53	4,440.00	4,356.13	5,328.00	-18.24
10-1-000-001-4510.030 Work Comp Insurance	235.01	216.00	19.01	2,160.00	2,170.01	2,592.00	-16.28
Total Line 96110, 96120, 96130	6,230.70	5,626.00	604.70	56,260.00	55,887.84	67,512.00	-17.22
96140 All Other Insurance							
10-1-000-001-4510.015 Equipment Insurance	205.21	194.00	11.21	1,940.00	1,913.41	2,328.00	-17.81
10-1-000-001-4510.025 PE & PO Insurance	53.21	66.00	-12.79	660.00	609.68	792.00	-23.02
10-1-000-001-4510.035 Auto Insurance	50.00	51.00	-1.00	510.00	500.00	612.00	-18.30
10-1-000-001-4510.040 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96140	308.42	311.00	-2.58	3,110.00	3,023.09	3,732.00	-19.00
96100 TOTAL INSURANCE PREMIUMS EXP	6,539.12	5,937.00	602.12	59,370.00	58,910.93	71,244.00	-17.31

Date:

Time:

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Knox County Housing Authority
FDS Income Statement - AMP 1 Moon Towers
January, 2025

Page: 5

Rpt File: F:\HMS\REPORTS\KNOXOS.QRP

	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 Absences							
10-1-000-001-4110.001 Salaries 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	2,556.86	2,218.58	338.28	22,185.80	29,001.32	26,623.00	8.93
Total Line 96300	2,556.86	2,218.58	338.28	22,185.80	29,001.32	26,623.00	8.93
96400 Bad Debt - Tenant Rents							
10-1-000-001-4570.000 Collection Losses	-2,967.58	1,666.67	-4,634.25	16,666.70	14,604.69	20,000.00	-26.98
Total Line 96400	-2,967.58	1,666.67	-4,634.25	16,666.70	14,604.69	20,000.00	-26.98
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	-410.72	3,885.25	-4,295.97	38,852.50	43,606.01	46,623.00	-6.47
96900 TOTAL OPERATING EXPENSE	94,479.90	102,638.72	-8,158.82	1,026,387.20	1,010,085.30	1,231,665.00	-17.99
97000 NET REVENUE/EXPENSE (-Gain/Loss)	-92,440.52	5,490.31	-97,930.83	54,903.10	-37,899.56	65,884.00	-157.52
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	10,107.00	13,750.00	-3,643.00	137,500.00	101,070.00	165,000.00	-38.75
Total Line 97400	10,107.00	13,750.00	-3,643.00	137,500.00	101,070.00	165,000.00	-38.75
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	10,107.00	13,750.00	-3,643.00	137,500.00	101,070.00	165,000.00	-38.75

Date:
Time:
11

Knox County Housing Authority
FDS Income Statement - AMP 1 Moon Towers
January, 2025

Page: 6
Rpt File: F:\HMS\REPORTS\KNOXOS.QRP

	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)	-82,333.52	19,240.31	-101,573.83	192,403.10	63,170.44	230,884.00	-72.64

Date:

Time:

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Knox County Housing Authority
FDS Income Statement - AMP 2 Family Site
January, 2025

Page: 1

Rpt File: F:\HMS\REPORTS\KNOXOS.QRP

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	196.00	177.00	0.00	1,770.00	1,960.00	2,124.00	0.00
REVENUE							
70300 Net Tenant Rent Revenue							
10-1-000-002-3110.000 Dwelling Rent	-33,591.00	-20,416.67	-13,174.33	-204,166.70	-255,948.00	-245,000.00	4.47
10-1-000-002-3111.000 Utility Allowance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70300	-33,591.00	-20,416.67	-13,174.33	-204,166.70	-255,948.00	-245,000.00	4.47
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	
10-1-000-002-3690.000 Other Income	0.00	-166.67	166.67	-1,666.70	-553.52	-2,000.00	-72.32
10-1-000-002-3690.100 Late Fees	-525.00	-750.00	225.00	-7,500.00	-10,225.00	-9,000.00	13.61
10-1-000-002-3690.120 Violation Fees	-1,450.00	-833.33	-616.67	-8,333.30	-11,650.00	-10,000.00	16.50
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	-8.33	8.33	-83.30	-100.00	-100.00	0.00
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	-456.25	-1,583.33	1,127.08	-15,833.30	-13,831.50	-19,000.00	-27.20
10-1-000-002-3690.200 Materials	57.75	-666.67	724.42	-6,666.70	-7,892.89	-8,000.00	-1.34
Total Line 70400	-2,373.50	-4,008.33	1,634.83	-40,083.30	-44,252.91	-48,100.00	-8.00
70500 TOTAL TENANT REVENUE	-35,964.50	-24,425.00	-11,539.50	-244,250.00	-300,200.91	-293,100.00	2.42
70600 HUD PHA Operating Grants							
10-1-000-002-8020.000 Oper Sub - Curr Yr	-82,071.00	-80,129.00	-1,942.00	-801,290.00	-824,218.00	-961,548.00	-14.28
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	-82,071.00	-80,129.00	-1,942.00	-801,290.00	-824,218.00	-961,548.00	-14.28
10010 Operating Tranfers In - CFP							
10-1-000-002-3404.010 Other Inc - Operations	-120,000.00	-13,750.00	-106,250.00	-137,500.00	-120,000.00	-165,000.00	-27.27
Total Line 70610	-120,000.00	-13,750.00	-106,250.00	-137,500.00	-120,000.00	-165,000.00	-27.27
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	-772.79	-1,000.00	227.21	-10,000.00	-10,654.29	-12,000.00	-11.21
Total Line 71100	-772.79	-1,000.00	227.21	-10,000.00	-10,654.29	-12,000.00	-11.21
71300 Proceeds from Disposition of Asset							
Total Line 71300	0.00	0.00	0.00	0.00	0.00	0.00	
71500 Other Revenue							
10-1-000-002-3190.050 Office Rent Income	-300.00	-300.00	0.00	-3,000.00	-3,000.00	-3,600.00	-16.67
10-1-000-002-3195.000 Day Care Income	-200.00	-200.00	0.00	-2,000.00	-2,000.00	-2,400.00	-16.67
10-1-000-002-3690.300 T.S. Income - Grants	0.00	0.00	0.00	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	-500.00	-500.00	0.00	-5,000.00	-5,300.00	-6,000.00	-11.67
70000 TOTAL REVENUE	-239,308.29	-119,804.00	-119,504.29	-1,198,040.00	-1,260,373.20	-1,437,648.00	-12.33
EXPENSES							

Date:

Time:

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Knox County Housing Authority
FDS Income Statement - AMP 2 Family Site
January, 2025

Page: 2

Rpt File: F:\HMS\REPORTS\KNOXOS.QRP

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
ADMINISTRATIVE							
91100 Administrative Salaries							
10-1-000-002-4110.000 Admin Salaries	7,137.00	7,833.00	-696.00	78,330.00	75,748.80	93,996.00	-19.41
10-1-000-002-4110.200 Admin Exp - Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91100	7,137.00	7,833.00	-696.00	78,330.00	75,748.80	93,996.00	-19.41
91200 Auditing Fees							
10-1-000-002-4171.000 Audit Fee	0.00	250.00	-250.00	2,500.00	3,910.00	3,000.00	30.33
Total Line 91200	0.00	250.00	-250.00	2,500.00	3,910.00	3,000.00	30.33
91300 Management Fee							
10-1-000-002-4120.100 Management Fee Exp	15,369.77	15,149.00	220.77	151,490.00	149,313.34	181,788.00	-17.86
Total Line 91300	15,369.77	15,149.00	220.77	151,490.00	149,313.34	181,788.00	-17.86
91310 Book-keeping Fee							
10-1-000-002-4120.300 Bookkeeping Fee Exp	1,432.50	1,470.00	-37.50	14,700.00	14,430.00	17,640.00	-18.20
Total Line 91310	1,432.50	1,470.00	-37.50	14,700.00	14,430.00	17,640.00	-18.20
91500 Benefit Contributions - Admin							
10-1-000-002-4110.500 Emp Benefit - Admin	2,384.17	2,602.00	-217.83	26,020.00	25,515.25	31,224.00	-18.28
Total Line 91500	2,384.17	2,602.00	-217.83	26,020.00	25,515.25	31,224.00	-18.28
91600 Office Expense							
10-1-000-002-4140.000 Training - Staff	0.00	250.00	-250.00	2,500.00	950.00	3,000.00	-68.33
10-1-000-002-4180.000 Telephone	1,014.99	250.00	764.99	2,500.00	3,972.50	3,000.00	32.42
10-1-000-002-4190.100 Postage	253.23	200.00	53.23	2,000.00	1,897.22	2,400.00	-20.95
10-1-000-002-4190.200 Office Supplies	61.84	100.00	-38.16	1,000.00	559.73	1,200.00	-53.36
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	75.00	-75.00	750.00	566.15	900.00	-37.09
10-1-000-002-4190.400 Printing	0.00	0.00	0.00	0.00	1,329.77	0.00	
10-1-000-002-4190.401 Printing Supplies	118.26	0.00	118.26	0.00	118.26	0.00	
10-1-000-002-4190.500 Printer/Copier Sup Cont	148.88	125.00	23.88	1,250.00	1,215.16	1,500.00	-18.99
10-1-000-002-4190.550 Computers	4,449.06	20.83	4,428.23	208.30	4,449.06	250.00	1,679.62
10-1-000-002-4190.700 Member Dues/Fees	0.00	166.67	-166.67	1,666.70	0.00	2,000.00	-100.00
10-1-000-002-4190.800 Internet Services	975.88	600.00	375.88	6,000.00	6,588.37	7,200.00	-8.49
10-1-000-002-4190.850 IT Support	0.00	83.33	-83.33	833.30	433.50	1,000.00	-56.65
Total Line 91600	7,022.14	1,870.83	5,151.31	18,708.30	22,079.72	22,450.00	-1.65
91700 Legal Expense							
Total Line 91700	0.00	0.00	0.00	0.00	0.00	0.00	
91800 Travel Expense							
10-1-000-002-4150.000 Travel - Staff	224.00	100.00	124.00	1,000.00	2,142.13	1,200.00	78.51
10-1-000-002-4150.010 Travel - Commissioners	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4150.100 Mileage - Admin	0.00	75.00	-75.00	750.00	779.49	900.00	-13.39
Total Line 91800	224.00	175.00	49.00	1,750.00	2,921.62	2,100.00	39.12
91900 Other Expense							
10-1-000-002-4120.400 Fee for Service Exp	1,007.26	100.00	907.26	1,000.00	1,208.66	1,200.00	0.72
10-1-000-002-4120.500 Other Fee Exp	0.00	2,602.50	-2,602.50	26,025.00	20.15	31,230.00	-99.94
10-1-000-002-4120.700 Mental Health Fee	2,352.00	2,352.00	0.00	23,520.00	30,184.00	28,224.00	6.94
10-1-000-002-4120.800 Participant Fee	2,352.00	2,352.00	0.00	23,520.00	18,816.00	28,224.00	-33.33
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	5.00	-5.00	50.00	40.00	60.00	-33.33
10-1-000-002-4190.950 Background Verification	0.00	650.00	-650.00	6,500.00	25.24	7,800.00	-99.68
Total Line 91900	5,711.26	8,061.50	-2,350.24	80,615.00	50,294.05	96,738.00	-48.01
91000 TOTAL OPERATING EXPENSE - Admin	39,280.84	37,411.33	1,869.51	374,113.30	344,212.78	448,936.00	-23.33

Date:

Time:

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Knox County Housing Authority
FDS Income Statement - AMP 2 Family Site
January, 2025

Page: 3

Rpt File: F:\HMS\REPORTS\KNOXOS.QRP

	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	19,600.00	19,600.00	23,520.00	-16.67
Total Line 92000	1,960.00	1,960.00	0.00	19,600.00	19,600.00	23,520.00	-16.67
92000 TOTAL ASSET MANAGEMENT FEE	1,960.00	1,960.00	0.00	19,600.00	19,600.00	23,520.00	-16.67
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	166.70	-237.32	200.00	-218.66
10-1-000-002-4220.110 Ten Ser-Recreation	0.00	100.00	-100.00	1,000.00	913.62	1,200.00	-23.87
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	33.33	-33.33	333.30	0.00	400.00	-100.00
10-1-000-002-4220.300 T.S. - Grant Expenses	40.67	0.00	40.67	0.00	6,845.48	0.00	
Total Line 92400	40.67	150.00	-109.33	1,500.00	7,521.78	1,800.00	317.88
92500 TOTAL TENANT SERVICES EXPENSE	40.67	150.00	-109.33	1,500.00	7,521.78	1,800.00	317.88
UTILITIES							
93100 Water-200 Elect-300 Gas-600 Sewer							
10-1-000-002-4310.000 Water	147.86	150.00	-2.14	1,500.00	1,191.69	1,800.00	-33.80
10-1-000-002-4315.000 Sewer	70.83	75.00	-4.17	750.00	644.77	900.00	-28.36
10-1-000-002-4320.000 Electric	647.89	1,291.67	-643.78	12,916.70	8,552.29	15,500.00	-44.82
10-1-000-002-4330.000 Gas	1,176.77	1,250.00	-73.23	12,500.00	4,074.62	15,000.00	-72.84
Total Line 93100 93200 93300 93600	2,043.35	2,766.67	-723.32	27,666.70	14,463.37	33,200.00	-56.44
93000 TOTAL UTILITIES EXPENSES	2,043.35	2,766.67	-723.32	27,666.70	14,463.37	33,200.00	-56.44
MAINTENANCE & OPERATIONS EXPENSE							
94100 Maintenance - Labor							
10-1-000-002-4410.000 Maint Labor	2,507.62	5,217.00	-2,709.38	52,170.00	26,372.33	62,604.00	-57.87
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	2,507.62	5,217.00	-2,709.38	52,170.00	26,372.33	62,604.00	-57.87
94200 Maintenance - Materials/Supplies							
10-1-000-002-4420.010 Garbage&Trash Supp	0.00	4.17	-4.17	41.70	0.00	50.00	-100.00
10-1-000-002-4420.020 Heating&Cooling Supp	1,135.96	1,250.00	-114.04	12,500.00	-5,282.41	15,000.00	-135.22
10-1-000-002-4420.030 Snow Removal Supplies	0.00	16.67	-16.67	166.70	0.00	200.00	-100.00
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	0.00	250.00	-250.00	2,500.00	6,199.94	3,000.00	106.66
10-1-000-002-4420.070 Electrical Supplies	382.40	625.00	-242.60	6,250.00	18,974.86	7,500.00	153.00
10-1-000-002-4420.080 Plumbing Supplies	870.38	1,250.00	-379.62	12,500.00	14,849.03	15,000.00	-1.01
10-1-000-002-4420.090 Extermination Supplies	138.89	150.00	-11.11	1,500.00	2,562.26	1,800.00	42.35
10-1-000-002-4420.100 Janitorial Supplies	361.28	291.67	69.61	2,916.70	4,825.94	3,500.00	37.88
10-1-000-002-4420.110 Routine Maint. Supplies	2,440.70	6,000.00	-3,559.30	60,000.00	46,494.60	72,000.00	-35.42
10-1-000-002-4420.111 Flooring Supplies	14,837.30	0.00	14,837.30	0.00	14,837.30	0.00	
10-1-000-002-4420.120 Other Misc. Supplies	0.00	0.00	0.00	0.00	346.00	0.00	
10-1-000-002-4420.121 Laundry Supplies	-14,837.30	1,208.33	-16,045.63	12,083.30	0.00	14,500.00	-100.00
10-1-000-002-4420.125 Mileage	0.00	8.33	-8.33	83.30	0.00	100.00	-100.00
10-1-000-002-4420.126 Vehicle Supplies	1,039.92	750.00	289.92	7,500.00	7,764.65	9,000.00	-13.73
10-1-000-002-4420.130 Security Supplies	0.00	0.00	0.00	0.00	0.00	0.00	

Date:

Time:

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Knox County Housing Authority
FDS Income Statement - AMP 2 Family Site
January, 2025

Page: 4

Rpt File: F:\HMS\REPORTS\KNOXOS.QRP

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Total Line 94200	6,369.53	11,804.17	-5,434.64	118,041.70	111,572.17	141,650.00	-21.23
94300 Maintenance - Contracts							
10-1-000-002-4330.010 Refuse	12.94	0.00	12.94	0.00	90.06	0.00	
10-1-000-002-4430.000 Maint Labor Contract	39,247.00	33,778.00	5,469.00	337,780.00	356,035.50	405,336.00	-12.16
10-1-000-002-4430.010 Garbage&Trash Cont	96.00	250.00	-154.00	2,500.00	2,876.28	3,000.00	-4.12
10-1-000-002-4430.020 Heating&Cooling Cont	225.00	1,000.00	-775.00	10,000.00	741.25	12,000.00	-93.82
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	176.00	0.00	
10-1-000-002-4430.050 Landscape & Grds Cont	2,650.00	1,666.67	983.33	16,666.70	6,468.05	20,000.00	-67.66
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	88.00	25.00	63.00	250.00	8,918.68	300.00	2,872.89
10-1-000-002-4430.080 Plumbing Contracts	0.00	1,166.67	-1,166.67	11,666.70	16,839.06	14,000.00	20.28
10-1-000-002-4430.090 Extermination Contracts	550.00	1,000.00	-450.00	10,000.00	14,987.00	12,000.00	24.89
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	0.00	20.00	-20.00	200.00	379.69	240.00	58.20
10-1-000-002-4430.111 Flooring Contract	55,035.00	4,333.33	50,701.67	43,333.30	150,881.00	52,000.00	190.16
10-1-000-002-4430.120 Other Misc Cont Cost	0.00	83.33	-83.33	833.30	3,014.10	1,000.00	201.41
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	376.41	25.00	351.41	250.00	955.12	300.00	218.37
10-1-000-002-4431.000 Trash Removal	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94300	98,280.35	43,348.00	54,932.35	433,480.00	562,361.79	520,176.00	8.11
94500 Maintenance - Ordinary/Benefits							
10-1-000-002-4410.500 Emp Benefit - Maint	1,283.30	2,273.00	-989.70	22,730.00	12,347.05	27,276.00	-54.73
Total Line 94500	1,283.30	2,273.00	-989.70	22,730.00	12,347.05	27,276.00	-54.73
94000 TOTAL MAINTENANCE EXPENSES	108,440.80	62,642.17	45,798.63	626,421.70	712,653.34	751,706.00	-5.20
TOTAL PROTECTIVE SERVICES EXPENSE							
95200 Protective Services - Contract							
10-1-000-002-4480.000 Police Contract	792.48	250.00	542.48	2,500.00	3,137.30	3,000.00	4.58
10-1-000-002-4480.006 Safety/Security Labor Fee	2,352.00	1,960.00	392.00	19,600.00	21,560.00	23,520.00	-8.33
10-1-000-002-4480.100 ADT Contract	1,284.19	241.67	1,042.52	2,416.70	3,491.70	2,900.00	20.40
10-1-000-002-4480.500 Other Security Contract	0.00	1,250.00	-1,250.00	12,500.00	1,809.60	15,000.00	-87.94
Total Line 95200	4,428.67	3,701.67	727.00	37,016.70	29,998.60	44,420.00	-32.47
95300 Protective Services - Other							
Total Line 95300	0.00	0.00	0.00	0.00	0.00	0.00	
95000 TOTAL PROTECTIVE SERVICES EXP	4,428.67	3,701.67	727.00	37,016.70	29,998.60	44,420.00	-32.47
INSURANCE PREMIUMS EXPENSE							
96110 Property 120 Liab. 130 Work Comp							
10-1-000-002-4510.010 Property Ins	4,985.76	5,239.00	-253.24	52,390.00	51,206.88	62,868.00	-18.55
10-1-000-002-4510.020 Liability Ins	490.40	492.00	-1.60	4,920.00	4,823.72	5,904.00	-18.30
10-1-000-002-4510.030 Work Comp Insurance	222.84	223.00	-0.16	2,230.00	2,059.38	2,676.00	-23.04
Total Line 96110 96120 96130	5,699.00	5,954.00	-255.00	59,540.00	58,089.98	71,448.00	-18.70
96140 All Other Insurance							
10-1-000-002-4510.015 Equipment Insurance	226.84	215.00	11.84	2,150.00	2,118.73	2,580.00	-17.88
10-1-000-002-4510.025 PE & PO Insurance	66.60	73.00	-6.40	730.00	684.36	876.00	-21.88
10-1-000-002-4510.035 Auto Insurance	200.00	204.00	-4.00	2,040.00	2,000.00	2,448.00	-18.30
10-1-000-002-4510.040 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96140	493.44	492.00	1.44	4,920.00	4,803.09	5,904.00	-18.65
96100 TOTAL INSURANCE PREMIUMS EXP	6,192.44	6,446.00	-253.56	64,460.00	62,893.07	77,352.00	-18.69

Date:

Time:

ll

Knox County Housing Authority
FDS Income Statement - AMP 2 Family Site
January, 2025

Page: 5

Rpt File: F:\HMS\REPORTS\KNOXOS.QRP

	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 Absences							
10-1-000-002-4110.001 Salaries Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4595.000 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	3,153.47	2,165.83	987.64	21,658.30	24,139.46	25,990.00	-7.12
Total Line 96300	3,153.47	2,165.83	987.64	21,658.30	24,139.46	25,990.00	-7.12
96400 Bad Debt - Tenant Rents							
10-1-000-002-4570.000 Collection Losses	2,173.66	0.00	2,173.66	0.00	16,933.32	0.00	
Total Line 96400	2,173.66	0.00	2,173.66	0.00	16,933.32	0.00	
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	5,327.13	2,165.83	3,161.30	21,658.30	41,072.78	25,990.00	58.03
96900 TOTAL OPERATING EXPENSE	167,713.90	117,243.67	50,470.23	1,172,436.70	1,232,415.72	1,406,924.00	-12.40
97000 NET REVENUE/EXPENSE (-Gain/Loss)	-71,594.39	-2,560.33	-69,034.06	-25,603.30	-27,957.48	-30,724.00	-9.00
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	22,203.00	31,250.00	-9,047.00	312,500.00	222,030.00	375,000.00	-40.79
Total Line 97400	22,203.00	31,250.00	-9,047.00	312,500.00	222,030.00	375,000.00	-40.79
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	22,203.00	31,250.00	-9,047.00	312,500.00	222,030.00	375,000.00	-40.79

Date:

Time:

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Knox County Housing Authority
FDS Income Statement - AMP 2 Family Site
January, 2025

Page: 6

Rpt File: F:\HMS\REPORTS\KNOXOS.QRP

	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)	-49,391.39	28,689.67	-78,081.06	286,896.70	194,072.52	344,276.00	-43.63

Date:

Time:

ll

Knox County Housing Authority
FDS Income Statement - AMP 3 Bluebell
January, 2025

Page: 1

Rpt File: F:\HMS\REPORTS\KNOXOS.QRP

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	51.00	177.00	0.00	1,770.00	510.00	2,124.00	0.00
REVENUE							
70300 Net Tenant Rent Revenue							
10-1-000-006-3110.000 Dwelling Rent	-15,718.00	-14,583.33	-1,134.67	-145,833.30	-158,471.00	-175,000.00	-9.45
10-1-000-006-3111.000 Utility Allowance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70300	-15,718.00	-14,583.33	-1,134.67	-145,833.30	-158,471.00	-175,000.00	-9.45
70400 Tenant Revenue - Other							
10-1-000-006-3120.000 Excess Utilities	0.00	-6.25	6.25	-62.50	-50.00	-75.00	-33.33
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	-30.00	-7.50	-22.50	-75.00	479.00	-90.00	-632.22
10-1-000-006-3690.100 Late Fees	-200.00	-83.33	-116.67	-833.30	-1,075.00	-1,000.00	7.50
10-1-000-006-3690.120 Violation Fees	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3690.130 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	-2.08	2.08	-20.80	-75.00	-25.00	200.00
10-1-000-006-3690.150 Laundry Income	-459.50	-541.67	82.17	-5,416.70	-5,281.00	-6,500.00	-18.75
10-1-000-006-3690.160 Vending Machine Inc	0.00	-33.33	33.33	-333.30	-274.38	-400.00	-31.41
10-1-000-006-3690.180 Labor	-36.00	-125.00	89.00	-1,250.00	-225.75	-1,500.00	-84.95
10-1-000-006-3690.200 Materials	0.00	-33.33	33.33	-333.30	-51.00	-400.00	-87.25
10-1-000-006-3690.300 T.S. Income - Grants	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70400	-725.50	-832.49	106.99	-8,324.90	-6,553.13	-9,990.00	-34.40
70500 TOTAL TENANT REVENUE	-16,443.50	-15,415.82	-1,027.68	-154,158.20	-165,024.13	-184,990.00	-10.79
70600 HUD PHA Operating Grants							
10-1-000-006-8020.000 Oper Sub - Curr Yr	-8,420.00	-9,379.25	959.25	-93,792.50	-95,184.00	-112,551.00	-15.43
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	-8,420.00	-9,379.25	959.25	-93,792.50	-95,184.00	-112,551.00	-15.43
10010 Operating Tranfers In - CFP							
10-1-000-006-3404.010 Other Inc - Operations	-30,000.00	-3,333.33	-26,666.67	-33,333.30	-30,000.00	-40,000.00	-25.00
Total Line 70610	-30,000.00	-3,333.33	-26,666.67	-33,333.30	-30,000.00	-40,000.00	-25.00
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	-300.32	-229.17	-71.15	-2,291.70	-3,746.25	-2,750.00	36.23
Total Line 71100	-300.32	-229.17	-71.15	-2,291.70	-3,746.25	-2,750.00	36.23
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	
10-1-000-006-3690.300 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	0.00	0.00	0.00	0.00	0.00	
70000 TOTAL REVENUE	-55,163.82	-28,357.57	-26,806.25	-283,575.70	-293,954.38	-340,291.00	-13.62

Date:

Time:

ll

Knox County Housing Authority
FDS Income Statement - AMP 3 Bluebell
January, 2025

Page: 2

Rpt File: F:\HMS\REPORTS\KNOXOS.QRP

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
EXPENSES							
ADMINISTRATIVE							
91100 Administrative Salaries							
10-1-000-006-4110.000 Admin Salaries	1,677.06	1,870.00	-192.94	18,700.00	18,085.63	22,440.00	-19.40
10-1-000-006-4110.200 Admin Exp - Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91100	1,677.06	1,870.00	-192.94	18,700.00	18,085.63	22,440.00	-19.40
91200 Auditing Fees							
10-1-000-006-4171.000 Audit Fee	0.00	100.00	-100.00	1,000.00	1,020.00	1,200.00	-15.00
Total Line 91200	0.00	100.00	-100.00	1,000.00	1,020.00	1,200.00	-15.00
91300 Management Fee							
10-1-000-006-4120.100 Management Fee Exp	4,023.50	3,942.00	81.50	39,420.00	39,190.45	47,304.00	-17.15
Total Line 91300	4,023.50	3,942.00	81.50	39,420.00	39,190.45	47,304.00	-17.15
91310 Book-keeping Fee							
10-1-000-006-4120.300 Bookkeeping Exp	375.00	383.00	-8.00	3,830.00	3,787.50	4,596.00	-17.59
Total Line 91310	375.00	383.00	-8.00	3,830.00	3,787.50	4,596.00	-17.59
91500 Benefit Contributions - Admin							
10-1-000-006-4110.500 Emp Benefit - Admin	551.10	764.00	-212.90	7,640.00	6,953.94	9,168.00	-24.15
Total Line 91500	551.10	764.00	-212.90	7,640.00	6,953.94	9,168.00	-24.15
91600 Office Expense							
10-1-000-006-4140.000 Training - Staff	0.00	46.17	-46.17	461.70	0.00	554.00	-100.00
10-1-000-006-4180.000 Telephone	661.69	383.33	278.36	3,833.30	4,865.66	4,600.00	5.78
10-1-000-006-4190.100 Postage	14.49	8.33	6.16	83.30	65.28	100.00	-34.72
10-1-000-006-4190.200 Office Supplies	0.00	6.25	-6.25	62.50	213.20	75.00	184.27
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	166.70	311.23	200.00	55.62
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	83.30	167.67	100.00	67.67
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	1,483.02	0.00	1,483.02	0.00	1,483.02	0.00	
10-1-000-006-4190.700 Member Dues/Fees	0.00	83.33	-83.33	833.30	0.00	1,000.00	-100.00
10-1-000-006-4190.800 Internet Services	496.42	237.50	258.92	2,375.00	2,392.93	2,850.00	-16.04
10-1-000-006-4190.850 IT Support	0.00	41.67	-41.67	416.70	180.00	500.00	-64.00
Total Line 91600	2,655.62	831.58	1,824.04	8,315.80	9,678.99	9,979.00	-3.01
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	27.50	-27.50	275.00	14.74	330.00	-95.53
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	41.70	0.00	50.00	-100.00
Total Line 91800	0.00	31.67	-31.67	316.70	14.74	380.00	-96.12
91900 Other Expense							
10-1-000-006-4120.400 Fee for Service Exp	289.82	45.83	243.99	458.30	351.25	550.00	-36.14
10-1-000-006-4120.500 Other Fee Exp	1.61	764.00	-762.39	7,640.00	1.61	9,168.00	-99.98
10-1-000-006-4120.700 Mental Health Fee	612.00	612.00	0.00	6,120.00	7,854.00	7,344.00	6.94
10-1-000-006-4120.800 Participant Fee	612.00	612.00	0.00	6,120.00	4,896.00	7,344.00	-33.33
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	83.30	46.51	100.00	-53.49
10-1-000-006-4190.950 Background Verification	0.00	16.67	-16.67	166.70	50.48	200.00	-74.76
Total Line 91900	1,515.43	2,058.83	-543.40	20,588.30	13,199.85	24,706.00	-46.57

Date:

Time:

ll

Knox County Housing Authority
FDS Income Statement - AMP 3 Bluebell
January, 2025

Page: 3

Rpt File: F:\HMS\REPORTS\KNOXOS.QRP

	<u>Monthly Amt</u>	<u>Monthly Budget</u>	<u>Variance</u>	<u>YTD Budget</u>	<u>Current YTD</u>	<u>Budget</u>	<u>Variance %</u>
91000 TOTAL OPERATING EXPENSE - Admin	10,797.71	9,981.08	816.63	99,810.80	91,931.10	119,773.00	-23.25
ASSET MANAGEMENT FEE							
92000 Asset Mangement Fee							
10-1-000-006-4120.200 Asset Mngt Fee Exp	510.00	510.00	0.00	5,100.00	5,100.00	6,120.00	-16.67
Total Line 92000	510.00	510.00	0.00	5,100.00	5,100.00	6,120.00	-16.67
92000 TOTAL ASSET MANAGEMENT FEE	510.00	510.00	0.00	5,100.00	5,100.00	6,120.00	-16.67
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	458.33	-458.33	4,583.30	0.00	5,500.00	-100.00
10-1-000-006-4220.110 Ten Ser-Recreation	9.97	41.67	-31.70	416.70	91.37	500.00	-81.73
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	9.97	500.00	-490.03	5,000.00	91.37	6,000.00	-98.48
92500 TOTAL TENANT SERVICES EXPENSE	9.97	500.00	-490.03	5,000.00	91.37	6,000.00	-98.48
UTILITIES							
93100 Water-200 Elect-300 Gas-600 Sewer							
10-1-000-006-4310.000 Water	351.76	375.00	-23.24	3,750.00	3,340.61	4,500.00	-25.76
10-1-000-006-4315.000 Sewer	282.22	291.67	-9.45	2,916.70	2,703.65	3,500.00	-22.75
10-1-000-006-4320.000 Electric	966.03	1,166.67	-200.64	11,666.70	9,536.94	14,000.00	-31.88
10-1-000-006-4330.000 Gas	852.79	1,250.00	-397.21	12,500.00	4,238.34	15,000.00	-71.74
Total Line 93100 93200 93300 93600	2,452.80	3,083.34	-630.54	30,833.40	19,819.54	37,000.00	-46.43
93000 TOTAL UTILITIES EXPENSES	2,452.80	3,083.34	-630.54	30,833.40	19,819.54	37,000.00	-46.43
MAINTENANCE & OPERATIONS EXPENSE							
94100 Maintenance - Labor							
10-1-000-006-4410.000 Maint Labor	668.70	1,361.00	-692.30	13,610.00	7,032.65	16,332.00	-56.94
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	668.70	1,361.00	-692.30	13,610.00	7,032.65	16,332.00	-56.94
94200 Maintenance - Materials/Supplies							
10-1-000-006-4420.010 Garbage&Trash Supp	0.00	20.83	-20.83	208.30	0.00	250.00	-100.00
10-1-000-006-4420.020 Heating&Cooling Supp	1,315.46	83.33	1,232.13	833.30	1,315.46	1,000.00	31.55
10-1-000-006-4420.030 Snow Removal Supplies	0.00	8.33	-8.33	83.30	0.00	100.00	-100.00
10-1-000-006-4420.040 Elevator Maint Supplies	0.00	0.00	0.00	0.00	1,200.00	0.00	
10-1-000-006-4420.050 Landscape/Grounds Sup	0.00	83.33	-83.33	833.30	1,362.56	1,000.00	36.26
10-1-000-006-4420.070 Electrical Supplies	0.00	41.67	-41.67	416.70	7,578.90	500.00	1,415.78
10-1-000-006-4420.080 Plumbing Supplies	20.21	45.83	-25.62	458.30	1,949.83	550.00	254.51
10-1-000-006-4420.090 Extermination Supplies	0.00	16.67	-16.67	166.70	0.00	200.00	-100.00
10-1-000-006-4420.100 Janitorial Supplies	586.83	208.33	378.50	2,083.30	1,465.82	2,500.00	-41.37
10-1-000-006-4420.110 Routine Maint.Supplies	2,847.06	1,625.00	1,222.06	16,250.00	4,307.76	19,500.00	-77.91
10-1-000-006-4420.120 Other Misc Supplies	0.00	250.00	-250.00	2,500.00	587.50	3,000.00	-80.42
10-1-000-006-4420.121 Laundry Supplies	0.00	16.67	-16.67	166.70	138.00	200.00	-31.00
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	146.91	54.17	92.74	541.70	843.07	650.00	29.70
10-1-000-006-4420.130 Security Supplies	0.00	0.00	0.00	0.00	0.00	0.00	

Date:

Time:

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Knox County Housing Authority
FDS Income Statement - AMP 3 Bluebell
January, 2025

Page: 4

Rpt File: F:\HMS\REPORTS\KNOXOS.QRP

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Total Line 94200	4,916.47	2,454.16	2,462.31	24,541.60	20,748.90	29,450.00	-29.55
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	5,544.50	5,262.00	282.50	52,620.00	34,859.00	63,144.00	-44.79
10-1-000-006-4430.010 Garbage & Trash Cont	419.06	333.33	85.73	3,333.30	3,840.99	4,000.00	-3.98
10-1-000-006-4430.020 Heating & Cooling Cont	1,530.00	3,750.00	-2,220.00	37,500.00	2,340.00	45,000.00	-94.80
10-1-000-006-4430.030 Snow Removal Contract	65.00	41.67	23.33	416.70	65.00	500.00	-87.00
10-1-000-006-4430.040 Elevator Maint Cont	384.80	208.33	176.47	2,083.30	5,952.43	2,500.00	138.10
10-1-000-006-4430.050 Landscape & Grds Cont	0.00	208.33	-208.33	2,083.30	392.00	2,500.00	-84.32
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	0.00	83.33	-83.33	833.30	294.02	1,000.00	-70.60
10-1-000-006-4430.080 Plumbing Contracts	0.00	333.33	-333.33	3,333.30	2,274.00	4,000.00	-43.15
10-1-000-006-4430.090 Extermination Contracts	430.50	208.33	222.17	2,083.30	11,480.50	2,500.00	359.22
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	707.20	583.33	123.87	5,833.30	1,455.55	7,000.00	-79.21
10-1-000-006-4430.111 Flooring Contract	0.00	666.67	-666.67	6,666.70	8,486.76	8,000.00	6.08
10-1-000-006-4430.120 Other Misc. Cont Cost	0.00	0.00	0.00	0.00	780.30	0.00	
10-1-000-006-4430.121 Laundry Equip Contract	0.00	166.67	-166.67	1,666.70	190.00	2,000.00	-90.50
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	9,081.06	11,845.32	-2,764.26	118,453.20	72,410.55	142,144.00	-49.06
94500 Maintenance - Ordinary/Benefits							
10-1-000-006-4410.500 Maint Emp Benefit	342.24	593.00	-250.76	5,930.00	3,292.68	7,116.00	-53.73
Total Line 94500	342.24	593.00	-250.76	5,930.00	3,292.68	7,116.00	-53.73
94000 TOTAL MAINTENANCE EXPENSES	15,008.47	16,253.48	-1,245.01	162,534.80	103,484.78	195,042.00	-46.94
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	5,100.00	5,610.00	6,120.00	-8.33
10-1-000-006-4480.100 ADT Contract	1,276.89	150.00	1,126.89	1,500.00	4,852.94	1,800.00	169.61
10-1-000-006-4480.500 Other Security Contract	0.00	333.33	-333.33	3,333.30	1,603.19	4,000.00	-59.92
Total Line 95200	1,888.89	993.33	895.56	9,933.30	12,066.13	11,920.00	1.23
95300 Protective Services - Other							
Total Line 95300	0.00	0.00	0.00	0.00	0.00	0.00	
95000 TOTAL PROTECTIVE SERVICES EXP	1,888.89	993.33	895.56	9,933.30	12,066.13	11,920.00	1.23
INSURANCE PREMIUMS EXPENSE							
96110 Property 120 Liab. 130 Work Comp							
10-1-000-006-4510.010 Property Insurance	1,769.71	1,600.00	169.71	16,000.00	15,879.91	19,200.00	-17.29
10-1-000-006-4510.020 Liability Insurance	127.98	129.00	-1.02	1,290.00	1,262.25	1,548.00	-18.46
10-1-000-006-4510.030 Work Comp	25.94	29.00	-3.06	290.00	239.15	348.00	-31.28
Total Line 96110 96120 96130	1,923.63	1,758.00	165.63	17,580.00	17,381.31	21,096.00	-17.61
96140 All Other Insurance							
10-1-000-006-4510.015 Equipment Insurance	59.19	57.00	2.19	570.00	554.37	684.00	-18.95
10-1-000-006-4510.025 PE & PO Insurance	13.17	8.00	5.17	80.00	75.45	96.00	-21.41
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	72.36	65.00	7.36	650.00	629.82	780.00	-19.25
96100 TOTAL INSURANCE PREMIUMS EXP	1,995.99	1,823.00	172.99	18,230.00	18,011.13	21,876.00	-17.67

Date:

Time:

ll

Knox County Housing Authority
FDS Income Statement - AMP 3 Bluebell
January, 2025

Page: 5

Rpt File: F:\HMS\REPORTS\KNOXOS.QRP

	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 Salaries 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	1,326.52	1,233.25	93.27	12,332.50	13,865.15	14,799.00	-6.31
Total Line 96300	1,326.52	1,233.25	93.27	12,332.50	13,865.15	14,799.00	-6.31
96400 Bad Debt - Tenant Rents							
10-1-000-006-4570.000 Collection Losses	146.18	0.00	146.18	0.00	2,450.70	0.00	
Total Line 96400	146.18	0.00	146.18	0.00	2,450.70	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	1,472.70	1,233.25	239.45	12,332.50	16,315.85	14,799.00	10.25
96900 TOTAL OPERATING EXPENSE	34,136.53	34,377.48	-240.95	343,774.80	266,819.90	412,530.00	-35.32
97000 NET REVENUE/EXPENSE (-Gain/Loss)	-21,027.29	6,019.91	-27,047.20	60,199.10	-27,134.48	72,239.00	-137.56
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	3,575.00	0.00	3,575.00	0.00	35,750.00	0.00	
Total Line 97400	3,575.00	0.00	3,575.00	0.00	35,750.00	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	3,575.00	0.00	3,575.00	0.00	35,750.00	0.00	

Date:

Time:

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Knox County Housing Authority
FDS Income Statement - AMP 3 Bluebell
January, 2025

Page: 6

Rpt File: F:\HMS\REPORTS\KNOXOS.QRP

	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)	-17,452.29	6,019.91	-23,472.20	60,199.10	8,615.52	72,239.00	-88.07

Date:

Time:

ll

Knox County Housing Authority
FDS Income Statement - Brentwood
January, 2025

Page: 1

Rpt File: F:\HMS\REPORTS\KNOXOS.QRP

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	72.00	72.00	0.00	720.00	720.00	864.00	0.00
REVENUE							
70300 Net Tenant Rent Revenue							
60-1-000-000-5120.000 Rent - Brentwood	-32,510.00	-28,909.33	-3,600.67	-289,093.30	-296,547.00	-346,912.00	-14.52
60-1-000-000-5125.000 PHA Rent	-9,227.00	-11,000.00	1,773.00	-110,000.00	-94,104.00	-132,000.00	-28.71
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	569.00	0.00	569.00	0.00	-246.00	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	-41,168.00	-39,909.33	-1,258.67	-399,093.30	-390,897.00	-478,912.00	-18.38
70400 Tenant Revenue - Other							
60-1-000-000-5910.000 Laundry Income	-402.75	-625.00	222.25	-6,250.00	-5,907.50	-7,500.00	-21.23
60-1-000-000-5920.000 Bad Check Charges	0.00	-3.33	3.33	-33.30	-65.00	-40.00	62.50
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	-774.00	-600.00	-174.00	-6,000.00	-6,646.53	-7,200.00	-7.69
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	-425.00	-60.00	-365.00	-600.00	-1,882.00	-720.00	161.39
60-1-000-000-5926.000 Violation Charges	0.00	-40.42	40.42	-404.20	-500.00	-485.00	3.09
60-1-000-000-5930.000 Retained HAP	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70400	-1,601.75	-1,328.75	-273.00	-13,287.50	-15,001.03	-15,945.00	-5.92
70500 TOTAL TENANT REVENUE	-42,769.75	-41,238.08	-1,531.67	-412,380.80	-405,898.03	-494,857.00	-17.98
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	-709.21	-700.00	-9.21	-7,000.00	-4,811.38	-8,400.00	-42.72
60-1-000-000-5410.025 Interest Inc - Sec Dep	-0.58	-0.58	0.00	-5.80	-5.66	-7.00	-19.14
Total Line 71100	-709.79	-700.58	-9.21	-7,005.80	-4,817.04	-8,407.00	-42.70
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	0.00	-16.67	16.67	-166.70	-46.00	-200.00	-77.00
60-1-000-000-5901.000 Income - LR Amps	0.00	-83.33	83.33	-833.30	0.00	-1,000.00	-100.00
Total Line 71500	0.00	-100.00	100.00	-1,000.00	-46.00	-1,200.00	-96.17
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	-43,479.54	-42,038.66	-1,440.88	-420,386.60	-410,761.07	-504,464.00	-18.57

Date:

Time:

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Knox County Housing Authority
FDS Income Statement - Brentwood
January, 2025

Page: 2

Rpt File: F:\HMS\REPORTS\KNOXOS.QRP

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
EXPENSES							
ADMINISTRATIVE							
91100 Administrative Salaries							
60-1-000-000-6310.000 Admin Salaries	1,383.74	1,507.00	-123.26	15,070.00	11,593.72	18,084.00	-35.89
60-1-000-000-6330.000 Manager Salaries	2,499.76	2,875.00	-375.24	28,750.00	28,249.48	34,500.00	-18.12
Total Line 91100	3,883.50	4,382.00	-498.50	43,820.00	39,843.20	52,584.00	-24.23
91200 Auditing Fees							
60-1-000-000-6350.000 Audit	0.00	117.00	-117.00	1,170.00	1,360.00	1,404.00	-3.13
Total Line 91200	0.00	117.00	-117.00	1,170.00	1,360.00	1,404.00	-3.13
91300 Management Fee							
60-1-000-000-6320.000 Management Fees	3,960.00	3,744.00	216.00	37,440.00	37,344.00	44,928.00	-16.88
Total Line 91300	3,960.00	3,744.00	216.00	37,440.00	37,344.00	44,928.00	-16.88
91310 Book-keeping Fee							
60-1-000-000-6351.000 Bookkeeping Fees	540.00	540.00	0.00	5,400.00	5,355.00	6,480.00	-17.36
Total Line 91310	540.00	540.00	0.00	5,400.00	5,355.00	6,480.00	-17.36
91400 Advertising & Marketing							
60-1-000-000-6210.000 Advertising	0.00	30.00	-30.00	300.00	0.00	360.00	-100.00
Total Line 91400	0.00	30.00	-30.00	300.00	0.00	360.00	-100.00
91500 Benefit Contributions - Admin							
60-1-000-000-6310.500 Admin Benefits	346.63	374.00	-27.37	3,740.00	2,833.09	4,488.00	-36.87
60-1-000-000-6330.500 Manager's Benefits	889.40	1,033.00	-143.60	10,330.00	9,983.62	12,396.00	-19.46
Total Line 91500	1,236.03	1,407.00	-170.97	14,070.00	12,816.71	16,884.00	-24.09
91600 Office Expense							
60-1-000-000-6250.000 Misc Rent Expense	240.00	125.00	115.00	1,250.00	840.79	1,500.00	-43.95
60-1-000-000-6311.000 Office Exp - BW	118.35	202.50	-84.15	2,025.00	2,335.09	2,430.00	-3.91
60-1-000-000-6311.050 Office Rental Exp	628.00	271.50	356.50	2,715.00	2,815.00	3,258.00	-13.60
60-1-000-000-6311.100 Phone/Internet Exp	285.94	116.67	169.27	1,166.70	1,288.83	1,400.00	-7.94
60-1-000-000-6311.150 IT Support	0.00	166.67	-166.67	1,666.70	901.79	2,000.00	-54.91
60-1-000-000-6311.200 Office Furniture	0.00	16.67	-16.67	166.70	0.00	200.00	-100.00
Total Line 91600	1,272.29	899.01	373.28	8,990.10	8,181.50	10,788.00	-24.16
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	100.00	-100.00	1,000.00	259.47	1,200.00	-78.38
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	125.96	110.00	15.96	1,100.00	1,131.03	1,320.00	-14.32
Total Line 91800	125.96	210.00	-84.04	2,100.00	1,390.50	2,520.00	-44.82
91900 Other Expense							
60-1-000-000-6350.700 Mental Health Fee	864.00	864.00	0.00	8,640.00	8,640.00	10,368.00	-16.67
60-1-000-000-6350.800 Participant Fee	864.00	864.00	0.00	8,640.00	8,640.00	10,368.00	-16.67
60-1-000-000-6352.500 Other Fee Exp	30.00	1.67	28.33	16.70	90.00	20.00	350.00
60-1-000-000-6360.000 Training - Staff	0.00	166.67	-166.67	1,666.70	437.50	2,000.00	-78.13
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	25.91	50.00	-24.09	500.00	235.20	600.00	-60.80
60-1-000-000-6399.000 Other Administrative	0.00	83.33	-83.33	833.30	32.50	1,000.00	-96.75
Total Line 91900	1,783.91	2,029.67	-245.76	20,296.70	18,075.20	24,356.00	-25.79
91000 TOTAL OPERATING EXPENSE - Admin	12,801.69	13,358.68	-556.99	133,586.80	124,366.11	160,304.00	-22.42

11

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
UTILITIES							
93100 Water,200 Elect,300 Gas,600 Sewer							
60-1-000-000-6450.000 Utilites - Electric	610.47	425.00	185.47	4,250.00	4,885.76	5,100.00	-4.20
60-1-000-000-6451.000 Utilities - Water	991.43	900.00	91.43	9,000.00	10,230.31	10,800.00	-5.27
60-1-000-000-6452.000 Utilities - Gas	138.67	125.00	13.67	1,250.00	1,000.31	1,500.00	-33.31
60-1-000-000-6453.000 Utilities - Sewer	2,382.91	1,800.00	582.91	18,000.00	23,741.05	21,600.00	9.91
Total Line 93100, 93200, 93300, 93600	4,123.48	3,250.00	873.48	32,500.00	39,857.43	39,000.00	2.20
93000 TOTAL UTILITIES EXPENSES	4,123.48	3,250.00	873.48	32,500.00	39,857.43	39,000.00	2.20
MAINTENANCE & OPERATIONS EXPENSE							
94100 Maintenance - Labor							
60-1-000-000-6510.000 Maint Salaries	3,892.80	4,141.67	-248.87	41,416.70	41,318.48	49,700.00	-16.86
60-1-000-000-6510.100 OT Maintenance	32.29	200.00	-167.71	2,000.00	596.18	2,400.00	-75.16
60-1-000-000-6510.200 Maint from Amps	0.00	166.67	-166.67	1,666.70	402.50	2,000.00	-79.88
Total Line 94100	3,925.09	4,508.34	-583.25	45,083.40	42,317.16	54,100.00	-21.78
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	166.67	-166.67	1,666.70	361.00	2,000.00	-81.95
60-1-000-000-6515.030 Snow Removal Supplies	0.00	58.33	-58.33	583.30	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	29.47	250.00	-220.53	2,500.00	436.72	3,000.00	-85.44
60-1-000-000-6515.070 Electrical Supplies	272.00	135.00	137.00	1,350.00	1,108.18	1,620.00	-31.59
60-1-000-000-6515.080 Plumbing Supplies	185.72	400.00	-214.28	4,000.00	3,234.10	4,800.00	-32.62
60-1-000-000-6515.090 Extermination Supplies	0.00	16.67	-16.67	166.70	0.00	200.00	-100.00
60-1-000-000-6515.100 Janitorial Supplies	29.59	150.00	-120.41	1,500.00	425.29	1,800.00	-76.37
60-1-000-000-6515.110 Routine Maint. Supplies	4,312.75	983.33	3,329.42	9,833.30	7,790.81	11,800.00	-33.98
60-1-000-000-6515.114 Painting Supplies - BW	-5.04	140.00	-145.04	1,400.00	1,457.21	1,680.00	-13.26
60-1-000-000-6515.115 Refrigerators	0.00	275.00	-275.00	2,750.00	4,172.00	3,300.00	26.42
60-1-000-000-6515.116 Stoves	0.00	150.00	-150.00	1,500.00	0.00	1,800.00	-100.00
60-1-000-000-6515.120 Misc. Other Supplies	0.00	62.50	-62.50	625.00	189.72	750.00	-74.70
60-1-000-000-6515.500 Small Tools/Equipment	0.00	16.67	-16.67	166.70	79.99	200.00	-60.01
Total Line 94200	4,824.49	2,804.17	2,020.32	28,041.70	19,255.02	33,650.00	-42.78
94300 Maintenance - Contracts							
60-1-000-000-6520.010 Garbage/Trash Contract	1,047.50	1,183.33	-135.83	11,833.30	10,157.40	14,200.00	-28.47
60-1-000-000-6520.020 Heat/Cool Contract	0.00	291.67	-291.67	2,916.70	0.00	3,500.00	-100.00
60-1-000-000-6520.030 Snow Removal Contract	0.00	166.67	-166.67	1,666.70	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	0.00	916.67	-916.67	9,166.70	1,066.00	11,000.00	-90.31
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	65.00	-65.00	650.00	0.00	780.00	-100.00
60-1-000-000-6520.080 Plumbing Contract	344.00	666.67	-322.67	6,666.70	1,854.43	8,000.00	-76.82
60-1-000-000-6520.090 Extermination Contract	588.00	485.00	103.00	4,850.00	4,914.00	5,820.00	-15.57
60-1-000-000-6520.100 Janitorial Contract	225.00	97.92	127.08	979.20	900.00	1,175.00	-23.40
60-1-000-000-6520.110 Routine Maint. Contract	1,158.00	1,491.67	-333.67	14,916.70	2,910.30	17,900.00	-83.74
60-1-000-000-6520.111 Carpet Repr/Repl Cont.	0.00	1,383.33	-1,383.33	13,833.30	3,188.00	16,600.00	-80.80
60-1-000-000-6520.120 Misc. Other Contracts	0.00	1,766.67	-1,766.67	17,666.70	0.00	21,200.00	-100.00
Total Line 94300 - (sub acct)	3,362.50	8,514.60	-5,152.10	85,146.00	24,990.13	102,175.00	-75.54
94500 Maintenance - Ordinary/Benefits							
60-1-000-000-6510.500 Maint. Employee Ben.	1,522.82	1,666.67	-143.85	16,666.70	16,906.69	20,000.00	-15.47
Total Line 94500	1,522.82	1,666.67	-143.85	16,666.70	16,906.69	20,000.00	-15.47
94000 TOTAL MAINTENANCE EXPENSES	13,634.90	17,493.78	-3,858.88	174,937.80	103,469.00	209,925.00	-50.71
TOTAL PROTECTIVE SERVICES EXPENSE							

Date:

Time:

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Knox County Housing Authority
FDS Income Statement - Brentwood
January, 2025

Page: 4

Rpt File: F:\HMS\REPORTS\KNOXOS.QRP

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
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	720.00	144.00	7,200.00	8,640.00	8,640.00	0.00
60-1-000-000-6580.100 ADT Contract	275.55	99.00	176.55	990.00	1,054.38	1,188.00	-11.25
60-1-000-000-6580.500 Other Safety Contracts	0.00	61.67	-61.67	616.70	295.50	740.00	-60.07
Total Line 95200	1,139.55	880.67	258.88	8,806.70	9,989.88	10,568.00	-5.47
95300 Protective Services - Other							
Total Line 95300	0.00	0.00	0.00	0.00	0.00	0.00	
95000 TOTAL PROTECTIVE SERVICES EXP	1,139.55	880.67	258.88	8,806.70	9,989.88	10,568.00	-5.47
INSURANCE PREMIUMS EXPENSE							
96110 Property Insurance							
60-1-000-000-6720.000 Property Insurance	1,776.09	1,583.00	193.09	15,830.00	15,739.68	18,996.00	-17.14
Total Line 96110	1,776.09	1,583.00	193.09	15,830.00	15,739.68	18,996.00	-17.14
96120 Liability Insurance							
60-1-000-000-6721.000 Liability Insurance	160.63	181.00	-20.37	1,810.00	1,753.72	2,172.00	-19.26
Total Line 96120	160.63	181.00	-20.37	1,810.00	1,753.72	2,172.00	-19.26
96130 Workmen's Compensation							
60-1-000-000-6722.000 Work Comp Insurance	253.48	302.00	-48.52	3,020.00	2,335.99	3,624.00	-35.54
Total Line 96130	253.48	302.00	-48.52	3,020.00	2,335.99	3,624.00	-35.54
96140 All Other Insurance							
60-1-000-000-6720.500 Equipment Insurance	74.28	79.00	-4.72	790.00	769.80	948.00	-18.80
60-1-000-000-6721.500 PE & PO Insurance	83.22	91.00	-7.78	910.00	855.15	1,092.00	-21.69
60-1-000-000-6724.000 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96140	157.50	170.00	-12.50	1,700.00	1,624.95	2,040.00	-20.35
96100 TOTAL INSURANCE PREMIUMS EXP	2,347.70	2,236.00	111.70	22,360.00	21,454.34	26,832.00	-20.04
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 Absences							
60-1-000-000-6795.000 Compensated Absences	0.00	41.67	-41.67	416.70	0.00	500.00	-100.00
Total Line 96210	0.00	41.67	-41.67	416.70	0.00	500.00	-100.00
96300 Payment In Lieu Of Taxes - PILOT							
60-1-000-000-6710.000 PILOT - Real Estate Tax	1,852.23	2,264.42	-412.19	22,644.20	17,551.98	27,173.00	-35.41
Total Line 96300	1,852.23	2,264.42	-412.19	22,644.20	17,551.98	27,173.00	-35.41
96400 Bad Debt - Tenant Rents							
60-1-000-000-6370.000 Bad Debt	86.08	266.67	-180.59	2,666.70	1,621.55	3,200.00	-49.33
Total Line 96400	86.08	266.67	-180.59	2,666.70	1,621.55	3,200.00	-49.33
96000 TOTAL OTHER GENERAL EXPENSES	1,938.31	2,572.76	-634.45	25,727.60	19,173.53	30,873.00	-37.90
INTEREST & AMORTIZATION EXPENSE							
96710 Interest of Mortgage/Bond Payable							
60-1-000-000-6810.000 Interest Exp Payable	2,294.76	1,440.00	854.76	14,400.00	14,005.00	17,280.00	-18.95
60-1-000-000-6860.000 Security Deposit Interest	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96710	2,294.76	1,440.00	854.76	14,400.00	14,005.00	17,280.00	-18.95
96700 TOTAL INTEREST EXP & AMORT	2,294.76	1,440.00	854.76	14,400.00	14,005.00	17,280.00	-18.95
96900 TOTAL OPERATING EXPENSE	38,280.39	41,231.89	-2,951.50	412,318.90	332,315.29	494,782.00	-32.84
97000 NET REVENUE/EXPENSE (GAIN/-LOSS)	-5,199.15	-806.77	-4,392.38	-8,067.70	-78,445.78	-9,682.00	710.22

11

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

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - Prairieland
January, 2025

Page: 1
Rpt File: F:\HMS\REPORTS\KNOXOS.QRP

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	65.00	72.00	0.00	720.00	650.00	864.00	0.00
REVENUE							
70300 Net Tenant Rent Revenue							
60-1-000-001-5120.000 Rent - Prairieland	-28,807.00	-28,277.00	-530.00	-282,770.00	-267,532.00	-339,324.00	-21.16
60-1-000-001-5125.000 PHA Rent	-3,706.00	-3,083.00	-623.00	-30,830.00	-34,268.00	-36,996.00	-7.37
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	-100.00	0.00	-100.00	0.00	1,562.00	0.00	
60-1-000-001-5970.000 Excess Rent	0.00	-400.00	400.00	-4,000.00	-4,924.00	-4,800.00	2.58
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	-32,613.00	-31,760.00	-853.00	-317,600.00	-305,162.00	-381,120.00	-19.93
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	-50.00	-3.33	-46.67	-33.30	-115.00	-40.00	187.50
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	-374.00	-625.00	251.00	-6,250.00	-3,749.71	-7,500.00	-50.00
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	-375.00	-100.00	-275.00	-1,000.00	-2,500.00	-1,200.00	108.33
60-1-000-001-5926.000 Violation Charges	0.00	-42.50	42.50	-425.00	-595.00	-510.00	16.67
60-1-000-001-5930.000 Retained HAP	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70400	-799.00	-770.83	-28.17	-7,708.30	-6,959.71	-9,250.00	-24.76
70500 TOTAL TENANT REVENUE	-33,412.00	-32,530.83	-881.17	-325,308.30	-312,121.71	-390,370.00	-20.04
70600 HUD PHA Operating Grants							
60-1-000-001-5126.000 HAP - Prairie S8	-5,162.00	-4,600.00	-562.00	-46,000.00	-54,765.00	-55,200.00	-0.79
60-1-000-001-5500.000 HUD Interest Payment	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70600	-5,162.00	-4,600.00	-562.00	-46,000.00	-54,765.00	-55,200.00	-0.79
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	-0.46	-0.42	-0.04	-4.20	-4.54	-5.00	-9.20
Total Line 71100	-0.46	-0.42	-0.04	-4.20	-4.54	-5.00	-9.20
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	-628.00	-271.50	-356.50	-2,715.00	-2,815.00	-3,258.00	-13.60
60-1-000-001-5900.000 Other Income	0.00	0.00	0.00	0.00	-389.00	0.00	
60-1-000-001-5901.000 Income - LR Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 71500	-628.00	-271.50	-356.50	-2,715.00	-3,204.00	-3,258.00	-1.66
72000 Investment Income - Restricted							
60-1-000-001-5440.000 Rep Res Interest	0.00	-178.00	178.00	-1,780.00	-2,021.38	-2,136.00	-5.37
60-1-000-001-5450.000 Residual Res Int Inc	0.00	-4.50	4.50	-45.00	-4.10	-54.00	-92.41
Total Line 72000	0.00	-182.50	182.50	-1,825.00	-2,025.48	-2,190.00	-7.51
70000 TOTAL REVENUE	-39,202.46	-37,585.25	-1,617.21	-375,852.50	-372,120.73	-451,023.00	-17.49

Date:

Time:

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Knox County Housing Authority
FDS Income Statement - Prairieland
January, 2025

Page: 2

Rpt File: F:\HMS\REPORTS\KNOXOS.QRP

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
EXPENSES							
ADMINISTRATIVE							
91100 Administrative Salaries							
60-1-000-001-6310.000 Admin Salaries	1,383.76	1,507.00	-123.24	15,070.00	11,593.88	18,084.00	-35.89
60-1-000-001-6330.000 Manager's Salaries	2,499.74	2,875.00	-375.26	28,750.00	28,249.26	34,500.00	-18.12
Total Line 91100	3,883.50	4,382.00	-498.50	43,820.00	39,843.14	52,584.00	-24.23
91200 Auditing Fees							
60-1-000-001-6350.000 Audit	0.00	650.00	-650.00	6,500.00	1,190.00	7,800.00	-84.74
Total Line 91200	0.00	650.00	-650.00	6,500.00	1,190.00	7,800.00	-84.74
91300 Management Fee							
60-1-000-001-6320.000 Management Fees	3,575.00	3,380.00	195.00	33,800.00	33,995.00	40,560.00	-16.19
Total Line 91300	3,575.00	3,380.00	195.00	33,800.00	33,995.00	40,560.00	-16.19
91310 Book-keeping Fee							
60-1-000-001-6351.000 Bookkeeping Fees	487.50	488.00	-0.50	4,880.00	4,875.00	5,856.00	-16.75
Total Line 91310	487.50	488.00	-0.50	4,880.00	4,875.00	5,856.00	-16.75
91400 Advertising & Marketing							
60-1-000-001-6210.000 Advertising	0.00	33.33	-33.33	333.30	0.00	400.00	-100.00
Total Line 91400	0.00	33.33	-33.33	333.30	0.00	400.00	-100.00
91500 Benefit Contributions - Admin							
60-1-000-001-6310.500 Admin Benefits	346.65	374.00	-27.35	3,740.00	2,833.26	4,488.00	-36.87
60-1-000-001-6330.500 Manager's Benefits	889.37	1,033.00	-143.63	10,330.00	9,983.42	12,396.00	-19.46
Total Line 91500	1,236.02	1,407.00	-170.98	14,070.00	12,816.68	16,884.00	-24.09
91600 Office Expense							
60-1-000-001-6250.000 Misc. Rent Expense	240.00	108.33	131.67	1,083.30	713.07	1,300.00	-45.15
60-1-000-001-6311.000 Office Exp - PL	179.37	202.50	-23.13	2,025.00	2,400.62	2,430.00	-1.21
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	285.92	116.67	169.25	1,166.70	1,288.62	1,400.00	-7.96
60-1-000-001-6311.150 IT Support	0.00	166.67	-166.67	1,666.70	901.71	2,000.00	-54.91
60-1-000-001-6311.200 Office Furniture	0.00	16.67	-16.67	166.70	0.00	200.00	-100.00
Total Line 91600	705.29	610.84	94.45	6,108.40	5,304.02	7,330.00	-27.64
91700 Legal Expense							
60-1-000-001-6340.000 Legal	0.00	117.00	-117.00	1,170.00	0.00	1,404.00	-100.00
Total Line 91700	0.00	117.00	-117.00	1,170.00	0.00	1,404.00	-100.00
91800 Travel Expense							
60-1-000-001-6365.000 Travel - Staff	0.00	100.00	-100.00	1,000.00	259.47	1,200.00	-78.38
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	125.96	100.00	25.96	1,000.00	1,406.14	1,200.00	17.18
Total Line 91800	125.96	200.00	-74.04	2,000.00	1,665.61	2,400.00	-30.60
91900 Other Expense							
60-1-000-001-6350.700 Mental Health Fee	780.00	780.00	0.00	7,800.00	7,800.00	9,360.00	-16.67
60-1-000-001-6350.800 Participant Fee	780.00	780.00	0.00	7,800.00	7,800.00	9,360.00	-16.67
60-1-000-001-6352.500 Other Fee Exp	30.00	1.67	28.33	16.70	40.00	20.00	100.00
60-1-000-001-6360.000 Training - Staff	0.00	166.67	-166.67	1,666.70	437.50	2,000.00	-78.13
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	0.00	83.33	-83.33	833.30	0.00	1,000.00	-100.00
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	116.67	-116.67	1,166.70	0.00	1,400.00	-100.00
60-1-000-001-6390.000 Fee for Service Exp	17.32	45.83	-28.51	458.30	190.23	550.00	-65.41
60-1-000-001-6399.000 Other Administrative	0.00	0.00	0.00	0.00	2,618.62	0.00	
Total Line 91900	1,607.32	1,974.17	-366.85	19,741.70	18,886.35	23,690.00	-20.28
91000 TOTAL OPERATING EXPENSE - Admin	11,620.59	13,242.34	-1,621.75	132,423.40	118,575.80	158,908.00	-25.38

11

Date:

Time:

ll

Knox County Housing Authority
FDS Income Statement - Prairieland
January, 2025

Page: 4

Rpt File: F:\HMS\REPORTS\KNOXOS.QRP

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
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	7,800.00	7,800.00	9,360.00	-16.67
60-1-000-001-6580.100 ADT Contract	275.51	98.00	177.51	980.00	1,054.21	1,176.00	-10.36
60-1-000-001-6580.500 Other Safety Contracts	0.00	30.00	-30.00	300.00	143.25	360.00	-60.21
Total Line 95200	1,055.51	908.00	147.51	9,080.00	8,997.46	10,896.00	-17.42
95300 Protective Services - Other							
Total Line 95300	0.00	0.00	0.00	0.00	0.00	0.00	
95000 TOTAL PROTECTIVE SERVICES EXP	1,055.51	908.00	147.51	9,080.00	8,997.46	10,896.00	-17.42
INSURANCE PREMIUMS EXPENSE							
96110 Property Insurance							
60-1-000-001-6720.000 Prpoerty Insurance	1,582.39	1,250.00	332.39	12,500.00	15,652.63	15,000.00	4.35
Total Line 96110	1,582.39	1,250.00	332.39	12,500.00	15,652.63	15,000.00	4.35
96120 Liability Insurance							
60-1-000-001-6721.000 Liability Insurance	162.05	165.00	-2.95	1,650.00	1,602.32	1,980.00	-19.07
Total Line 96120	162.05	165.00	-2.95	1,650.00	1,602.32	1,980.00	-19.07
96130 Workmen's Compensation							
60-1-000-001-6722.000 Work Comp Insurance	253.48	291.67	-38.19	2,916.70	2,335.99	3,500.00	-33.26
Total Line 96130	253.48	291.67	-38.19	2,916.70	2,335.99	3,500.00	-33.26
96140 All Other Insurance							
60-1-000-001-6720.500 Equipment Insurance	75.02	66.67	8.35	666.70	703.76	800.00	-12.03
60-1-000-001-6721.500 PE & PO Insuranace	83.22	91.00	-7.78	910.00	855.15	1,092.00	-21.69
60-1-000-001-6724.000 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96140	158.24	157.67	0.57	1,576.70	1,558.91	1,892.00	-17.61
96100 TOTAL INSURANCE PREMIUMS EXP	2,156.16	1,864.34	291.82	18,643.40	21,149.85	22,372.00	-5.46
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	1,693.18	1,440.25	252.93	14,402.50	15,770.90	17,283.00	-8.75
Total Line 96300	1,693.18	1,440.25	252.93	14,402.50	15,770.90	17,283.00	-8.75
96400 Bad Debt - Tenant Rents							
60-1-000-001-6370.000 Bad Debt	661.80	87.50	574.30	875.00	2,662.72	1,050.00	153.59
Total Line 96400	661.80	87.50	574.30	875.00	2,662.72	1,050.00	153.59
96000 TOTAL OTHER GENERAL EXPENSES	2,354.98	1,527.75	827.23	15,277.50	18,433.62	18,333.00	0.55
INTEREST & AMORTIZATION EXPENSE							
96710 Interest of Mortgage/Bond Payable							
60-1-000-001-6810.000 Interest Exp Payable	2,294.75	1,500.00	794.75	15,000.00	14,004.95	18,000.00	-22.19
60-1-000-001-6860.000 Sec Dep Int	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96710	2,294.75	1,500.00	794.75	15,000.00	14,004.95	18,000.00	-22.19
96700 TOTAL INTEREST EXP & AMORT	2,294.75	1,500.00	794.75	15,000.00	14,004.95	18,000.00	-22.19
96900 TOTAL OPERATING EXPENSE	33,981.45	37,890.77	-3,909.32	378,907.70	311,259.92	454,689.00	-31.54
97000 NET REVENUE/EXPENSE (GAIN/-LOSS)	-5,221.01	305.52	-5,526.53	3,055.20	-60,860.81	3,666.00	-1,760.14

Date:

Time:

ll

Knox County Housing Authority
FDS Income Statement - Prairieland
January, 2025

Page: 5

Rpt File: F:\HMS\REPORTS\KNOXOS.QRP

	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	7,235.00	7,210.50	24.50	72,105.00	72,350.00	86,526.00	-16.38
Total Line 97400	7,235.00	7,210.50	24.50	72,105.00	72,350.00	86,526.00	-16.38
TOTAL MISCELLANEOUS EXPENSES	7,235.00	7,210.50	24.50	72,105.00	72,350.00	86,526.00	-16.38
90000 TOTAL EXPENSES	41,216.45	45,101.27	-3,884.82	451,012.70	383,609.92	541,215.00	-29.12
 OTHER FINANCING SOURCES (USES)							
10093 Xfers							
60-1-000-001-9111.000 Xfers In from Amps	0.00	-1,814.83	1,814.83	-18,148.30	0.00	-21,778.00	-100.00
Total Line 10093	0.00	-1,814.83	1,814.83	-18,148.30	0.00	-21,778.00	-100.00
10094							
60-1-000-001-9111.100 Xfers Out from Amps	0.00	1,666.67	-1,666.67	16,666.70	0.00	20,000.00	-100.00
Total Line 10094	0.00	1,666.67	-1,666.67	16,666.70	0.00	20,000.00	-100.00
10100 TOTAL OTHER FINANCING SOURCES	0.00	-148.16	148.16	-1,481.60	0.00	-1,778.00	-100.00
 10000 EXCESS REVENUE/EXPENSE GAIN/-LOSS	2,013.99	7,219.70	-5,205.71	72,197.00	11,489.19	86,636.00	-86.74

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	0.00
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Date:

Time:

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Knox County Housing Authority
FDS Income Statement - HCV (ADMIN & HAP)
January, 2025

Page: 1

Rpt File: F:\HMS\REPORTS\KNOXOS.QRP

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Total PUM (including Port Outs)	280.00	280.00	0.00	2,800.00	2,800.00	3,360.00	0.00
ADMIN REVENUE							
<u>ADMIN OPERATING INCOME</u>							
Admin Fee Subsidy							
30-1-000-000-8026.500 Admin Fee Sub - Cur Yr	-14,040.00	-12,496.17	-1,543.83	-124,961.70	-141,516.00	-149,954.00	-5.63
Total Admin Fee Subsidy	-14,040.00	-12,496.17	-1,543.83	-124,961.70	-141,516.00	-149,954.00	-5.63
Interest Income							
30-1-000-000-3300.000 Int Reserve	-9.78	-5.00	-4.78	-50.00	-73.22	-60.00	22.03
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	-9.78	-5.00	-4.78	-50.00	-73.22	-60.00	22.03
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	-140.00	140.00	-1,400.00	-2,376.00	-1,680.00	41.43
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	-140.00	140.00	-1,400.00	-2,376.00	-1,680.00	41.43
TOTAL ADMIN OPERATING INCOME	-14,049.78	-12,641.17	-1,408.61	-126,411.70	-143,965.22	-151,694.00	-5.09
ADMIN EXPENSES							
<u>ADMIN OPERATING EXPENSE</u>							
Admin Salaries							
30-1-000-000-4110.000 Admin Salaries	7,805.32	9,266.00	-1,460.68	92,660.00	85,864.98	111,192.00	-22.78
Total Admin Salaries	7,805.32	9,266.00	-1,460.68	92,660.00	85,864.98	111,192.00	-22.78
Audit Fee Expense							
30-1-000-000-4171.000 Audit Fee	0.00	200.00	-200.00	2,000.00	2,550.00	2,400.00	6.25
Total Audit Fee Expense	0.00	200.00	-200.00	2,000.00	2,550.00	2,400.00	6.25
Fee Expense							
30-1-000-000-4120.100 Management Fees	2,412.00	2,460.00	-48.00	24,600.00	24,624.00	29,520.00	-16.59
30-1-000-000-4120.300 Bookkeep. Fees	1,507.50	1,538.00	-30.50	15,380.00	15,390.00	18,456.00	-16.61
Total Fees Expense	3,919.50	3,998.00	-78.50	39,980.00	40,014.00	47,976.00	-16.60
Benefit Contribution Expense							
30-1-000-000-4110.500 Emp Benefit - Admin	4,413.71	3,713.00	700.71	37,130.00	43,160.37	44,556.00	-3.13
Total Benefit Contribution Exp	4,413.71	3,713.00	700.71	37,130.00	43,160.37	44,556.00	-3.13
Office Expense							
30-1-000-000-4180.000 Telephone	443.26	96.17	347.09	961.70	1,766.88	1,154.00	53.11
30-1-000-000-4190.100 Postage	218.60	166.67	51.93	1,666.70	1,730.01	2,000.00	-13.50
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	315.29	25.00	290.29	250.00	429.09	300.00	43.03
30-1-000-000-4190.401 Printing Supplies	0.00	16.67	-16.67	166.70	0.00	200.00	-100.00
30-1-000-000-4190.550 Computers	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4190.850 IT Support	0.00	41.67	-41.67	416.70	1,268.00	500.00	153.60
Total Office Expense	977.15	346.18	630.97	3,461.80	5,193.98	4,154.00	25.04

Date:

Time:

ll

Knox County Housing Authority
FDS Income Statement - HCV (ADMIN & HAP)
January, 2025

Page: 2

Rpt File: F:\HMS\REPORTS\KNOXOS.QRP

	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	100.00	-100.00	1,000.00	829.45	1,200.00	-30.88
Total Legal & Travel Expense	0.00	100.00	-100.00	1,000.00	829.45	1,200.00	-30.88
Other Expense							
30-1-000-000-4120.400 Fee for Service Fee	16.00	16.00	0.00	160.00	161.00	192.00	-16.15
30-1-000-000-4120.700 Mental Health Fee	0.00	0.00	0.00	0.00	280.00	0.00	
30-1-000-000-4140.000 Training - Staff	0.00	166.67	-166.67	1,666.70	814.00	2,000.00	-59.30
30-1-000-000-4160.000 Publications	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4160.300 Consulting Services	2,773.00	0.00	2,773.00	0.00	2,773.00	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	61.08	166.67	-105.59	1,666.70	435.28	2,000.00	-78.24
30-1-000-000-4190.200 Inspection Exp	0.00	416.67	-416.67	4,166.70	0.00	5,000.00	-100.00
30-1-000-000-4190.700 Member Dues/Fees	0.00	83.33	-83.33	833.30	0.00	1,000.00	-100.00
30-1-000-000-4190.950 Background Verification	1,273.94	20.83	1,253.11	208.30	6,786.30	250.00	2,614.52
30-1-000-000-4480.006 Safety/Security Labor Fee	0.00	0.00	0.00	0.00	-280.00	0.00	
30-1-000-000-4480.100 ADT Contract	0.00	35.92	-35.92	359.20	323.91	431.00	-24.85
Total Other Expense	4,124.02	906.09	3,217.93	9,060.90	11,293.49	10,873.00	3.87
Maintenance Expense							
30-1-000-000-4420.126 Vehicle Supplies	0.00	8.33	-8.33	83.30	127.13	100.00	27.13
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	83.30	127.13	100.00	27.13
TOTAL ADMIN EXPENSE	21,239.70	18,537.60	2,702.10	185,376.00	189,033.40	222,451.00	-15.02
Insurance Premiums Expense							
30-1-000-000-4510.025 PE & PO Insurance	83.22	55.00	28.22	550.00	1,010.40	660.00	53.09
30-1-000-000-4510.030 Work Comp Insurance	305.87	200.00	105.87	2,000.00	1,896.44	2,400.00	-20.98
30-1-000-000-4510.035 Auto Insurance	50.00	51.00	-1.00	510.00	500.00	612.00	-18.30
Total Insurance Premium Expenses	439.09	306.00	133.09	3,060.00	3,406.84	3,672.00	-7.22
TOTAL INSURANCE EXPENSE	439.09	306.00	133.09	3,060.00	3,406.84	3,672.00	-7.22
General Expense							
30-1-000-000-4110.001 Salaries 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	-1,138.79	0.00	
30-1-000-000-4580.000 Sec Dep Pmt Exp	0.00	0.00	0.00	0.00	1,764.00	0.00	
30-1-000-000-4590.010 Admin Gen Exp-Port	40.21	250.00	-209.79	2,500.00	1,091.70	3,000.00	-63.61
Total General Expense	40.21	250.00	-209.79	2,500.00	1,716.91	3,000.00	-42.77
TOTAL GENERAL EXPENSE	40.21	250.00	-209.79	2,500.00	1,716.91	3,000.00	-42.77
TOTAL EXPENSES - ADMIN	21,719.00	19,093.60	2,625.40	190,936.00	194,157.15	229,123.00	-15.26
ADMIN (Profit)/Loss	7,669.22	6,452.43	1,216.79	64,524.30	50,191.93	77,429.00	-35.18
<u>MISCELLANEOUS EXPENSE</u>							
Depreciation Expense							
30-1-000-000-4800.000 Dpreciation Expense	464.00	465.00	-1.00	4,650.00	4,640.00	5,580.00	-16.85
Total Depreciation Expense	464.00	465.00	-1.00	4,650.00	4,640.00	5,580.00	-16.85
TOTAL MISC EXPENSE	464.00	465.00	-1.00	4,650.00	4,640.00	5,580.00	-16.85
TOTAL ADMIN EXPENSES w/ DEPR EXP	22,183.00	19,558.60	2,624.40	195,586.00	197,033.15	234,703.00	-16.05
ADMIN (Profit)/Loss w/ Depreciation	8,133.22	6,917.43	1,215.79	69,174.30	54,831.93	83,009.00	-33.94
HAP REVENUE							

Date:

Time:

ll

Knox County Housing Authority
FDS Income Statement - HCV (ADMIN & HAP)
January, 2025

Page: 3

Rpt File: F:\HMS\REPORTS\KNOXOS.QRP

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
HAP Income							
30-1-000-000-3300.200 Fraud Recovery - HAP	0.00	-140.00	140.00	-1,400.00	-2,376.00	-1,680.00	41.43
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	-89,651.00	-88,348.33	-1,302.67	-883,483.30	-883,116.00	-1,060,180.00	-16.70
30-1-000-000-8027.000 Ann Contr - Pr Yr	0.00	0.00	0.00	0.00	0.00	0.00	
Total Income	-89,651.00	-88,488.33	-1,162.67	-884,883.30	-885,492.00	-1,061,860.00	-16.61
TOTAL HAP INCOME	-89,651.00	-88,488.33	-1,162.67	-884,883.30	-885,492.00	-1,061,860.00	-16.61
HAP EXPENSES							
HAP Expenses							
30-1-000-000-4715.010 HAP Tenant Pmts	85,710.00	76,875.00	8,835.00	768,750.00	824,993.00	922,500.00	-10.57
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	1,740.00	108.33	1,631.67	1,083.30	22,450.00	1,300.00	1,626.92
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	947.00	6,000.00	-5,053.00	60,000.00	25,846.21	72,000.00	-64.10
Total HAP Expenses	88,397.00	82,983.33	5,413.67	829,833.30	873,289.21	995,800.00	-12.30
TOTAL HAP EXPENSE	88,397.00	82,983.33	5,413.67	829,833.30	873,289.21	995,800.00	-12.30
General HAP Expenses							
30-1-000-000-4570.200 Collection Loss HUD	0.00	24.17	-24.17	241.70	208.01	290.00	-28.27
Total General HAP Expenses	0.00	24.17	-24.17	241.70	208.01	290.00	-28.27
TOTAL GENERAL HAP EXPENSES	0.00	24.17	-24.17	241.70	208.01	290.00	-28.27
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	88,397.00	83,007.50	5,389.50	830,075.00	873,497.22	996,090.00	-12.31
Remaining HAP (to)/from Reserve	-1,254.00	-5,480.83	4,226.83	-54,808.30	-11,994.78	-65,770.00	-81.76

Date:

Time:

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

Page: 1

Rpt File: F:\HMS\REPORTS\KNOXOS.QRP

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Total PUM (including Port Outs)	15.00	0.00	0.00	0.00	150.00	0.00	0.00
EHV - HAP INCOME STATEMENT							
<u>EHV - HAP INCOME</u>							
HAP Income							
30-1-000-001-8026.000 EHV HAP Subsidy Inc	-4,144.00	-4,507.08	363.08	-45,070.80	-54,741.00	-54,085.00	1.21
Total HAP Income	-4,144.00	-4,507.08	363.08	-45,070.80	-54,741.00	-54,085.00	1.21
TOTAL HAP INCOME	-4,144.00	-4,507.08	363.08	-45,070.80	-54,741.00	-54,085.00	1.21
<u>EHV - HAP EXPENSE</u>							
HAP Expenses							
30-1-000-001-4715.010 EHV HAP Tenant Pmts	3,630.00	4,000.00	-370.00	40,000.00	46,246.00	48,000.00	-3.65
30-1-000-001-4715.040 EHV HAP Utility Pmts	130.00	507.08	-377.08	5,070.80	2,876.00	6,085.00	-52.74
30-1-000-001-4715.070 EHV HAP Port Out Pmts	0.00	0.00	0.00	0.00	757.15	0.00	
Total HAP Expense	3,760.00	4,507.08	-747.08	45,070.80	49,879.15	54,085.00	-7.78
TOTAL HAP EXPENSE	3,760.00	4,507.08	-747.08	45,070.80	49,879.15	54,085.00	-7.78
EHV HAP (to)/from Reserve	-384.00	0.00	-384.00	0.00	-4,861.85	0.00	

EHV - ADMIN INCOME STATEMENT

ADMIN INCOME - EHV

EHV - ADMIN INCOME

Admin Fee Subsidy							
30-1-000-001-8026.500 EHV Ongo Admin Sub	-525.00	-1,363.83	838.83	-13,638.30	-5,629.00	-16,366.00	-65.61
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	-525.00	-1,363.83	838.83	-13,638.30	-5,629.00	-16,366.00	-65.61
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	-525.00	-1,363.83	838.83	-13,638.30	-5,629.00	-16,366.00	-65.61

Date:

Time:

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

Page: 2

Rpt File: F:\HMS\REPORTS\KNOXOS.QRP

	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	91.88	158.33	-66.45	1,583.30	813.78	1,900.00	-57.17
30-1-000-001-4110.200 Admin Exp - Amps	0.00	125.00	-125.00	1,250.00	0.00	1,500.00	-100.00
30-1-000-001-4110.500 EHV Emp Benefit Exp	54.43	100.00	-45.57	1,000.00	482.08	1,200.00	-59.83
30-1-000-001-4120.100 EHV Management Fee	84.00	132.00	-48.00	1,320.00	1,056.00	1,584.00	-33.33
30-1-000-001-4120.300 EHV Bookkeeping Fee	52.50	82.50	-30.00	825.00	660.00	990.00	-33.33
30-1-000-001-4130.200 EHV Other Ongoing	60.00	0.00	60.00	0.00	780.00	0.00	
Total Ongoing Admin Expenses	342.81	597.83	-255.02	5,978.30	3,791.86	7,174.00	-47.14
TOTAL ONGOING ADMIN EXPENSES	342.81	597.83	-255.02	5,978.30	3,791.86	7,174.00	-47.14
<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	342.81	597.83	-255.02	5,978.30	3,791.86	7,174.00	-47.14
EHV ADMINI (Profit)/Loss	-182.19	-766.00	583.81	-7,660.00	-1,837.14	-9,192.00	-80.01

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

	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
COCC - OPERATING STATEMENT						
OPERATING INCOME						
Total Operating Income	264,868.10	165,090.42	99,777.68	1,635,734.40	1,981,085.00	-17.43
TOTAL OPERATING INCOME	<u>264,868.10</u>	<u>165,090.42</u>	<u>99,777.68</u>	<u>1,635,734.40</u>	<u>1,981,085.00</u>	<u>-17.43</u>
OPERATING EXPENSE						
Total Administration Expenses	93,143.81	84,924.18	8,219.63	781,462.62	1,019,090.00	-23.32
Total Tenant Service Expenses	0.00	0.00	0.00	0.00	0.00	
Total Utility Expenses	1,375.77	625.00	750.77	11,210.31	7,500.00	49.47
Total Maintenance Expenses	58,408.96	64,067.00	-5,658.04	623,732.71	768,804.00	-18.87
Total Protective Expenses	7,107.62	7,260.33	-152.71	69,914.55	87,124.00	-19.75
General Expenses	3,795.04	3,918.67	-123.63	35,020.18	47,024.00	-25.53
TOTAL ROUTINE OPERATING EXPENSES	<u>163,831.20</u>	<u>160,795.18</u>	<u>3,036.02</u>	<u>1,521,340.37</u>	<u>1,929,542.00</u>	<u>-21.16</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>163,831.20</u>	<u>160,795.18</u>	<u>3,036.02</u>	<u>1,521,340.37</u>	<u>1,929,542.00</u>	<u>-21.16</u>
NET REVENUE/-EXPENSE PROFIT/-LOSS	<u>101,036.90</u>	<u>4,295.24</u>	<u>96,741.66</u>	<u>114,394.03</u>	<u>51,543.00</u>	<u>121.94</u>
Total Depreciation Expense	760.50	1,000.00	-239.50	7,605.00	12,000.00	-36.63
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	<u>100,276.40</u>	<u>3,295.24</u>	<u>96,981.16</u>	<u>106,789.03</u>	<u>39,543.00</u>	<u>170.06</u>

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

MOON TOWERS - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	186,920.42	97,148.41	89,772.01	1,047,984.86	1,165,781.00	-10.10
TOTAL OPERATING INCOME	186,920.42	97,148.41	89,772.01	1,047,984.86	1,165,781.00	-10.10
OPERATING EXPENSE						
Total Administration Expenses	32,833.93	33,137.15	-303.22	322,693.24	397,646.00	-18.85
Total Tenant Service Expenses	2,534.58	316.66	2,217.92	4,615.71	3,800.00	21.47
Total Utility Expenses	11,943.44	14,291.66	-2,348.22	99,155.84	171,500.00	-42.18
Total Maintenance Expenses	37,061.79	41,955.33	-4,893.54	453,859.20	503,464.00	-9.85
Total Protective Service Expenses	3,977.76	3,115.67	862.09	27,244.37	37,388.00	-27.13
General Expenses	6,128.40	9,822.25	-3,693.85	102,516.94	117,867.00	-13.02
TOTAL ROUTINE OPERATING EXPENSES	94,479.90	102,638.72	-8,158.82	1,010,085.30	1,231,665.00	-17.99
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	94,479.90	102,638.72	-8,158.82	1,010,085.30	1,231,665.00	-17.99
NET REVENUE/EXPENSE PROFIT/-LOSS	92,440.52	-5,490.31	97,930.83	37,899.56	-65,884.00	-157.52
Total Depreciation Expense	10,107.00	13,750.00	-3,643.00	101,070.00	165,000.00	-38.75
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	82,333.52	-19,240.31	101,573.83	-63,170.44	-230,884.00	-72.64

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

	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
FAMILY - OPERATING STATEMENT						
OPERATING INCOME						
Total Operating Income	239,308.29	119,804.00	119,504.29	1,260,373.20	1,437,648.00	-12.33
TOTAL OPERATING INCOME	<u>239,308.29</u>	<u>119,804.00</u>	<u>119,504.29</u>	<u>1,260,373.20</u>	<u>1,437,648.00</u>	<u>-12.33</u>
OPERATING EXPENSE						
Total Administration Expenses	41,240.84	39,371.33	1,869.51	363,812.78	472,456.00	-23.00
Total Tenant Service Expenses	40.67	150.00	-109.33	7,521.78	1,800.00	317.88
Total Utility Expenses	2,056.29	2,766.67	-710.38	14,553.43	33,200.00	-56.16
Total Maintenance Expenses	108,427.86	62,642.17	45,785.69	712,563.28	751,706.00	-5.21
Total Protective Service Expenses	4,428.67	3,701.67	727.00	29,998.60	44,420.00	-32.47
General Expenses	11,519.57	8,611.83	2,907.74	103,965.85	103,342.00	0.60
TOTAL ROUTINE OPERATING EXPENSES	<u>167,713.90</u>	<u>117,243.67</u>	<u>50,470.23</u>	<u>1,232,415.72</u>	<u>1,406,924.00</u>	<u>-12.40</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>167,713.90</u>	<u>117,243.67</u>	<u>50,470.23</u>	<u>1,232,415.72</u>	<u>1,406,924.00</u>	<u>-12.40</u>
NET REVENUE/EXPENSE PROFIT/-LOSS	<u>71,594.39</u>	<u>2,560.33</u>	<u>69,034.06</u>	<u>27,957.48</u>	<u>30,724.00</u>	<u>-9.00</u>
Total Depreciation Expense	22,203.00	31,250.00	-9,047.00	222,030.00	375,000.00	-40.79
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	<u>49,391.39</u>	<u>-28,689.67</u>	<u>78,081.06</u>	<u>-194,072.52</u>	<u>-344,276.00</u>	<u>-43.63</u>

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

	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
BLUEBELL - OPERATING STATEMENT						
OPERATING INCOME						
Total Operating Income	55,163.82	28,357.57	26,806.25	293,954.38	340,291.00	-13.62
TOTAL OPERATING INCOME	<u>55,163.82</u>	<u>28,357.57</u>	<u>26,806.25</u>	<u>293,954.38</u>	<u>340,291.00</u>	<u>-13.62</u>
OPERATING EXPENSE						
Total Administration Expenses	11,307.71	10,491.08	816.63	97,031.10	125,893.00	-22.93
Total Tenant Service Expenses	9.97	500.00	-490.03	91.37	6,000.00	-98.48
Total Utility Expenses	2,452.80	3,083.34	-630.54	19,819.54	37,000.00	-46.43
Total Maintenance Expenses	15,008.47	16,253.48	-1,245.01	103,484.78	195,042.00	-46.94
Total Protective Service Expenses	1,888.89	993.33	895.56	12,066.13	11,920.00	1.23
General Expenses	3,468.69	3,056.25	412.44	34,326.98	36,675.00	-6.40
TOTAL ROUTINE OPERATING EXPENSES	<u>34,136.53</u>	<u>34,377.48</u>	<u>-240.95</u>	<u>266,819.90</u>	<u>412,530.00</u>	<u>-35.32</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>34,136.53</u>	<u>34,377.48</u>	<u>-240.95</u>	<u>266,819.90</u>	<u>412,530.00</u>	<u>-35.32</u>
NET REVENUE/EXPENSE PROFIT/-LOSS	<u>21,027.29</u>	<u>-6,019.91</u>	<u>27,047.20</u>	<u>27,134.48</u>	<u>-72,239.00</u>	<u>-137.56</u>
Total Depreciation Expense	3,575.00	0.00	3,575.00	35,750.00	0.00	
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	<u>17,452.29</u>	<u>-6,019.91</u>	<u>23,472.20</u>	<u>-8,615.52</u>	<u>-72,239.00</u>	<u>-88.07</u>

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

	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
HCV - OPERATING STATEMENT						
ADMIN OPERATING INCOME						
Total Admin Operating Income	14,049.78	12,641.17	1,408.61	143,965.22	151,694.00	-5.09
TOTAL ADMIN OPERATING INCOME	14,049.78	12,641.17	1,408.61	143,965.22	151,694.00	-5.09
OPERATING EXPENSES						
Total Admin Expenses	17,304.20	14,279.35	3,024.85	145,857.36	171,352.00	-14.88
Total Fees Expenses	3,935.50	4,214.00	-278.50	43,005.00	50,568.00	-14.96
Total General Expenses	479.30	600.25	-120.95	3,530.79	7,203.00	-50.98
TOTAL OPERATING EXPENSES	21,719.00	19,093.60	2,625.40	192,393.15	229,123.00	-16.03
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	21,719.00	19,093.60	2,625.40	192,393.15	229,123.00	-16.03
NET REVENUE PROFIT/-LOSS	-7,669.22	-6,452.43	-1,216.79	-48,427.93	-77,429.00	-37.46
Total Depreciation Expense	464.00	465.00	-1.00	4,640.00	5,580.00	-16.85
NET REVENUE w/Deprecitation PROFIT/-LOSS	-8,133.22	-6,917.43	-1,215.79	-53,067.93	-83,009.00	-36.07

HAP - OPERATING STATEMENT

HAP INCOME						
Total Income	89,651.00	88,488.33	1,162.67	885,492.00	1,061,860.00	-16.61
TOTAL HAP INCOME	89,651.00	88,488.33	1,162.67	885,492.00	1,061,860.00	-16.61
HAP EXPENSES						
Total HAP Expenses	88,397.00	82,983.33	5,413.67	873,289.21	995,800.00	-12.30
Total General HAP Expenses	0.00	24.17	-24.17	208.01	290.00	-28.27
TOTAL HAP EXPENSES	88,397.00	83,007.50	5,389.50	873,497.22	996,090.00	-12.31
Total Prior Year Adj HAP	0.00	0.00	0.00	0.00	0.00	
REMAINING HAP from RESERVE +/-LOSS	1,254.00	5,480.83	-4,226.83	11,994.78	65,770.00	-81.76

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

	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
BRENTWOOD - OPERATING STATEMENT						
OPERATING INCOME						
Total Operating Income	43,479.54	42,038.66	1,440.88	410,761.07	504,464.00	-18.57
TOTAL OPERATING INCOME	<u>43,479.54</u>	<u>42,038.66</u>	<u>1,440.88</u>	<u>410,761.07</u>	<u>504,464.00</u>	<u>-18.57</u>
OPERATING EXPENSE						
Total Administration Expenses	8,357.77	9,339.68	-981.91	83,198.66	112,076.00	-25.77
Total Fee Expenses	4,530.00	4,285.67	244.33	42,789.00	51,428.00	-16.80
Total Utilities Expenses	4,123.48	3,250.00	873.48	39,857.43	39,000.00	2.20
Total Maintenance Expenses	14,774.45	18,374.45	-3,600.00	113,458.88	220,493.00	-48.54
Total Taxes & Insurance Expense	4,199.93	4,542.09	-342.16	39,006.32	54,505.00	-28.44
Total Financial Expenses	2,294.76	1,440.00	854.76	14,005.00	17,280.00	-18.95
TOTAL ROUTINE OPERATING EXPENSE	<u>38,280.39</u>	<u>41,231.89</u>	<u>-2,951.50</u>	<u>332,315.29</u>	<u>494,782.00</u>	<u>-32.84</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>38,280.39</u>	<u>41,231.89</u>	<u>-2,951.50</u>	<u>332,315.29</u>	<u>494,782.00</u>	<u>-32.84</u>
NET REVENUE PROFIT/-LOSS	<u>5,199.15</u>	<u>806.77</u>	<u>4,392.38</u>	<u>78,445.78</u>	<u>9,682.00</u>	<u>710.22</u>
Total Depreciation Expense	9,873.00	8,333.33	1,539.67	98,730.00	100,000.00	-1.27
NET REVENUE w/Depreciation PROFIT/-LOSS	<u>-4,673.85</u>	<u>-7,526.56</u>	<u>2,852.71</u>	<u>-20,284.22</u>	<u>-90,318.00</u>	<u>-77.54</u>

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

	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
PRAIRIELAND - OPERATING STATEMENT						
OPERATING INCOME						
Total Opetating Income	39,202.46	37,585.25	1,617.21	372,120.73	451,023.00	-17.49
TOTAL OPERATING INCOME	<u>39,202.46</u>	<u>37,585.25</u>	<u>1,617.21</u>	<u>372,120.73</u>	<u>451,023.00</u>	<u>-17.49</u>
OPERATING EXPENSE						
Total Administration Expenses	8,189.89	9,460.17	-1,270.28	82,328.52	113,522.00	-27.48
Total Fee Expenses	4,092.50	3,869.67	222.83	38,910.00	46,436.00	-16.21
Total Utilities Expenses	4,539.30	3,685.00	854.30	42,399.97	44,220.00	-4.12
Total Maintenance Expenses	11,015.67	16,071.34	-5,055.67	96,695.73	192,856.00	-49.86
Total Taxes & Insurance Expense	3,849.34	3,304.59	544.75	36,920.75	39,655.00	-6.90
Total Financial Expenses	2,294.75	1,500.00	794.75	14,004.95	18,000.00	-22.19
TOTAL ROUTINE OPERATING EXPENSE	<u>33,981.45</u>	<u>37,890.77</u>	<u>-3,909.32</u>	<u>311,259.92</u>	<u>454,689.00</u>	<u>-31.54</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	-1,814.83	1,814.83	0.00	-21,778.00	-100.00
TOTAL ALL EXPENSES BEFORE DEPRECIATION	<u>33,981.45</u>	<u>36,075.94</u>	<u>-2,094.49</u>	<u>311,259.92</u>	<u>432,911.00</u>	<u>-28.10</u>
NET REVENUE PROFIT/-LOSS	<u>5,221.01</u>	<u>1,509.31</u>	<u>3,711.70</u>	<u>60,860.81</u>	<u>18,112.00</u>	<u>236.02</u>
Total Depreciation Expense	7,235.00	7,210.50	24.50	72,350.00	86,526.00	-16.38
NET REVENUE w/Depreciation PROFIT/-LOSS	<u>-2,013.99</u>	<u>-5,701.19</u>	<u>3,687.20</u>	<u>-11,489.19</u>	<u>-68,414.00</u>	<u>-83.21</u>

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

COCC, MT, FAMILY, BB COMBINED OS	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	719,540.96	389,525.40	330,015.56	4,054,912.08	4,674,305.00	-13.25
TOTAL OPERATING INCOME	<u>719,540.96</u>	<u>389,525.40</u>	<u>330,015.56</u>	<u>4,054,912.08</u>	<u>4,674,305.00</u>	<u>-13.25</u>
OPERATING EXPENSE						
Total Administration Expenses	161,795.77	147,048.74	14,747.03	1,397,714.75	1,764,585.00	-20.79
Total Tenant Service Expenses	2,585.22	966.66	1,618.56	12,228.86	11,600.00	5.42
Total Utility Expenses	17,098.98	20,766.67	-3,667.69	137,719.47	249,200.00	-44.74
Total Maintenance Expenses	218,547.08	184,917.98	33,629.10	1,889,547.47	2,219,016.00	-14.85
Total Protective Service Expenses	17,186.74	15,071.00	2,115.74	138,689.51	180,852.00	-23.31
General Expenses	24,911.70	25,409.00	-497.30	275,829.95	304,908.00	-9.54
TOTAL ROUTINE OPERATING EXPENSES	<u>442,125.49</u>	<u>394,180.05</u>	<u>47,945.44</u>	<u>3,851,730.01</u>	<u>4,730,161.00</u>	<u>-18.57</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>442,125.49</u>	<u>394,180.05</u>	<u>47,945.44</u>	<u>3,851,730.01</u>	<u>4,730,161.00</u>	<u>-18.57</u>
NET REVENUE/EXPENSE PROFIT/-LOSS	<u>277,415.47</u>	<u>-4,654.65</u>	<u>282,070.12</u>	<u>203,182.07</u>	<u>-55,856.00</u>	<u>-463.76</u>
Total Depreciation Expense	36,645.50	46,000.00	-9,354.50	366,455.00	552,000.00	-33.61
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	<u>240,769.97</u>	<u>-50,654.65</u>	<u>291,424.62</u>	<u>-163,272.93</u>	<u>-607,856.00</u>	<u>-73.14</u>

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

BRENTWOOD & PRAIRIELAND COMBINED	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	82,682.00	79,623.91	3,058.09	782,881.80	955,487.00	-18.06
TOTAL OPERATING INCOME	82,682.00	79,623.91	3,058.09	782,881.80	955,487.00	-18.06
OPERATING EXPENSE						
Total Administration Expenses	16,547.66	18,799.85	-2,252.19	165,527.18	225,598.00	-26.63
Total Fee Expenses	8,622.50	8,155.34	467.16	81,699.00	97,864.00	-16.52
Total Utilities Expenses	8,662.78	6,935.00	1,727.78	82,257.40	83,220.00	-1.16
Total Maintenance Expenses	25,790.12	34,445.79	-8,655.67	210,154.61	413,349.00	-49.16
Total Taxes & Insurance Expense	8,049.27	7,846.68	202.59	75,927.07	94,160.00	-19.36
Total Financial Expenses	4,589.51	2,940.00	1,649.51	28,009.95	35,280.00	-20.61
TOTAL ROUTINE OPERATING EXPENSE	72,261.84	79,122.66	-6,860.82	643,575.21	949,471.00	-32.22
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	-1,814.83	1,814.83	0.00	-21,778.00	-100.00
TOTAL ALL EXPENSES BEFORE DEPRECIATION	72,261.84	77,307.83	-5,045.99	643,575.21	927,693.00	-30.63
NET REVENUE PROFIT/-LOSS	10,420.16	2,316.08	8,104.08	139,306.59	27,794.00	401.21
Total Depreciation Expense	17,108.00	15,543.83	1,564.17	171,080.00	186,526.00	-8.28
NET REVENUE w/Depreciation PROFIT/-LOSS	-6,687.84	-13,227.75	6,539.91	-31,773.41	-158,732.00	-79.98

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

	Current Period	Last Year Same	Variance	Current Year
AMP001 - MOON TOWERS				
Salaries	10,128.88	9,830.24	298.64	112,814.16
Employee W/H Payments	0.00	0.00	0.00	0.00
Fee Expenses	22,493.50	18,156.07	4,337.43	212,510.50
Administrative Expenses	2,440.55	4,521.51	-2,080.96	20,810.66
Teneant Services	2,534.58	0.00	2,534.58	4,615.71
Utilities	11,943.44	17,453.54	-5,510.10	99,155.84
Maint/Protective Serv - Supplies/Conts	37,669.84	80,501.69	-42,831.85	446,361.40
Mileage	0.00	0.00	0.00	0.00
Insurance & General Expenses	6,128.40	9,573.78	-3,445.38	102,516.94
Non-Routine Expense	0.00	0.00	0.00	0.00
TOTAL MOON TOWERS CLAIMS	93,339.19	140,036.83	-46,697.64	998,785.21
AMP002 - FAMILY				
Salaries	12,028.79	9,328.80	2,699.99	127,636.38
Employee W/H Payments	0.00	0.00	0.00	0.00
Fee Expenses	24,473.53	20,310.73	4,162.80	233,572.15
Administrative Expenses	7,246.14	5,135.44	2,110.70	28,976.58
Teneant Services	40.67	0.00	40.67	7,521.78
Utilities	2,056.29	3,982.71	-1,926.42	14,553.43
Maint/Protective Serv - Supplies/Conts	109,065.61	93,196.35	15,869.26	689,005.20
Mileage	0.00	0.00	0.00	0.00
Insurance & General Expenses	11,519.57	12,723.94	-1,204.37	103,965.85
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL FAMILY CLAIMS	166,430.60	144,677.97	21,752.63	1,205,231.37
AMP003 - BLUEBELL				
Salaries	2,896.86	1,244.06	1,652.80	32,072.22
Employee W/H Payments	0.00	0.00	0.00	0.00
Fee Expenses	6,423.93	5,273.99	1,149.94	61,180.81
Administrative Expenses	2,655.62	1,703.92	951.70	10,810.72
Teneant Services	9.97	0.00	9.97	91.37
Utilities	2,452.80	4,734.44	-2,281.64	19,819.54
Maint/Protective Serv - Supplies/Conts	15,886.42	8,235.94	7,650.48	105,087.58
Mileage	0.00	0.00	0.00	0.00
Insurance & General Expenses	3,468.69	2,154.91	1,313.78	34,326.98
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL BLUEBELL CLAIMS	33,794.29	23,347.26	10,447.03	263,389.22
COCC				
Salaries	128,012.30	125,936.78	2,075.52	1,315,444.48
Employee W/H Payments	3,518.92	9,648.39	-6,129.47	18.11
Fee Expenses	730.58	618.48	112.10	3,637.19
Administrative Expenses	22,362.65	21,496.83	865.82	78,119.57
Teneant Services	0.00	0.00	0.00	0.00
Utilities	646.45	683.74	-37.29	4,190.66
Maint/Protective Serv - Supplies/Conts	416.06	693.25	-277.19	5,260.54
Mileage	0.00	0.00	0.00	17.95
Insurance & General Expenses	3,795.04	3,469.51	325.53	35,020.18
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL COCC CLAIMS	159,482.00	162,546.98	-3,064.98	1,441,708.68
COMBINED - AMP1, AMP2, AMP3, & COCC				
Salaries	155,833.08	146,339.88	9,493.20	1,614,582.06
Employee W/H Payments	3,518.92	9,648.39	-6,129.47	18.11
Fee Expenses	54,436.99	44,359.27	10,077.72	511,249.56
Administrative Expenses	88,826.50	77,216.97	11,609.53	649,618.18
Teneant Services	2,585.22	0.00	2,585.22	12,228.86
Utilities	17,828.30	26,854.43	-9,026.13	144,739.12
Maint/Protective Serv - Supplies/Conts	163,614.13	182,627.23	-19,013.10	1,250,341.36
Mileage	0.00	0.00	0.00	17.95
Insurance & General Expenses	24,911.70	27,922.14	-3,010.44	275,829.95
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL LOW RENT CLAIMS	511,554.84	514,968.31	-3,413.47	4,458,625.15

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

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

	Current Period	Last Year Same Period	Variance
BRENTWOOD			
Salaries	10,567.44	11,301.62	-734.18
Employee W/H Payments	0.00	0.00	0.00
Management Fees	4,500.00	5,484.00	-984.00
Administrative Expenses	1,510.24	1,334.72	175.52
Utilities	4,123.48	4,853.24	-729.76
Maintenance Supplies/Contracts	8,186.99	2,982.67	5,204.32
Security, Tax, & Insurance Expenses	5,339.48	4,535.19	804.29
Finacial Expenses	2,294.76	1,419.46	875.30
TOTAL BRENTWOOD CLAIMS	36,522.39	31,910.90	4,611.49
PRAIRIELAND			
Salaries	10,567.52	11,192.51	-624.99
Employee W/H Payments	0.00	0.00	0.00
Management Fees	4,062.50	4,917.50	-855.00
Administrative Expenses	1,510.37	1,623.70	-113.33
Utilities	4,539.30	4,862.78	-323.48
Maintenance Supplies/Contracts	4,512.16	1,001.97	3,510.19
Security, Taxes, & Insurance Expenses	4,904.85	4,205.15	699.70
Financial Expenses	2,294.75	1,419.45	875.30
TOTAL PRAIRIELAND CLAIMS	32,391.45	29,223.06	3,168.39
AHP - BRENTWOOD & PRAIRIELAND			
Salaries	21,134.96	22,494.13	-1,359.17
Employee W/H Payments	0.00	0.00	0.00
Management Fees	8,562.50	10,401.50	-1,839.00
Administrative Expenses	3,020.61	2,958.42	62.19
Utilities	8,662.78	9,716.02	-1,053.24
Maintenance Supplies	12,699.15	3,984.64	8,714.51
Security, Tax, & Insurance Expenses	10,244.33	8,740.34	1,503.99
Financial Expenses	4,589.51	2,838.91	1,750.60
TOTAL AHP CLAIMS	68,913.84	61,133.96	7,779.88
HOUSING CHOICE VOUCHER - HCV			
Salaries	12,219.03	12,580.42	-361.39
Employee W/H Payments	0.00	0.00	0.00
Management Fees	3,935.50	6,871.18	-2,935.68
Administrative Expenses	5,085.17	960.49	4,124.68
General Expense-Admin	479.30	593.48	-114.18
Total HCV Expenses	21,719.00	21,005.57	713.43
HAP Expenses	88,397.00	83,588.00	4,809.00
General Expenses	0.00	-3.80	3.80
Total HAP Expenses	88,397.00	83,584.20	4,812.80
TOTAL HCV CLAIMS	110,116.00	104,589.77	5,526.23

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

	Current Period	Last Year Same	Current Year	Cumulative
CFG 2024 -				
Admin / Operations	350,000.00	0.00	350,000.00	350,000.00
General CFP Activity	0.00	0.00	0.00	0.00
TOTAL CFG 2024 CLAIMS	350,000.00	0.00	350,000.00	350,000.00
CFG 2023 - \$1,514,974				
Admin / Operations	0.00	0.00	0.00	350,000.00
General CFP Activity	73,400.62	0.00	907,272.83	907,272.83
TOTAL CFG 2023 CLAIMS	73,400.62	0.00	907,272.83	1,257,272.83
CFG 2022 - \$1,467,361				
Admin. / Operations	0.00	0.00	0.00	300,000.00
General CFP Activity	0.00	317,519.49	643,575.49	1,172,369.98
TOTAL CFG 2022 CLAIMS	0.00	317,519.49	643,575.49	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	8,515.91	0.00	909,310.00
TOTAL CFG 2021 CLAIMS	0.00	8,515.91	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	740,212.65
TOTAL CFG 2020 CLAIMS	0.00	0.00	0.00	1,040,212.65
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	423,400.62	326,035.40	1,900,848.32	6,413,039.46

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Knox County Housing Authority
CLAIMS REPORT TOTALS
January, 2025

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

	Current Period	Last Year Same	Variance	Current Year
TOTALS				
<u>LOW RENT</u>				
AMP001 - MOON TOWERS	94,479.90	140,093.81	-45,613.91	1,010,085.30
AMP002 - FAMILY	167,713.90	144,677.97	23,035.93	1,232,415.72
AMP003 - BLUEBELL	34,136.53	23,347.26	10,789.27	266,819.90
COCC	167,350.12	168,805.62	-1,455.50	1,521,358.48
TOTAL LOW RENT	<u>463,680.45</u>	<u>476,924.66</u>	<u>-13,244.21</u>	<u>4,030,679.40</u>
<u>A.H.P.</u>				
BRENTWOOD	38,280.39	33,114.75	5,165.64	332,315.29
PRAIRIELAND	33,981.45	29,878.06	4,103.39	311,259.92
TOTAL A.H.P.	<u>72,261.84</u>	<u>62,992.81</u>	<u>9,269.03</u>	<u>643,575.21</u>
<u>HOUSING CHOICE VOUCHER - HCV</u>				
HCV (Administrative Only)	21,719.00	21,005.57	713.43	193,706.11
TOTAL HCV	<u>21,719.00</u>	<u>21,005.57</u>	<u>713.43</u>	<u>193,706.11</u>
<u>GRANTS</u>				
CAPITAL FUND GRANT 2024	350,000.00	0.00	350,000.00	350,000.00
CAPITAL FUND GRANT 2023	73,400.62	0.00	73,400.62	907,272.83
CAPITAL FUND GRANT 2022	0.00	317,519.49	-317,519.49	643,575.49
CAPITAL FUND GRANT 2021	0.00	8,515.91	-8,515.91	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	<u>423,400.62</u>	<u>326,035.40</u>	<u>97,365.22</u>	<u>1,900,848.32</u>
TOTAL CLAIMS FOR MONTH	<u>981,061.91</u>	<u>886,958.44</u>	<u>94,103.47</u>	<u>6,768,809.04</u>

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: 02/

FROM: Derek Antoine 
Executive Director

BOARD MEETING: 02/04/2025

SUBJECT: Application for Payment #8 – Mechanical Service Inc.

Executive Summary

At the 04/30/2024 Board meeting, a contract was approved with Mechanical Service Inc. to complete Lighting and Furnace Replacement. The project will include the following:

- Replacement of furnaces and air conditioning at 154 dwelling units and replacement of other HVAC systems at two offices and three Community Buildings; and
- 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 as well.

New lighting materials have arrived and work has resumed. Interior should be complete at Moon Towers by 02/24/2025. New pole lights for Moon Towers and Blue Bell Tower should be here by early March.

Alliance Architecture has reviewed and signed approval for Pay Request 8.

Fiscal Impact

This application for payment will be paid from 2022 and 2023 Capital Fund grants as approved at the 04/30/2024 Regular Meeting of the Board.

Recommendation

It is the recommendation of the Executive Director the Board of Commissioners of the Knox County Housing Authority approve Application for Payment #8 from Mechanical Service Inc. in the amount of \$29,450.16 for the period to 02/14/2025.

APPLICATION AND CERTIFICATE FOR PAYMENT

Page: 1 of 3

TO OWNER: Knox County Housing Authority
216 West Simmons St
Galesburg IL 61401

PROJECT: Lighting & Furnace Replacement
Bluebell Tower, Moon Towers,
Cedar Creek Place, Whispering Hollow,
and Woodland Bend apartments

APPLICATION NO. **Pay App 8**
CONTRACT DATE: 5/6/2024
PERIOD TO: 2/14/2025

Distribution to:
☒ OWNER
☒ CONTRACTOR
☒ ARCHITECT

FROM CONTRACTOR: Mechanical Service of Galesburg, Inc
1144 Monmouth Blvd
Galesburg IL 61401

ARCHITECT: Alliance Architecture
929 Lincolnway East, Suite 200
South Bend, IN 46601

MSI JOB NO: 192-24
PROJECT NO:

CONTRACT FOR : Lighting & Furnace Replacement

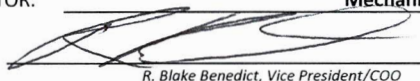
CONTRACTOR'S SUMMARY OF WORK

Application is made for payment as shown below.
Continuation Page is attached.

1. ORIGINAL CONTRACT AMOUNT \$ 1,456,900.00
2. NET CHANGE BY CHANGE ORDERS \$ 32,630.00
3. CONTRACT AMOUNT TO DATE (Line 1 +/- 2) \$ 1,489,530.00
4. TOTAL COMPLETED AND STORED TO DATE \$ 1,411,441.08
(Column G on Continuation Page)
5. RETAINAGE:
 - a. 10.00% of Completed Work \$ 141,144.11
(Columns D + E on Continuation Page)
 - b. 10.00% of Stored Material \$ -
(Column F on Continuation Page)
 - Total Retainage (Line 5a + 5b or
Column I on Continuation Page) \$ 141,144.11
6. TOTAL EARNED LESS RETAINAGE
(Line 4 minus Line 5 Total) \$ 1,270,296.97
7. LESS PREVIOUS APPLICATIONS FOR PAYMENT \$ 1,240,846.81
(Line 6 from prior Application)
8. CURRENT PAYMENT DUE **\$ 29,450.16**
9. BALANCE TO FINISH, INCLUDING RETAINAGE
(Line 3 minus Line 6) \$ 219,233.03

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in Previous	\$ 101,230.00	\$ 68,600.00
Total approved this month		
TOTALS	\$ 101,230.00	\$ 68,600.00
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 current payment shown herein is now due.

CONTRACTOR: Mechanical Service, Inc.By: Date: 2/14/2025State of: ILLINOISCounty of: KNOXSubscribed and sworn to before me this 14thday of FEBRUARY 2025Notary Public: Cynthia K. MarquithMy Commission Expires: 07-25-2027

OFFICIAL SEAL
CYNTHIA K. MARQUITH
NOTARY PUBLIC STATE OF ILLINOIS
My Commission Expires 07-25-2027

ARCHITECT'S CERTIFICATE FOR PAYMENT

Architect's signature below is his assurance to Owner, concerning the payment herein applied for, that:

(1) Architect has inspected the Work represented by this Application, (2) such Work has been completed to the extent indicated in this Application, and the quality of workmanship and materials conforms with the Contract Documents, (3) these Application for Payment accurately states the amount of Work completed and payment due therefor, and (4) Architect knows of no reason why payment should not be made.

AMOUNT CERTIFIED

\$29,450.16

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

ARCHITECT:

By: _____

Date: 2025-02-21

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.



JACK P. BALL, P.C.

Jack P. Ball, Esq.

Attorney at Law

A Professional Corporation

190 S. Kellogg St.
P.O. Box 308
Galesburg, Illinois 61402-0308
Phone (309) 345-2255
Fax (309) 345-2258

March 3, 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:

Nyteesha Sims (1588 McKnight St.)	1 st Appr. - CT 03/06/25 CBRAP
Michaela Garrett (960 W. South St.)	1 st Appr. - CT 03/06/25 CBRAP
Akasha Patterson (900 W Dayton St. #18)	1 st Appr. - CT 03/06/25 CBRAP
Justin Felles (170 S. West St. #712)	1 st Appr. - CT 03/06/25 CBRAP
Nyesha Blakes (900 W. Dayton St. #C6)	1 st Appr. - CT 03/06/25 CBRAP
Nyteesha Sims (1588 McKnight St.)	1 st Appr. - CT 03/06/25 CBRAP
Caylee Hannam (507 Iowa Ct.)	1 st Appr. - CT 03/06/25 CBRAP
Danishie Davis (300 E. Davis #24)	1 st Appr. - CD
Paige Yocum (476 Michigan Ave.)	1 st Appr. - CD
Mary Oglesby (255 W. Tompkins St. #801)	1 st Appr. - CT 03/13/25 CBRAP
Biannca Johnson (1991 E. Knox St.)	1 st Appr. - CT 03/13/25 CBRAP

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) or TM (Atty Tracey Mergener) for Prairie State Legal Services.

Arrion Louisville (300 E. Davis #31)	1 st Appr. - CT 03/13/25 CBRAP
Shabrea Coleman (1548 McKnight St.)	1 st Appr. - CT 03/13/25 CBRAP
Trina Williams (300 E. Davis #32)	1 st Appr. - CT 03/13/25 CBRAP
Torrie Hillier (1599 McKnight St.)	1 st Appr. - CT 03/13/25 CBRAP
Brittney Pittenger (1083 W. Berrien St.)	1 st Appr. - CT 03/20/25 CBRAP
Tia Coleman (1509 McKnight St.)	1 st Appr. - 03/13/25
Cheyenne Coulter (435 Iowa Ave.)	1 st Appr. - 03/13/25
Janice Jackson (1531 McKnight St.)	1 st Appr. - 03/13/25
Amiliyah Cunningham (509 Iowa Ct.)	1 st Appr. - 03/13/25
Kaylei Hurt (1525 McKnight St.)	1 st Appr. - 03/13/25
Lawrence Johnson (255 W. Tompkins St. #1107)	1 st Appr. - 03/13/25
Antoinette McClain (503 Iowa Ct.)	1 st Appr. - 03/13/25
Daniel Morris (300 N. Jefferson St. #203)	1 st Appr. - 03/13/25
Paelynne/Colton Miller (1591 McKnight St.)	1 st Appr. - 03/13/25
Joseph Smith (170 S. West St. #115)	1 st Appr. - 03/13/25
Lavel White (1541 McKnight St.)	1 st Appr. - 03/13/25

2. Review monthly board packet and attend monthly meeting.

Jack P. Ball, Esq.