

board agenda



Knox County Housing Authority
Regular Meeting of the Board of Commissioners
Moon Towers Conference Room
9/30/2025
4:00 PM

Opening	Roll Call	Chairperson Hawkinson
☐ LaToya Carson	Review/Approve Previous Meeting Minutes	Chairperson Hawkinson
☐ Jared Hawkinson	Review/Ratify 08-2025 Financial Reports	Chairperson Hawkinson
☐ Joey Range	Review/Ratify 08-2025 Claims and Bills	Chairperson Hawkinson
☐ Joseph Riley	COCC:	\$ 137,057.28
☐ Sara Robison	Moon Towers:	\$ 105,163.86
☐ Dena Simkins	Family:	\$ 97,150.37
☐ Dena St. George	Bluebell:	\$ 35,599.32
<u>Excused:</u>	HCV:	\$ 109,247.24
	Brentwood:	\$ 27,350.67
	Prairieland:	\$ 26,103.38
	Capital Fund 2023:	\$ 149,709.47
<u>Others Present:</u>	Capital Fund 2024:	\$ 0.00
	Capital Fund 2025:	\$ 551,190.85
Public Comment	Open	Chairperson Hawkinson
Old Business	None	Chairperson Hawkinson
New Business	Review/Approve Selection of Contractor for Boiler & Generator Replacement at Moon Towers	Derek Antoine
	Review/Approve Legal Services Contract Extension	Derek Antoine
Reports	Executive Director's Report – 08/2025	Derek Antoine
	KCHA Legal Counsel Report – 09/2025	Jack Ball

board agenda

Other Business	None	
Executive Session	Personnel Discussion	Chairperson Hawkinson
Adjournment		

**MINUTES OF THE MONTHLY MEETING
OF THE BOARD OF COMMISSIONERS
OF THE KNOX COUNTY HOUSING AUTHORITY
September 2, 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; Cheryl Lefler, Assistant 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 July 2025 financial reports. After brief discussion, Commissioner Carson made a motion to ratify the financial reports for July 2025 as presented; 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.

July 2025 claims against the HA Administration in the sum of \$677,979.93; Central Office Cost Center in the sum of \$129,795.22; Moon Towers in the sum of \$89,274.70; Family in the sum of \$95,261.77; Bluebell in the sum of \$34,940.99; Housing Choice Voucher Program in the sum of \$105,111.74; Brentwood (A.H.P.) in the sum of \$34,975.37; Prairieland (A.H.P.) in the sum of \$38,910.67; Capital Fund '23 in the sum of \$149,709.47; 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 July 2025; 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.

PUBLIC COMMENT

None.

OLD BUSINESS

None.

NEW BUSINESS

Mr. Antoine asked the Board to review and approve Pay Request #1 from Valley Construction for Elevator Repairs & Upgrades—Moon Towers and Blue Bell Tower. Mr. Antoine and Ms. Lefler provided a project update. Alliance Architects has reviewed and signed approval for pay request #1. After brief discussion, Commissioner Carson made a motion to approve Pay Request #1 from Valley Construction for Elevator Repairs & Upgrades—Moon Towers and Blue Bell Tower in the amount of \$120,150.90; 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.

REPORTS

Mr. Antoine highlighted the following: governance and compliance training for commissioners; CFP grant closeouts; Executive Director report changes; and legislative advocacy.

Mr. Ball reviewed the Legal Counsel Report that was handed out at the meeting. He also informed the Board that the court-based rental assistance program was back.

OTHER BUSINESS

Mr. Antoine reported that the agency received a Public Housing Assessment System (PHAS) score of 95 issued on 8/8/2025. This score designates the agency as a High Performer for FYE 03/31/2024. PHAS scores financial health, physical property condition, management operations and capital fund. He stated that this is the 13th year the agency has achieved high performer status.

ADJOURNMENT

Commissioner Carson made a motion to adjourn the meeting at 4:26 p.m.; 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.

Respectfully submitted,

Secretary

LOW RENT

COCC

	<u>Aug-25</u>	<u>Current YTD</u>
Operating Income	\$338,943.13	\$916,871.27
Operating Expenses	\$144,089.84	\$725,652.64
Net Revenue Income/(Loss)	\$194,853.29	\$191,218.63

<i>COCC's Cash in Bank</i>	\$610,625.69
<i>A/R + A/P - Income/(Expense)</i>	\$343,284.01
COCC Available Cash	\$953,909.70

MOON TOWERS

	<u>Aug-25</u>	<u>Current YTD</u>
Operating Income	\$278,589.09	\$620,888.83
Operating Expenses	\$106,302.02	\$441,863.74
Net Revenue Income/(Loss)	\$172,287.07	\$179,025.09

Moon Tower's Available Cash	\$761,222.85
<i>Minimum Reserve Position</i>	\$353,490.99
Over/(Under) Minimum Reserve Position	\$407,731.86

FAMILY SITES

	<u>Aug-25</u>	<u>Current YTD</u>
Operating Income	\$341,720.51	\$794,125.48
Operating Expenses	\$98,430.81	\$507,999.72
Net Revenue Income/(Loss)	\$243,289.70	\$286,125.76

Family Sites Available Cash	\$1,091,569.81
<i>Minimum Reserve Position</i>	\$406,399.78
Over/(Under) Minimum Reserve Position	\$685,170.03

BLUEBELL

	<u>Aug-25</u>	<u>Current YTD</u>
Operating Income	\$77,473.65	\$183,150.57
Operating Expenses	\$35,940.79	\$131,433.93
Net Revenue Income/(Loss)	\$41,532.86	\$51,716.64

Bluebell's Available Cash	\$303,796.84
<i>Minimum Reserve Position</i>	\$105,147.14
Over/(Under) Minimum Reserve Position	\$198,649.70

PHA Total Available Cash **\$3,110,499.20**

Monthly Notes:

- For income: COCC billed \$61,703 in maintenance labor charges; received \$43,815.81 for management fees; \$4,240 for asset management fees; \$5,655 for bookkeeping fees; and \$6,732 each for participant, mental health, and safety/security fees. The agency also received a \$69,314 from AHRMA surplus and \$150 from Full Gospel Church. COCC also received \$157,483.10 for administration and the amps received \$393,707.75 for operations from CFP 2025; with Moon getting \$165,357.26; Family \$181,105.56; and Bluebell \$47,244.93.
- The amps received \$203,548 for subsidy from HUD - Moon Towers \$68,095; Family \$122,849; and Bluebell \$12,604.
- Expenses worth noting are IAHA annual meeting that some of our staff attended and elevator work at Moon and Bluebell, otherwise a standard month for the Amps and COCC.
- For the month all show in the black for month and year-to-date.

AHP

BRENTWOOD

	<u>Aug-25</u>	<u>Current YTD</u>
Operating Income	\$51,830.14	\$225,842.97
Operating Expenses	\$29,078.67	\$160,298.21
Net Revenue Income/(Loss)	\$22,751.47	\$65,544.76

Brentwood's Cash, Investments, A/R, & A/P	\$ 580,560.95
Restricted Cash (Sec. Dep. & Current Liabilities)	\$ 167,365.29
BW's Available Cash	\$ 413,195.66

PRAIRIELAND

	<u>Aug-25</u>	<u>Current YTD</u>
Operating Income	\$46,175.48	\$205,037.83
Operating Expenses	\$27,663.38	\$154,546.08
Net Revenue Income/(Loss)	\$18,512.10	\$50,491.75

Prairieland's Cash, Investments, A/R, & A/P	\$ (112,670.48)
Restricted Cash (Sec. Dep., Reserve, Receipts, liabs)	\$ 325,593.61
PL's Available Cash	\$212,923.13

Monthly Notes:

- For Income: Brentwood received \$43,813. and Prairieland's received \$35,592 in tenant income.
- As mentioned above both Brentwood and Prairieland received \$5,251 each from AHRMA with the month being pretty standard for both Brentwood and Prairieland.
- Both properties are in the black for the month and year-to-date.

HOUSING CHOICE VOUCHERS (HCV)

ADMINISTRATIVE

	<u>Aug-25</u>	<u>Current YTD</u>
Operating Income	\$20,287.36	\$78,251.34
Operating Expenses	\$19,502.34	\$89,871.23
Net Revenue Income/(Loss)	\$785.02	(\$11,619.89)

Unrestricted Net Position (UNP)

Prior Month Balance	\$	(11,983.86)
Investment in Fixed Assets	\$	-
Monthly HCV Admin Revenue - Gain/(Loss)	\$	785.02
Transfer to NRP or Adjustment	\$	-
UNP Ending Balance Per VMS	\$	(11,198.84)

Monthly Notes:

- HCV received \$15,033 in admin fee subsidy, showing an increase in revenue of \$785.02 for the month. Also received \$5,251 from AHRMA.

HAP

	<u>Aug-25</u>	<u>Current YTD</u>
Operating Income	\$84,240.00	\$437,047.00
Operating Expenses	\$89,780.89	\$449,944.75
Net Revenue Income/(Loss)	(\$5,540.89)	(\$12,897.75)

Restricted Net Position (RNP)

Prior Month Balance	\$	(3,747.00)
Investment in Fixed Assets	\$	-
Monthly HCV HAP Revenue - Gain/(Loss)	\$	(6,105.00)
Transfer from UNP or Adjustment	\$	-
RNP Ending Balance per VMS	\$	(9,852.00)

Monthly Notes:

- HCV received \$84,240 in HAP subsidy and shows an increase of \$5,540.89 with RNP showing a negative balance of (\$9,852) for the month.

EMERGENCY HOUSING VOUCHERS (EHV)

ADMINISTRATIVE

	<u>Aug-25</u>	<u>Current YTD</u>
Operating Income	\$ -	\$ 3,678.00
Operating Expenses	\$ 287.31	\$ 1,711.26
Net Revenue Income/(Loss)	(\$287.31)	\$1,966.74

EHV (UNP)

Prior Month Balance	\$26,163.96
Monthly EHV Admin Revenue - Gain/(Loss)	\$ (287.31)
EHV UNP Ending Balance	\$25,876.65

Monthly Notes:

- EHV received \$0.00 in admin fee subsidy, showing a decrease in revenue of \$287.31 for the month.

HAP

	<u>Aug-25</u>	<u>Current YTD</u>
Operating Income	\$ 1,686.00	\$ 9,420.00
Operating Expenses	\$ 2,587.00	\$ 13,372.00
Net Revenue Income/(Loss)	(\$901.00)	(\$3,952.00)

EHV (RNP)

Prior Month Balance	\$ 708.85
Monthly EHV HAP Revenue - Gain/(Loss)	\$ (901.00)
RNP Ending Balance per VMS	-\$192.15

Monthly Notes:

- EHV received \$1,686 in HAP subsidy and shows a decrease in revenue of \$901 for the month.

MISCELLANEOUS

IDROP Bad Debt Submitted

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

IDROP Bad Debt Collected

Property Sites	<u>Aug-25</u>	<u>Historical</u>
Moon Towers	\$ -	\$ 11,794.27
Family Sites	\$ 708.00	\$ 86,515.09
Bluebell	\$ -	\$ 100.00
Brentwood	\$ -	\$ 10,984.84
Prairieland	\$ -	\$ 10,318.09
Housing Choice Voucher	\$ -	\$ 13,337.10
Total	\$ 708.00	\$ 133,049.39

Tenant Online Payments

Property Sites	<u>Aug-25</u>	<u>FYE 2025</u>
Moon Towers	\$ 5,062.25	\$ 60,839.78
Family Sites	\$ 9,458.42	\$ 169,355.60
Bluebell	\$ 1,235.00	\$ 11,851.00
Brentwood	\$ 6,300.00	\$ 104,273.11
Prairieland	\$ 5,916.00	\$ 97,595.18
Housing Choice Voucher	\$ -	\$ 7,361.88
Fiscal Year 2022 Total	\$ 27,971.67	\$ 451,276.55

Monthly Bad Debt Reported	\$0.00
Historical Bad Debt	\$1,253,094.22

	<u>By IDROP</u>	<u>By Debtor</u>
Historical Bad Debt Collected	\$133,049.39	\$ 39,450.37
13.77%	10.62%	3.15%

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Knox County Housing Authority
FDS Income Statement - COCC
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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	15.00	15.00	0.00	75.00	75.00	180.00	0.00
REVENUE							
FEE REVENUE							
70710 Management Fees							
10-1-000-000-3810.000 Management Fee Inc	-43,815.81	-44,212.00	396.19	-221,060.00	-218,000.18	-530,544.00	-58.91
10-1-000-000-3810.010 Mgmt Fees CFP	-157,483.10	-8,333.33	-149,149.77	-41,666.65	-157,483.10	-100,000.00	57.48
Total Line 70710	-201,298.91	-52,545.33	-148,753.58	-262,726.65	-375,483.28	-630,544.00	-40.45
70720 Asset Management Fees							
10-1-000-000-3820.000 Asset Mgmnt Fee Inc	-4,240.00	-4,240.00	0.00	-21,200.00	-21,200.00	-50,880.00	-58.33
Total Line 70720	-4,240.00	-4,240.00	0.00	-21,200.00	-21,200.00	-50,880.00	-58.33
70730 Book Keeping Fees							
10-1-000-000-3830.000 Bookkeeping Fee Inc	-5,655.00	-5,807.00	152.00	-29,035.00	-28,365.00	-69,684.00	-59.29
Total Line 70730	-5,655.00	-5,807.00	152.00	-29,035.00	-28,365.00	-69,684.00	-59.29
70750 Other Fees							
10-1-000-000-3840.000 Other Fee Inc	-60.00	-50.00	-10.00	-250.00	-540.00	-600.00	-10.00
10-1-000-000-3850.000 Inspection Income	0.00	-416.67	416.67	-2,083.35	0.00	-5,000.00	-100.00
10-1-000-000-3850.001 Maint Labor Income	-61,703.00	-61,520.00	-183.00	-307,600.00	-275,279.50	-738,240.00	-62.71
10-1-000-000-3850.004 Admin Fee Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3850.005 Maint Fee Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3850.006 Safety/Security Fee Inc	-6,732.00	-5,610.00	-1,122.00	-28,050.00	-33,660.00	-67,320.00	-50.00
10-1-000-000-3850.007 Mental Health Fee Inc	-6,732.00	-5,610.00	-1,122.00	-28,050.00	-26,928.00	-67,320.00	-60.00
10-1-000-000-3850.008 Participant Fee Income	-6,732.00	-5,610.00	-1,122.00	-28,050.00	-33,660.00	-67,320.00	-50.00
10-1-000-000-3850.010 Garb & Trash Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3850.020 Htg & Cooling Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3850.030 Snow Removal Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3850.050 Landscape & Grds Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3850.060 Unit Turnaround Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3850.070 Electrical Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3850.080 Plumbing Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3850.090 Exterminator Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3850.100 Janitorial Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3850.110 Routine Maint Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3850.120 Other Misc Inc	-45,159.00	0.00	-45,159.00	0.00	-45,159.00	0.00	
Total Line 70750	-127,118.00	-78,816.67	-48,301.33	-394,083.35	-415,226.50	-945,800.00	-56.10
70700 TOTAL FEE REVENUE	-338,311.91	-141,409.00	-196,902.91	-707,045.00	-840,274.78	-1,696,908.00	-50.48
OTHER REVENUE							
71100 Investment Income - Unrestricted							
10-1-000-000-3610.000 Interest Income	-479.65	-425.00	-54.65	-2,125.00	-3,162.55	-5,100.00	-37.99
10-1-000-000-3610.023 Interest Income - HRA	-1.57	-1.25	-0.32	-6.25	-7.00	-15.00	-53.33
Total Line 71100	-481.22	-426.25	-54.97	-2,131.25	-3,169.55	-5,115.00	-38.03
71500 Other Revenue							
10-1-000-000-3690.000 Other Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3690.300 T.S. Income - Grants	0.00	0.00	0.00	0.00	-28,000.00	0.00	
10-1-001-000-3690.180 Shelter Income	-150.00	-16,666.67	16,516.67	-83,333.35	-45,426.94	-200,000.00	-77.29
Total Line 71500	-150.00	-16,666.67	16,516.67	-83,333.35	-73,426.94	-200,000.00	-63.29
TOTAL OTHER REVENUE	-631.22	-17,092.92	16,461.70	-85,464.60	-76,596.49	-205,115.00	-62.66
70000 TOTAL REVENUE	-338,943.13	-158,501.92	-180,441.21	-792,509.60	-916,871.27	-1,902,023.00	-51.79

Date:

Time:

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Knox County Housing Authority
FDS Income Statement - COCC
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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
EXPENSES							
ADMINISTRATIVE							
91100 Administrative Salaries							
10-1-000-000-4110.000 Admin Salaries	31,978.57	33,415.00	-1,436.43	167,075.00	180,003.45	400,980.00	-55.11
10-1-000-000-4110.007 Mental Health Salary	-272.55	4,375.00	-4,647.55	21,875.00	7,018.05	52,500.00	-86.63
10-1-000-000-4110.008 Participant Salary	4,081.50	4,710.00	-628.50	23,550.00	12,492.00	56,520.00	-77.90
10-1-001-000-4110.000 Shelter Salaries	10,956.70	12,500.00	-1,543.30	62,500.00	61,610.50	150,000.00	-58.93
Total Line 91100	46,744.22	55,000.00	-8,255.78	275,000.00	261,124.00	660,000.00	-60.44
91200 Auditing Fees							
10-1-000-000-4171.000 Audit Fee	0.00	300.00	-300.00	1,500.00	0.00	3,600.00	-100.00
Total Line 91200	0.00	300.00	-300.00	1,500.00	0.00	3,600.00	-100.00
91400 Advertising & Marketing							
10-1-000-000-4190.650 Advertising	0.00	41.67	-41.67	208.35	0.00	500.00	-100.00
Total Line 91400	0.00	41.67	-41.67	208.35	0.00	500.00	-100.00
91500 Benefit Contributions - Admin							
10-1-000-000-4110.500 Emp Benefit - Admin	10,728.29	11,027.75	-299.46	55,138.75	65,643.29	132,333.00	-50.40
10-1-000-000-4110.507 Mental Health Benefits	0.00	1,491.00	-1,491.00	7,455.00	1,973.00	17,892.00	-88.97
10-1-000-000-4110.508 Participant Benenfits	0.00	1,575.00	-1,575.00	7,875.00	3,083.93	18,900.00	-83.68
10-1-000-000-4110.550 Benefit - Life Ins.	646.47	611.00	35.47	3,055.00	3,851.09	7,332.00	-47.48
10-1-001-000-4110.500 Shelter Benefits	1,979.90	1,761.00	218.90	8,805.00	10,324.73	21,132.00	-51.14
Total Line 91500	13,354.66	16,465.75	-3,111.09	82,328.75	84,876.04	197,589.00	-57.04
91600 Office Expense							
10-1-000-000-4140.000 Training - Staff	1,185.00	1,000.00	185.00	5,000.00	1,185.00	12,000.00	-90.13
10-1-000-000-4180.000 Telephone	323.58	125.00	198.58	625.00	1,249.13	1,500.00	-16.72
10-1-000-000-4190.000 Other Sundry	0.00	166.67	-166.67	833.35	-466.32	2,000.00	-123.32
10-1-000-000-4190.050 Office Rent Exp	600.00	600.00	0.00	3,000.00	3,000.00	7,200.00	-58.33
10-1-000-000-4190.100 Postage	504.75	208.33	296.42	1,041.65	1,438.90	2,500.00	-42.44
10-1-000-000-4190.200 Office Supplies	1,219.79	83.33	1,136.46	416.65	1,556.51	1,000.00	55.65
10-1-000-000-4190.250 Office Furniture	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4190.300 Paper Supplies	137.30	62.50	74.80	312.50	647.26	750.00	-13.70
10-1-000-000-4190.400 Printing	336.92	150.00	186.92	750.00	673.90	1,800.00	-62.56
10-1-000-000-4190.401 Printing Supplies	186.84	200.00	-13.16	1,000.00	580.29	2,400.00	-75.82
10-1-000-000-4190.500 Printer/Copier Sup Cont	0.00	200.00	-200.00	1,000.00	526.96	2,400.00	-78.04
10-1-000-000-4190.550 Computers/Software	0.00	1,416.67	-1,416.67	7,083.35	2,562.90	17,000.00	-84.92
10-1-000-000-4190.600 Publications	0.00	0.00	0.00	0.00	-220.40	0.00	
10-1-000-000-4190.700 Member Dues/Fees	3,500.00	750.00	2,750.00	3,750.00	4,485.00	9,000.00	-50.17
10-1-000-000-4190.800 Internet Services	273.93	375.00	-101.07	1,875.00	1,159.55	4,500.00	-74.23
10-1-000-000-4190.850 IT Support	13.00	416.67	-403.67	2,083.35	2,281.00	5,000.00	-54.38
Total Line 91600	8,281.11	5,754.17	2,526.94	28,770.85	20,659.68	69,050.00	-70.08
91700 Legal Expense							
10-1-000-000-4130.000 Legal Expense	800.00	850.00	-50.00	4,250.00	3,200.00	10,200.00	-68.63
10-1-000-000-4190.900 Court Costs	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91700	800.00	850.00	-50.00	4,250.00	3,200.00	10,200.00	-68.63
91800 Travel Expense							
10-1-000-000-4150.000 Travel - Staff	0.00	1,250.00	-1,250.00	6,250.00	6,313.01	15,000.00	-57.91
10-1-000-000-4150.010 Travel - Commissioners	0.00	300.00	-300.00	1,500.00	0.00	3,600.00	-100.00
10-1-000-000-4150.100 Mileage - Admin	0.00	100.00	-100.00	500.00	0.00	1,200.00	-100.00
Total Line 91800	0.00	1,650.00	-1,650.00	8,250.00	6,313.01	19,800.00	-68.12
91900 Other Expense							

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
10-1-000-000-4120.400 Fee for Service Exp	343.76	400.00	-56.24	2,000.00	1,888.38	4,800.00	-60.66
10-1-000-000-4120.500 Other Fee Exp	28.02	8.33	19.69	41.65	218.02	100.00	118.02
10-1-000-000-4140.010 Training - Commiss	0.00	300.00	-300.00	1,500.00	0.00	3,600.00	-100.00
10-1-000-000-4160.000 Consulting Services	1,310.19	83.33	1,226.86	416.65	7,441.95	1,000.00	644.20
10-1-000-000-4190.950 Background Verif	0.00	15.00	-15.00	75.00	0.00	180.00	-100.00
10-1-001-000-4120.400 Fee for Serv Exp - W.S.	0.00	470.00	-470.00	2,350.00	-22.69	5,640.00	-100.40
10-1-001-000-4190.000 Admin Supplies - W.S.	770.35	83.33	687.02	416.65	3,396.85	1,000.00	239.69
Total Line 91900	2,452.32	1,359.99	1,092.33	6,799.95	12,922.51	16,320.00	-20.82
91000 TOTAL OPERATING EXPENSE - Admin	71,632.31	81,421.58	-9,789.27	407,107.90	389,095.24	977,059.00	-60.18
UTILITIES							
93100 Water-200 Elect-300 Gas-600 Sewer							
10-1-000-000-4310.000 Water	0.00	25.00	-25.00	125.00	69.50	300.00	-76.83
10-1-000-000-4315.000 Sewer	0.00	15.00	-15.00	75.00	66.84	180.00	-62.87
10-1-000-000-4320.000 Electric	595.78	250.00	345.78	1,250.00	1,262.02	3,000.00	-57.93
10-1-000-000-4330.000 Gas	33.13	200.00	-166.87	1,000.00	539.23	2,400.00	-77.53
10-1-001-000-4310.000 Water - W.S.	285.31	128.00	157.31	640.00	272.30	1,536.00	-82.27
10-1-001-000-4315.000 Sewer - W.S.	431.95	175.00	256.95	875.00	346.71	2,100.00	-83.49
10-1-001-000-4320.000 Electric - W.S.	0.00	428.00	-428.00	2,140.00	6.27	5,136.00	-99.88
10-1-001-000-4330.000 Gas - W.S.	0.00	205.00	-205.00	1,025.00	5.22	2,460.00	-99.79
Total Line 93100, 93200, 93300, 93600	1,346.17	1,426.00	-79.83	7,130.00	2,568.09	17,112.00	-84.99
93000 TOTAL UTILITIES EXPENSES	1,346.17	1,426.00	-79.83	7,130.00	2,568.09	17,112.00	-84.99
MAINTENANCE & OPERATIONS EXPENSE							
94100 Maintenance - Labor							
10-1-000-000-4410.000 Maint Labor	41,239.92	43,446.00	-2,206.08	217,230.00	196,107.94	521,352.00	-62.38
10-1-000-000-4410.010 Maint Admin Salary	171.36	274.75	-103.39	1,373.75	867.26	3,297.00	-73.70
10-1-000-000-4410.100 Maint Labor - OT	1,638.99	835.00	803.99	4,175.00	5,598.70	10,020.00	-44.12
Total Line 94100	43,050.27	44,555.75	-1,505.48	222,778.75	202,573.90	534,669.00	-62.11
94200 Maintenance - Materials/Supplies							
10-1-000-000-4420.010 Garbage&Trash Supp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4420.020 Htg & Cooling	0.00	7.50	-7.50	37.50	0.00	90.00	-100.00
10-1-000-000-4420.030 Snow Removal Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4420.050 Landscape/Grounds Sup	0.00	50.00	-50.00	250.00	-188.55	600.00	-131.43
10-1-000-000-4420.070 Electrical Supplies	0.00	10.00	-10.00	50.00	0.00	120.00	-100.00
10-1-000-000-4420.080 Plumbing Supplies	0.00	10.00	-10.00	50.00	405.00	120.00	237.50
10-1-000-000-4420.100 Janitorial Supplies	65.80	50.00	15.80	250.00	638.38	600.00	6.40
10-1-000-000-4420.110 Routine Maint. Supplies	221.57	75.00	146.57	375.00	198.24	900.00	-77.97
10-1-000-000-4420.120 Other Misc Supply	0.00	35.00	-35.00	175.00	126.88	420.00	-69.79
10-1-000-000-4420.125 Mileage	0.00	7.50	-7.50	37.50	0.00	90.00	-100.00
10-1-000-000-4420.126 Vehicle Supplies	27.36	50.00	-22.64	250.00	325.50	600.00	-45.75
10-1-001-000-4420.000 Maint Supplies - W.S.	0.00	208.33	-208.33	1,041.65	0.00	2,500.00	-100.00
Total Line 94200	314.73	503.33	-188.60	2,516.65	1,505.45	6,040.00	-75.08
94300 Maintenance - Contracts							
10-1-000-000-4430.010 Garbage & Trash Cont	92.40	20.00	72.40	100.00	184.80	240.00	-23.00
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	389.77	0.00	
10-1-000-000-4430.060 Unit Turnaround Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.070 Electrical Contract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.080 Plumbing Contracts	0.00	0.00	0.00	0.00	262.05	0.00	
10-1-000-000-4430.090 Extermination Cont	0.00	0.00	0.00	0.00	0.00	0.00	

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10-1-000-000-4430.100 Janitorial Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.110 Routine Maint Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.120 Other Misc Maint Cont	0.00	30.00	-30.00	150.00	0.00	360.00	-100.00
10-1-000-000-4430.126 Vehicle Maint Cont	0.00	50.00	-50.00	250.00	0.00	600.00	-100.00
10-1-001-000-4430.000 Maint Contracts - W.S.	0.00	100.00	-100.00	500.00	0.00	1,200.00	-100.00
Total Line 94300 - (sub accts)	92.40	200.00	-107.60	1,000.00	836.62	2,400.00	-65.14
94500 Maintenance - Ordinary/Benefits							
10-1-000-000-4410.500 Maint Emp Benefit	16,976.14	19,098.00	-2,121.86	95,490.00	75,726.43	229,176.00	-66.96
10-1-000-000-4410.510 Maint Admin Benefits	85.35	151.25	-65.90	756.25	408.38	1,815.00	-77.50
Total Line 94500	17,061.49	19,249.25	-2,187.76	96,246.25	76,134.81	230,991.00	-67.04
94000 TOTAL MAINTENANCE EXPENSE	60,518.89	64,508.33	-3,989.44	322,541.65	281,050.78	774,100.00	-63.69
TOTAL PROTECTIVE SERVICES EXPENSE							
95100 Protective Services - Labor							
10-1-000-000-4481.000 Safety/Security Salary	4,150.50	4,541.00	-390.50	22,705.00	20,996.47	54,492.00	-61.47
10-1-000-000-4481.500 Safety/Security Benefits	2,484.82	2,678.00	-193.18	13,390.00	11,829.35	32,136.00	-63.19
Total Line 95100	6,635.32	7,219.00	-583.68	36,095.00	32,825.82	86,628.00	-62.11
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	104.80	200.00	-95.20	1,000.00	675.96	2,400.00	-71.84
10-1-000-000-4480.500 Other Security Contract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-001-000-4480.100 ADT Contract - W.S.	57.23	58.33	-1.10	291.65	286.15	700.00	-59.12
Total Line 95200	162.03	258.33	-96.30	1,291.65	962.11	3,100.00	-68.96
95000 TOTAL PROTECTIVE SERVICES EXP	6,797.35	7,477.33	-679.98	37,386.65	33,787.93	89,728.00	-62.34
INSURANCE PREMIUMS EXPENSE							
96110 120 130 - Property Liab Work Comp							
10-1-000-000-4510.010 Property Insurance	82.53	85.08	-2.55	425.40	412.65	1,021.00	-59.58
10-1-000-000-4510.020 Liability Insurance	36.96	38.08	-1.12	190.40	184.80	457.00	-59.56
10-1-000-000-4510.030 Work Comp Insurance	2,893.02	2,983.42	-90.40	14,917.10	14,465.10	35,801.00	-59.60
Total Line 96110, 96120, 96130	3,012.51	3,106.58	-94.07	15,532.90	15,062.55	37,279.00	-59.60
96140 All Other Insurance							
10-1-000-000-4510.015 Equipment Insurance	17.10	17.67	-0.57	88.35	85.50	212.00	-59.67
10-1-000-000-4510.025 PE & PO Insurance	715.51	737.83	-22.32	3,689.15	3,577.55	8,854.00	-59.59
10-1-000-000-4510.035 Auto Insurance	50.00	51.58	-1.58	257.90	250.00	619.00	-59.61
10-1-000-000-4510.040 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96140	782.61	807.08	-24.47	4,035.40	3,913.05	9,685.00	-59.60
96100 TOTAL INSURANCE PREMIUM EXP	3,795.12	3,913.66	-118.54	19,568.30	18,975.60	46,964.00	-59.60
GENERAL EXPENSES							
96200 Other General Expenses							
10-1-000-000-4590.000 Other General	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96200	0.00	0.00	0.00	0.00	0.00	0.00	
96210 Compensated Absences							
10-1-000-000-4110.001 Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4595.000 Compensated Absences	0.00	416.67	-416.67	2,083.35	0.00	5,000.00	-100.00
Total Line 96210	0.00	416.67	-416.67	2,083.35	0.00	5,000.00	-100.00
96000 TOTAL GENERAL EXPENSE	0.00	416.67	-416.67	2,083.35	0.00	5,000.00	-100.00
96900 TOTAL OPERATING EXPENSE	144,089.84	159,163.57	-15,073.73	795,817.85	725,477.64	1,909,963.00	-62.02
97000 NET REVENUE/EXPENSE - (GAIN)/LOSS	-194,853.29	661.65	-195,514.94	3,308.25	-191,393.63	7,940.00	-2,510.50

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	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	291.00	1,000.00	-709.00	5,000.00	1,455.00	12,000.00	-87.88
Total Line 97400	291.00	1,000.00	-709.00	5,000.00	1,455.00	12,000.00	-87.88
TOTAL MISCELLANEOUS EXPENSE	291.00	1,000.00	-709.00	5,000.00	1,455.00	12,000.00	-87.88
90000 TOTAL EXPENSES	144,380.84	160,163.57	-15,782.73	800,817.85	727,107.64	1,921,963.00	-62.17
OTHER FINANCING SOURCES (USES)							
10010 Operating Transfer In							
Total Line 10010	0.00	0.00	0.00	0.00	0.00	0.00	
10020 Operating Transfer Out							
Total Line 10020	0.00	0.00	0.00	0.00	0.00	0.00	
10093 Xfer-In between Program & Project							
10-1-000-000-9111.000 Xfers In from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10093	0.00	0.00	0.00	0.00	0.00	0.00	
10094 Xfer-Out between Program & Project							
10-1-000-000-9111.100 Xfers Out from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10094	0.00	0.00	0.00	0.00	0.00	0.00	
10100 TOTAL OTHER FINANCING SOURCES-USES	0.00	0.00	0.00	0.00	0.00	0.00	
10000 EXCESS REVENUE/EXPENSE GAIN/-LOSS	-194,562.29	1,661.65	-196,223.94	8,308.25	-189,763.63	19,940.00	-1,051.67

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	177.00	177.00	0.00	885.00	885.00	2,124.00	0.00
REVENUE							
70300 Net Tenant Rent Revenue							
10-1-000-001-3110.000 Dwelling Rent	-36,813.00	-37,500.00	687.00	-187,500.00	-184,176.45	-450,000.00	-59.07
10-1-000-001-3111.000 Utility Allowance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70300	-36,813.00	-37,500.00	687.00	-187,500.00	-184,176.45	-450,000.00	-59.07
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	-101.19	-12.50	-88.69	-62.50	-101.19	-150.00	-32.54
10-1-000-001-3690.100 Late Fees	-425.00	-550.00	125.00	-2,750.00	-2,050.00	-6,600.00	-68.94
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	-75.00	-20.83	-54.17	-104.15	-100.00	-250.00	-60.00
10-1-000-001-3690.150 Laundry Income	-1,232.00	-1,041.67	-190.33	-5,208.35	-6,062.97	-12,500.00	-51.50
10-1-000-001-3690.160 Vending Machine Inc	0.00	-91.67	91.67	-458.35	-399.44	-1,100.00	-63.69
10-1-000-001-3690.180 Labor	-939.00	-1,459.00	520.00	-7,295.00	-4,711.03	-17,508.00	-73.09
10-1-000-001-3690.200 Materials	-1,076.63	-250.00	-826.63	-1,250.00	-1,279.96	-3,000.00	-57.33
10-1-000-001-3690.500 Resid.Council Activ	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70400	-3,848.82	-3,425.67	-423.15	-17,128.35	-14,704.59	-41,108.00	-64.23
70500 TOTAL TENANT REVENUE	-40,661.82	-40,925.67	263.85	-204,628.35	-198,881.04	-491,108.00	-59.50
70600 HUD PHA Operating Grants							
10-1-000-001-8020.000 Oper Sub - Curr Yr	-68,095.00	-47,288.00	-20,807.00	-236,440.00	-248,002.00	-567,456.00	-56.30
10-1-000-001-8021.000 Oper Sub - Prior Yr	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70600	-68,095.00	-47,288.00	-20,807.00	-236,440.00	-248,002.00	-567,456.00	-56.30
10010 Operating Tranfers In - CFP							
10-1-000-001-3404.010 Other Inc - Operations	-165,357.26	-8,333.33	-157,023.93	-41,666.65	-165,357.26	-100,000.00	65.36
Total Line 10010	-165,357.26	-8,333.33	-157,023.93	-41,666.65	-165,357.26	-100,000.00	65.36
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	-814.01	-833.33	19.32	-4,166.65	-3,787.53	-10,000.00	-62.12
Total Line 71100	-814.01	-833.33	19.32	-4,166.65	-3,787.53	-10,000.00	-62.12
71300 Proceeds from Disposition of Asset							
Total Line 71300	0.00	0.00	0.00	0.00	0.00	0.00	
71500 Other Revenue							
10-1-000-001-3190.050 Office Rent Income	-300.00	-300.00	0.00	-1,500.00	-1,500.00	-3,600.00	-58.33
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.	-3,361.00	0.00	-3,361.00	0.00	-3,361.00	0.00	
Total Line 71500	-3,661.00	-300.00	-3,361.00	-1,500.00	-4,861.00	-3,600.00	35.03
70000 TOTAL REVENUE	-278,589.09	-97,680.33	-180,908.76	-488,401.65	-620,888.83	-1,172,164.00	-47.03

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EXPENSES							
ADMINISTRATIVE							
91100 Administrative Salaries							
10-1-000-001-4110.000 Admin Salaries	6,094.52	6,635.00	-540.48	33,175.00	30,844.21	79,620.00	-61.26
10-1-000-001-4110.200 Admin Exp - Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91100	6,094.52	6,635.00	-540.48	33,175.00	30,844.21	79,620.00	-61.26
91200 Auditing Fees							
10-1-000-001-4171.000 Audit Fee	0.00	333.33	-333.33	1,666.65	0.00	4,000.00	-100.00
Total Line 91200	0.00	333.33	-333.33	1,666.65	0.00	4,000.00	-100.00
91300 Management Fee							
10-1-000-001-4120.100 Management Fee Exp	14,162.72	14,244.00	-81.28	71,220.00	70,491.72	170,928.00	-58.76
Total Line 91300	14,162.72	14,244.00	-81.28	71,220.00	70,491.72	170,928.00	-58.76
91310 Book-keeping Fee							
10-1-000-001-4120.300 Bookkeeping Fee Exp	1,320.00	1,328.00	-8.00	6,640.00	6,570.00	15,936.00	-58.77
Total Line 91310	1,320.00	1,328.00	-8.00	6,640.00	6,570.00	15,936.00	-58.77
91500 Benefit Contributions - Admin							
10-1-000-001-4110.500 Admin Emp Benefit	1,942.22	2,101.00	-158.78	10,505.00	9,570.57	25,212.00	-62.04
Total Line 91500	1,942.22	2,101.00	-158.78	10,505.00	9,570.57	25,212.00	-62.04
91600 Office Expense							
10-1-000-001-4140.000 Training - Staff	0.00	163.83	-163.83	819.15	0.00	1,966.00	-100.00
10-1-000-001-4180.000 Telephone	99.16	375.00	-275.84	1,875.00	227.89	4,500.00	-94.94
10-1-000-001-4190.100 Postage	73.55	100.00	-26.45	500.00	337.78	1,200.00	-71.85
10-1-000-001-4190.200 Office Supplies	364.49	66.67	297.82	333.35	436.84	800.00	-45.40
10-1-000-001-4190.250 Office Furniture	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4190.300 Paper Supplies	157.33	41.67	115.66	208.35	518.66	500.00	3.73
10-1-000-001-4190.400 Printing	0.00	33.33	-33.33	166.65	0.00	400.00	-100.00
10-1-000-001-4190.401 Printing Supplies	264.44	41.67	222.77	208.35	264.44	500.00	-47.11
10-1-000-001-4190.500 Printer/Copier Sup Cont	153.00	166.67	-13.67	833.35	612.00	2,000.00	-69.40
10-1-000-001-4190.550 Computers/Software	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4190.700 Member Dues/Fees	0.00	62.50	-62.50	312.50	0.00	750.00	-100.00
10-1-000-001-4190.800 Internet Services	87.23	100.00	-12.77	500.00	461.97	1,200.00	-61.50
10-1-000-001-4190.850 IT Support	13.00	83.33	-70.33	416.65	331.00	1,000.00	-66.90
Total Line 91600	1,212.20	1,234.67	-22.47	6,173.35	3,190.58	14,816.00	-78.47
91700 Legal Expense							
Total Line 91700	0.00	0.00	0.00	0.00	0.00	0.00	
91800 Travel Expense							
10-1-000-001-4150.000 Travel - Staff	0.00	130.00	-130.00	650.00	692.18	1,560.00	-55.63
10-1-000-001-4150.010 Travel - Commissioners	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4150.100 Mileage - Admin	0.00	8.33	-8.33	41.65	0.00	100.00	-100.00
Total Line 91800	0.00	138.33	-138.33	691.65	692.18	1,660.00	-58.30
91900 Other Expense							
10-1-000-001-4120.400 Fee for Service Exp	23.36	25.00	-1.64	125.00	83.63	300.00	-72.12
10-1-000-001-4120.500 Other Fee Exp	75.00	0.00	75.00	0.00	75.00	0.00	
10-1-000-001-4120.700 Mental Health Fee	2,124.00	1,770.00	354.00	8,850.00	8,496.00	21,240.00	-60.00
10-1-000-001-4120.800 Participant Fee	2,124.00	1,770.00	354.00	8,850.00	10,620.00	21,240.00	-50.00
10-1-000-001-4160.000 Consulting Services	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4160.100 Inspection Expense	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4190.000 Other Sundry	0.00	8.33	-8.33	41.65	60.00	100.00	-40.00
10-1-000-001-4190.950 Background Verification	0.00	416.67	-416.67	2,083.35	0.00	5,000.00	-100.00
Total Line 91900	4,346.36	3,990.00	356.36	19,950.00	19,334.63	47,880.00	-59.62

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
91000 TOTAL OPERATING EXPENSE - Admin	29,078.02	30,004.33	-926.31	150,021.65	140,693.89	360,052.00	-60.92
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	8,850.00	8,850.00	21,240.00	-58.33
Total Line 92000	1,770.00	1,770.00	0.00	8,850.00	8,850.00	21,240.00	-58.33
92000 TOTAL ASSET MANAGEMENT FEE	1,770.00	1,770.00	0.00	8,850.00	8,850.00	21,240.00	-58.33
TENANT SERVICES							
92400 Tenant Services - Other							
10-1-000-001-4220.050 Ten Ser-Cable/TV Exp	0.00	90.00	-90.00	450.00	0.00	1,080.00	-100.00
10-1-000-001-4220.100 Ten Ser-Supplies	0.00	25.00	-25.00	125.00	0.00	300.00	-100.00
10-1-000-001-4220.110 Ten Ser-Recreation	0.00	25.00	-25.00	125.00	52.04	300.00	-82.65
10-1-000-001-4220.120 Ten Ser-Education	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4220.125 Ten Ser-Other	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4220.175 Garden Program Exp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4220.300 T.S. - Grant Expenses	4,998.10	0.00	4,998.10	0.00	7,057.70	0.00	
Total Line 92400	4,998.10	140.00	4,858.10	700.00	7,109.74	1,680.00	323.20
92500 TOTAL TENANT SERVICES EXPENSE	4,998.10	140.00	4,858.10	700.00	7,109.74	1,680.00	323.20
UTILITIES							
93100 Water-200 Elect-300 Gas-600 Sewer							
10-1-000-001-4310.000 Water	4,396.88	1,625.00	2,771.88	8,125.00	7,926.57	19,500.00	-59.35
10-1-000-001-4315.000 Sewer	14,049.82	4,625.00	9,424.82	23,125.00	25,552.59	55,500.00	-53.96
10-1-000-001-4320.000 Electric	5,947.74	2,500.00	3,447.74	12,500.00	14,975.36	30,000.00	-50.08
10-1-000-001-4330.000 Gas	795.19	3,333.33	-2,538.14	16,666.65	12,941.27	40,000.00	-67.65
Total Line 93100, 93200, 93300, 93600	25,189.63	12,083.33	13,106.30	60,416.65	61,395.79	145,000.00	-57.66
93000 TOTAL UTILITIES EXPENSES	25,189.63	12,083.33	13,106.30	60,416.65	61,395.79	145,000.00	-57.66
MAINTENANCE & OPERATIONS EXPENSE							
94100 Maintenance - Labor							
10-1-000-001-4410.000 Maint Labor	2,284.80	3,653.50	-1,368.70	18,267.50	11,563.35	43,842.00	-73.62
10-1-000-001-4410.100 Maint Labor - OT	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4410.200 Maint Labor - Fee	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94100	2,284.80	3,653.50	-1,368.70	18,267.50	11,563.35	43,842.00	-73.62
94200 Maintenance - Materials/Supplies							
10-1-000-001-4420.010 Garbage&Trash Supp	0.00	25.00	-25.00	125.00	0.00	300.00	-100.00
10-1-000-001-4420.020 Heating&Cooling Supp	0.00	250.00	-250.00	1,250.00	5,577.66	3,000.00	85.92
10-1-000-001-4420.030 Snow Removal Supplies	0.00	25.00	-25.00	125.00	0.00	300.00	-100.00
10-1-000-001-4420.040 Elevator Maint Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4420.050 Landscape/Grounds Sup	188.73	83.33	105.40	416.65	148.20	1,000.00	-85.18
10-1-000-001-4420.070 Electrical Supplies	92.85	1,000.00	-907.15	5,000.00	422.77	12,000.00	-96.48
10-1-000-001-4420.080 Plumbing Supplies	275.72	500.00	-224.28	2,500.00	1,016.66	6,000.00	-83.06
10-1-000-001-4420.090 Extermination Supplies	0.00	216.67	-216.67	1,083.35	126.77	2,600.00	-95.12
10-1-000-001-4420.100 Janitorial Supplies	574.93	708.33	-133.40	3,541.65	2,341.93	8,500.00	-72.45
10-1-000-001-4420.110 Routine Maint. Supplies	2,000.93	1,833.33	167.60	9,166.65	7,284.12	22,000.00	-66.89
10-1-000-001-4420.120 Other Misc Supplies	0.00	83.33	-83.33	416.65	564.99	1,000.00	-43.50
10-1-000-001-4420.121 Laundry Supplies	0.00	208.33	-208.33	1,041.65	402.17	2,500.00	-83.91
10-1-000-001-4420.125 Mileage	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4420.126 Vehicle Supplies	322.93	50.00	272.93	250.00	3,378.02	600.00	463.00
10-1-000-001-4420.130 Securtiy Supplies	0.00	0.00	0.00	0.00	0.00	0.00	

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Total Line 94200	3,456.09	4,983.32	-1,527.23	24,916.60	21,263.29	59,800.00	-64.44
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	16,715.50	22,006.00	-5,290.50	110,030.00	74,182.75	264,072.00	-71.91
10-1-000-001-4430.010 Garbage & Trash Con	820.00	625.00	195.00	3,125.00	3,032.61	7,500.00	-59.57
10-1-000-001-4430.020 Heating & Cooling Cont	141.00	208.33	-67.33	1,041.65	6,746.62	2,500.00	169.86
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	4,383.84	1,500.00	2,883.84	7,500.00	9,747.68	18,000.00	-45.85
10-1-000-001-4430.050 Landscape & Grds Cont	0.00	250.00	-250.00	1,250.00	1,090.13	3,000.00	-63.66
10-1-000-001-4430.060 Unit Turnaround Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4430.070 Electrical Contracts	0.00	125.00	-125.00	625.00	0.00	1,500.00	-100.00
10-1-000-001-4430.080 Plumbing Contracts	115.92	625.00	-509.08	3,125.00	706.92	7,500.00	-90.57
10-1-000-001-4430.090 Extermination Contracts	0.00	2,500.00	-2,500.00	12,500.00	8,984.00	30,000.00	-70.05
10-1-000-001-4430.100 Janitorial Contracts	0.00	0.00	0.00	0.00	242.39	0.00	
10-1-000-001-4430.110 Routine Maint Cont	3,420.30	1,458.33	1,961.97	7,291.65	12,099.55	17,500.00	-30.86
10-1-000-001-4430.111 Flooring Contract	0.00	1,500.00	-1,500.00	7,500.00	4,150.00	18,000.00	-76.94
10-1-000-001-4430.120 Other Misc Cont Cost	200.31	1,250.00	-1,049.69	6,250.00	2,604.52	15,000.00	-82.64
10-1-000-001-4430.121 Laundry Equip Contract	0.00	83.33	-83.33	416.65	588.00	1,000.00	-41.20
10-1-000-001-4430.126 Vehicle Maint Cont	0.00	20.83	-20.83	104.15	-18.00	250.00	-107.20
10-1-000-001-4431.000 Trash Removal	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94300	25,796.87	32,151.82	-6,354.95	160,759.10	124,157.17	385,822.00	-67.82
94500 Maintenance - Ordinary/Benefits							
10-1-000-001-4410.500 Maint Emp Benefit	1,138.16	1,623.50	-485.34	8,117.50	5,445.94	19,482.00	-72.05
Total Line 94500	1,138.16	1,623.50	-485.34	8,117.50	5,445.94	19,482.00	-72.05
94000 TOTAL MAINTENANCE EXPENSES	32,675.92	42,412.14	-9,736.22	212,060.70	162,429.75	508,946.00	-68.09
TOTAL PROTECTIVE SERVICES EXPENSE							
95200 Protective Services - Contract							
10-1-000-001-4480.000 Police Contract	0.00	250.00	-250.00	1,250.00	0.00	3,000.00	-100.00
10-1-000-001-4480.006 Safety/Security Labor Fee	2,124.00	1,770.00	354.00	8,850.00	10,620.00	21,240.00	-50.00
10-1-000-001-4480.100 ADT Contract	221.42	250.00	-28.58	1,250.00	1,911.97	3,000.00	-36.27
10-1-000-001-4480.500 Other Security Contract	0.00	541.67	-541.67	2,708.35	248.53	6,500.00	-96.18
Total Line 95200	2,345.42	2,811.67	-466.25	14,058.35	12,780.50	33,740.00	-62.12
95300 Protective Services - Other							
Total Line 95300	0.00	0.00	0.00	0.00	0.00	0.00	
95000 TOTAL PROTECTIVE SERVICES EXP	2,345.42	2,811.67	-466.25	14,058.35	12,780.50	33,740.00	-62.12
INSURANCE PREMIUMS EXPENSE							
96110 Property 120 Liab. 130 Work Comp							
10-1-000-001-4510.010 Property	5,552.20	5,725.67	-173.47	28,628.35	27,761.00	68,708.00	-59.60
10-1-000-001-4510.020 Liability Insurance	443.51	457.33	-13.82	2,286.65	2,217.55	5,488.00	-59.59
10-1-000-001-4510.030 Work Comp Insurance	235.05	242.42	-7.37	1,212.10	1,175.25	2,909.00	-59.60
Total Line 96110, 96120, 96130	6,230.76	6,425.42	-194.66	32,127.10	31,153.80	77,105.00	-59.60
96140 All Other Insurance							
10-1-000-001-4510.015 Equipment Insurance	205.19	211.58	-6.39	1,057.90	1,025.95	2,539.00	-59.59
10-1-000-001-4510.025 PE & PO Insurance	53.27	54.92	-1.65	274.60	266.35	659.00	-59.58
10-1-000-001-4510.035 Auto Insurance	50.00	51.58	-1.58	257.90	250.00	619.00	-59.61
10-1-000-001-4510.040 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96140	308.46	318.08	-9.62	1,590.40	1,542.30	3,817.00	-59.59
96100 TOTAL INSURANCE PREMIUMS EXP	6,539.22	6,743.50	-204.28	33,717.50	32,696.10	80,922.00	-59.60

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
GENERAL EXPENSES							
96200 Other General Expenses							
10-1-000-001-4590.000 Other General	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96200	0.00	0.00	0.00	0.00	0.00	0.00	
96210 Compensated Absenses							
10-1-000-001-4110.001 Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4595.000 Compensated Absences	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96210	0.00	0.00	0.00	0.00	0.00	0.00	
96300 Payment In Lieu Of Taxes - PILOT							
10-1-000-001-4520.000 Pay in lieu of Tax	1,162.34	2,855.00	-1,692.66	14,275.00	12,278.07	34,260.00	-64.16
Total Line 96300	1,162.34	2,855.00	-1,692.66	14,275.00	12,278.07	34,260.00	-64.16
96400 Bad Debt - Tenant Rents							
10-1-000-001-4570.000 Collection Losses	2,543.37	1,250.00	1,293.37	6,250.00	3,629.90	15,000.00	-75.80
Total Line 96400	2,543.37	1,250.00	1,293.37	6,250.00	3,629.90	15,000.00	-75.80
96800 Severance Expense							
10-1-000-001-4530.000 Term Leave Pay	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96800	0.00	0.00	0.00	0.00	0.00	0.00	
96000 TOTAL OTHER GENERAL EXPENSES	3,705.71	4,105.00	-399.29	20,525.00	15,907.97	49,260.00	-67.71
96900 TOTAL OPERATING EXPENSE	106,302.02	100,069.97	6,232.05	500,349.85	441,863.74	1,200,840.00	-63.20
97000 NET REVENUE/EXPENSE (-Gain/Loss)	-172,287.07	2,389.64	-174,676.71	11,948.20	-179,025.09	28,676.00	-724.30
MISCELLANEOUS EXPENSE							
97100 Extraordinary Maintenance							
10-1-000-001-4610.010 Extraordinary Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4610.020 Extraordinary Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4610.030 Extraordinary Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 97100	0.00	0.00	0.00	0.00	0.00	0.00	
97200 Casualty Losses - Non-capitalized							
10-1-000-001-4620.010 Casualty Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4620.020 Casualty Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4620.030 Casualty Contract Costs	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 97200	0.00	0.00	0.00	0.00	0.00	0.00	
97400 Depreciation Expense							
10-1-000-001-4800.000 Depreciation Exp MT	9,118.00	13,750.00	-4,632.00	68,750.00	45,590.00	165,000.00	-72.37
Total Line 97400	9,118.00	13,750.00	-4,632.00	68,750.00	45,590.00	165,000.00	-72.37
97500 Fraud Losses							
Total Line 97500	0.00	0.00	0.00	0.00	0.00	0.00	
97800 Dwelling Units Rent Expense							
Total Line 97800	0.00	0.00	0.00	0.00	0.00	0.00	
90000 TOTAL MISCELLANEOUS EXPENSE	9,118.00	13,750.00	-4,632.00	68,750.00	45,590.00	165,000.00	-72.37

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
OTHER FINANCING SOURCES (USES)							
10010 Operating Transfer In							
Total Line 10010	0.00	0.00	0.00	0.00	0.00	0.00	
10020 Operating Transfer Out							
Total Line 10020	0.00	0.00	0.00	0.00	0.00	0.00	
10030 Operating Xfers from/to Government							
Total Line 10030	0.00	0.00	0.00	0.00	0.00	0.00	
10040 Oper Xfers from/to Component Unit							
Total Line 10040	0.00	0.00	0.00	0.00	0.00	0.00	
10060 Proceeds Sale Property -gain/loss							
Total Line 10060	0.00	0.00	0.00	0.00	0.00	0.00	
10070 Extraordinary Items Net -Gain/Loss							
Total Line 10050	0.00	0.00	0.00	0.00	0.00	0.00	
10080 Special Items (Net -Gain/Loss)							
Total Line 10060	0.00	0.00	0.00	0.00	0.00	0.00	
10093 Xfers - In between Amps							
10-1-000-001-9111.000 Xfers In from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10093 Xfers - In from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
10094 Xfer - Out between Amps							
10-1-000-001-9111.100 Xfers Out from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10094 Xfers - Out from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
10100 TOTAL OTHER FINANCING SOURCES-USES	0.00	0.00	0.00	0.00	0.00	0.00	
10000 EXCESS REVENUE/EXPENS (-Gain/Loss)	-163,169.07	16,139.64	-179,308.71	80,698.20	-133,435.09	193,676.00	-168.90

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	196.00	177.00	0.00	885.00	980.00	2,124.00	0.00
REVENUE							
70300 Net Tenant Rent Revenue							
10-1-000-002-3110.000 Dwelling Rent	-28,279.00	-19,166.67	-9,112.33	-95,833.35	-138,227.00	-230,000.00	-39.90
10-1-000-002-3111.000 Utility Allowance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70300	-28,279.00	-19,166.67	-9,112.33	-95,833.35	-138,227.00	-230,000.00	-39.90
70400 Tenant Revenue - Other							
10-1-000-002-3120.000 Excess Utilities	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3130.000 Cable TV Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3190.000 Nondwell Rent	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3190.050 Office Rent Income	-300.00	-300.00	0.00	-1,500.00	-1,500.00	-3,600.00	-58.33
10-1-000-002-3690.000 Other Income	-60.00	-41.67	-18.33	-208.35	-270.00	-500.00	-46.00
10-1-000-002-3690.100 Late Fees	-950.00	-916.67	-33.33	-4,583.35	-2,875.00	-11,000.00	-73.86
10-1-000-002-3690.120 Violation Fees	0.00	-833.33	833.33	-4,166.65	-1,645.00	-10,000.00	-83.55
10-1-000-002-3690.130 Court Cost Fees	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3690.140 Returned Check Charge	0.00	-12.50	12.50	-62.50	0.00	-150.00	-100.00
10-1-000-002-3690.150 Laundry Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3690.160 Vending Machine Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3690.180 Labor	-1,872.00	-1,458.33	-413.67	-7,291.65	-7,902.50	-17,500.00	-54.84
10-1-000-002-3690.200 Materials	-835.82	-1,000.00	164.18	-5,000.00	-2,860.26	-12,000.00	-76.16
Total Line 70400	-4,017.82	-4,562.50	544.68	-22,812.50	-17,052.76	-54,750.00	-68.85
70500 TOTAL TENANT REVENUE	-32,296.82	-23,729.17	-8,567.65	-118,645.85	-155,279.76	-284,750.00	-45.47
70600 HUD PHA Operating Grants							
10-1-000-002-8020.000 Oper Sub - Curr Yr	-122,849.00	-80,263.75	-42,585.25	-401,318.75	-447,421.00	-963,165.00	-53.55
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	-122,849.00	-80,263.75	-42,585.25	-401,318.75	-447,421.00	-963,165.00	-53.55
10010 Operating Tranfers In - CFP							
10-1-000-002-3404.010 Other Inc - Operations	-181,105.56	-9,166.67	-171,938.89	-45,833.35	-181,105.56	-110,000.00	64.64
Total Line 70610	-181,105.56	-9,166.67	-171,938.89	-45,833.35	-181,105.56	-110,000.00	64.64
70800 Other Government Grants							
10-1-000-002-3404.000 Rev other gov grants	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70800	0.00	0.00	0.00	0.00	0.00	0.00	
71100 Investment Income - Unrestricted							
10-1-000-002-3610.000 Interest Income	-1,068.13	-600.00	-468.13	-3,000.00	-4,818.16	-7,200.00	-33.08
Total Line 71100	-1,068.13	-600.00	-468.13	-3,000.00	-4,818.16	-7,200.00	-33.08
71300 Proceeds from Disposition of Asset							
Total Line 71300	0.00	0.00	0.00	0.00	0.00	0.00	
71500 Other Revenue							
10-1-000-002-3195.000 Day Care Income	-200.00	-350.00	150.00	-1,750.00	-1,000.00	-4,200.00	-76.19
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	-4,201.00	0.00	-4,201.00	0.00	-4,201.00	0.00	
Total Line 71500	-4,401.00	-350.00	-4,051.00	-1,750.00	-5,501.00	-4,200.00	30.98
70000 TOTAL REVENUE	-341,720.51	-114,109.59	-227,610.92	-570,547.95	-794,125.48	-1,369,315.00	-42.01
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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
ADMINISTRATIVE							
91100 Administrative Salaries							
10-1-000-002-4110.000 Admin Salaries	7,368.00	7,964.00	-596.00	39,820.00	37,181.10	95,568.00	-61.09
10-1-000-002-4110.200 Admin Exp - Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91100	7,368.00	7,964.00	-596.00	39,820.00	37,181.10	95,568.00	-61.09
91200 Auditing Fees							
10-1-000-002-4171.000 Audit Fee	0.00	375.00	-375.00	1,875.00	0.00	4,500.00	-100.00
Total Line 91200	0.00	375.00	-375.00	1,875.00	0.00	4,500.00	-100.00
91300 Management Fee							
10-1-000-002-4120.100 Management Fee Exp	15,772.12	15,773.00	-0.88	78,865.00	77,492.61	189,276.00	-59.06
Total Line 91300	15,772.12	15,773.00	-0.88	78,865.00	77,492.61	189,276.00	-59.06
91310 Book-keeping Fee							
10-1-000-002-4120.300 Bookkeeping Fee Exp	1,470.00	1,470.00	0.00	7,350.00	7,222.50	17,640.00	-59.06
Total Line 91310	1,470.00	1,470.00	0.00	7,350.00	7,222.50	17,640.00	-59.06
91500 Benefit Contributions - Admin							
10-1-000-002-4110.500 Emp Benefit - Admin	2,382.29	2,569.00	-186.71	12,845.00	11,709.25	30,828.00	-62.02
Total Line 91500	2,382.29	2,569.00	-186.71	12,845.00	11,709.25	30,828.00	-62.02
91600 Office Expense							
10-1-000-002-4140.000 Training - Staff	0.00	166.67	-166.67	833.35	0.00	2,000.00	-100.00
10-1-000-002-4180.000 Telephone	172.87	266.67	-93.80	1,333.35	538.23	3,200.00	-83.18
10-1-000-002-4190.100 Postage	119.14	200.00	-80.86	1,000.00	693.38	2,400.00	-71.11
10-1-000-002-4190.200 Office Supplies	0.00	41.67	-41.67	208.35	69.98	500.00	-86.00
10-1-000-002-4190.250 Office Furniture	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4190.300 Paper Supplies	0.00	41.67	-41.67	208.35	0.00	500.00	-100.00
10-1-000-002-4190.400 Printing	0.00	125.00	-125.00	625.00	150.94	1,500.00	-89.94
10-1-000-002-4190.401 Printing Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4190.500 Printer/Copier Sup Cont	0.00	150.00	-150.00	750.00	336.92	1,800.00	-81.28
10-1-000-002-4190.550 Computers/Software	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4190.700 Member Dues/Fees	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4190.800 Internet Services	499.84	716.67	-216.83	3,583.35	2,896.13	8,600.00	-66.32
10-1-000-002-4190.850 IT Support	13.00	41.67	-28.67	208.35	453.50	500.00	-9.30
Total Line 91600	804.85	1,750.02	-945.17	8,750.10	5,139.08	21,000.00	-75.53
91700 Legal Expense							
Total Line 91700	0.00	0.00	0.00	0.00	0.00	0.00	
91800 Travel Expense							
10-1-000-002-4150.000 Travel - Staff	0.00	166.67	-166.67	833.35	869.40	2,000.00	-56.53
10-1-000-002-4150.010 Travel - Commissioners	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4150.100 Mileage - Admin	0.00	83.33	-83.33	416.65	240.24	1,000.00	-75.98
Total Line 91800	0.00	250.00	-250.00	1,250.00	1,109.64	3,000.00	-63.01
91900 Other Expense							
10-1-000-002-4120.400 Fee for Service Exp	28.33	108.33	-80.00	541.65	119.18	1,300.00	-90.83
10-1-000-002-4120.500 Other Fee Exp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4120.700 Mental Health Fee	2,352.00	1,960.00	392.00	9,800.00	9,408.00	23,520.00	-60.00
10-1-000-002-4120.800 Participant Fee	2,352.00	1,960.00	392.00	9,800.00	11,760.00	23,520.00	-50.00
10-1-000-002-4160.000 Consulting Services	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4160.100 Inspection Expense	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4190.000 Other Sundry	0.00	4.17	-4.17	20.85	0.00	50.00	-100.00
10-1-000-002-4190.950 Background Verification	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91900	4,732.33	4,032.50	699.83	20,162.50	21,287.18	48,390.00	-56.01
91000 TOTAL OPERATING EXPENSE - Admin	32,529.59	34,183.52	-1,653.93	170,917.60	161,141.36	410,202.00	-60.72

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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	9,800.00	9,800.00	23,520.00	-58.33
Total Line 92000	1,960.00	1,960.00	0.00	9,800.00	9,800.00	23,520.00	-58.33
92000 TOTAL ASSET MANAGEMENT FEE	1,960.00	1,960.00	0.00	9,800.00	9,800.00	23,520.00	-58.33
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	297.60	16.67	280.93	83.35	297.60	200.00	48.80
10-1-000-002-4220.110 Ten Ser-Recreation	0.00	100.00	-100.00	500.00	424.98	1,200.00	-64.59
10-1-000-002-4220.120 Ten Ser-Education	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4220.125 Ten Ser-Other	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4220.175 Garden Program Exp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4220.300 T.S. - Grant Expenses	0.00	0.00	0.00	0.00	939.85	0.00	
Total Line 92400	297.60	116.67	180.93	583.35	1,662.43	1,400.00	18.75
92500 TOTAL TENANT SERVICES EXPENSE	297.60	116.67	180.93	583.35	1,662.43	1,400.00	18.75
UTILITIES							
93100 Water-200 Elect-300 Gas-600 Sewer							
10-1-000-002-4310.000 Water	88.79	108.33	-19.54	541.65	288.62	1,300.00	-77.80
10-1-000-002-4315.000 Sewer	93.05	66.67	26.38	333.35	191.89	800.00	-76.01
10-1-000-002-4320.000 Electric	1,882.43	958.33	924.10	4,791.65	7,498.32	11,500.00	-34.80
10-1-000-002-4330.000 Gas	379.11	450.00	-70.89	2,250.00	2,867.77	5,400.00	-46.89
Total Line 93100 93200 93300 93600	2,443.38	1,583.33	860.05	7,916.65	10,846.60	19,000.00	-42.91
93000 TOTAL UTILITIES EXPENSES	2,443.38	1,583.33	860.05	7,916.65	10,846.60	19,000.00	-42.91
MAINTENANCE & OPERATIONS EXPENSE							
94100 Maintenance - Labor							
10-1-000-002-4410.000 Maint Labor	2,570.40	4,201.58	-1,631.18	21,007.90	13,008.76	50,419.00	-74.20
10-1-000-002-4410.100 Maint Labor - OT	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4410.200 Maint Labor - Other	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94100	2,570.40	4,201.58	-1,631.18	21,007.90	13,008.76	50,419.00	-74.20
94200 Maintenance - Materials/Supplies							
10-1-000-002-4420.010 Garbage&Trash Supp	0.00	4.17	-4.17	20.85	24.00	50.00	-52.00
10-1-000-002-4420.020 Heating&Cooling Supp	0.00	416.67	-416.67	2,083.35	426.16	5,000.00	-91.48
10-1-000-002-4420.030 Snow Removal Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4420.040 Elevator Maint Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4420.050 Landscape/Grounds Sup	655.82	375.00	280.82	1,875.00	2,115.20	4,500.00	-53.00
10-1-000-002-4420.070 Electrical Supplies	276.15	666.67	-390.52	3,333.35	1,030.83	8,000.00	-87.11
10-1-000-002-4420.080 Plumbing Supplies	318.26	1,250.00	-931.74	6,250.00	1,796.58	15,000.00	-88.02
10-1-000-002-4420.090 Extermination Supplies	0.00	250.00	-250.00	1,250.00	0.00	3,000.00	-100.00
10-1-000-002-4420.100 Janitorial Supplies	42.80	500.00	-457.20	2,500.00	685.57	6,000.00	-88.57
10-1-000-002-4420.110 Routine Maint. Supplies	2,168.67	5,416.67	-3,248.00	27,083.35	29,455.39	65,000.00	-54.68
10-1-000-002-4420.111 Flooring Supplies	0.00	0.00	0.00	0.00	-1,411.74	0.00	
10-1-000-002-4420.120 Other Misc. Supplies	0.00	1,333.33	-1,333.33	6,666.65	0.00	16,000.00	-100.00
10-1-000-002-4420.121 Laundry Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4420.125 Mileage	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4420.126 Vehicle Supplies	1,411.77	583.33	828.44	2,916.65	5,712.99	7,000.00	-18.39
10-1-000-002-4420.130 Security Supplies	0.00	0.00	0.00	0.00	0.00	0.00	

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Total Line 94200	4,873.47	10,795.84	-5,922.37	53,979.20	39,834.98	129,550.00	-69.25
94300 Maintenance - Contracts							
10-1-000-002-4330.010 Refuse	0.00	0.00	0.00	0.00	-26.23	0.00	
10-1-000-002-4430.000 Maint Labor Contract	32,868.50	34,662.00	-1,793.50	173,310.00	171,333.50	415,944.00	-58.81
10-1-000-002-4430.010 Garbage&Trash Cont	346.20	250.00	96.20	1,250.00	815.53	3,000.00	-72.82
10-1-000-002-4430.020 Heating&Cooling Cont	136.88	83.33	53.55	416.65	109.14	1,000.00	-89.09
10-1-000-002-4430.030 Snow Removal Contract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4430.040 Elevator Maint Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4430.050 Landscape & Grds Cont	92.97	625.00	-532.03	3,125.00	4,738.87	7,500.00	-36.82
10-1-000-002-4430.060 Unit Turnaround Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4430.070 Electrical Contracts	0.00	83.33	-83.33	416.65	107.10	1,000.00	-89.29
10-1-000-002-4430.080 Plumbing Contracts	658.00	1,458.33	-800.33	7,291.65	6,549.50	17,500.00	-62.57
10-1-000-002-4430.090 Extermination Contracts	0.00	1,500.00	-1,500.00	7,500.00	1,829.00	18,000.00	-89.84
10-1-000-002-4430.100 Reg Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4430.110 Routine Maint Cont	0.00	41.67	-41.67	208.35	224.90	500.00	-55.02
10-1-000-002-4430.111 Flooring Contract	0.00	3,833.33	-3,833.33	19,166.65	12,820.00	46,000.00	-72.13
10-1-000-002-4430.120 Other Misc Cont Cost	0.00	0.00	0.00	0.00	-392.18	0.00	
10-1-000-002-4430.121 Laundry Equip Contract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4430.126 Vehicle Maint Cont	37.45	66.67	-29.22	333.35	77.70	800.00	-90.29
10-1-000-002-4431.000 Trash Removal	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94300	34,140.00	42,603.66	-8,463.66	213,018.30	198,186.83	511,244.00	-61.23
94500 Maintenance - Ordinary/Benefits							
10-1-000-002-4410.500 Emp Benefit - Maint	1,280.44	1,870.75	-590.31	9,353.75	6,126.72	22,449.00	-72.71
Total Line 94500	1,280.44	1,870.75	-590.31	9,353.75	6,126.72	22,449.00	-72.71
94000 TOTAL MAINTENANCE EXPENSES	42,864.31	59,471.83	-16,607.52	297,359.15	257,157.29	713,662.00	-63.97
TOTAL PROTECTIVE SERVICES EXPENSE							
95200 Protective Services - Contract							
10-1-000-002-4480.000 Police Contract	0.00	266.67	-266.67	1,333.35	0.00	3,200.00	-100.00
10-1-000-002-4480.006 Safety/Security Labor Fee	2,352.00	1,960.00	392.00	9,800.00	11,760.00	23,520.00	-50.00
10-1-000-002-4480.100 ADT Contract	141.12	320.33	-179.21	1,601.65	1,549.54	3,844.00	-59.69
10-1-000-002-4480.500 Other Security Contract	0.00	416.67	-416.67	2,083.35	1,264.41	5,000.00	-74.71
Total Line 95200	2,493.12	2,963.67	-470.55	14,818.35	14,573.95	35,564.00	-59.02
95300 Protective Services - Other							
Total Line 95300	0.00	0.00	0.00	0.00	0.00	0.00	
95000 TOTAL PROTECTIVE SERVICES EXP	2,493.12	2,963.67	-470.55	14,818.35	14,573.95	35,564.00	-59.02
INSURANCE PREMIUMS EXPENSE							
96110 Property 120 Liab. 130 Work Comp							
10-1-000-002-4510.010 Property Ins	4,985.75	5,141.58	-155.83	25,707.90	24,928.75	61,699.00	-59.60
10-1-000-002-4510.020 Liability Ins	490.42	505.75	-15.33	2,528.75	2,452.10	6,069.00	-59.60
10-1-000-002-4510.030 Work Comp Insurance	222.90	229.83	-6.93	1,149.15	1,114.50	2,758.00	-59.59
Total Line 96110 96120 96130	5,699.07	5,877.16	-178.09	29,385.80	28,495.35	70,526.00	-59.60
96140 All Other Insurance							
10-1-000-002-4510.015 Equipment Insurance	226.90	234.00	-7.10	1,170.00	1,134.50	2,808.00	-59.60
10-1-000-002-4510.025 PE & PO Insurance	66.55	68.67	-2.12	343.35	332.75	824.00	-59.62
10-1-000-002-4510.035 Auto Insurance	200.00	206.25	-6.25	1,031.25	1,000.00	2,475.00	-59.60
10-1-000-002-4510.040 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96140	493.45	508.92	-15.47	2,544.60	2,467.25	6,107.00	-59.60
96100 TOTAL INSURANCE PREMIUMS EXP	6,192.52	6,386.08	-193.56	31,930.40	30,962.60	76,633.00	-59.60

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
GENERAL EXPENSES							
96200 Other General Expenses							
10-1-000-002-4590.000 Other General	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96200	0.00	0.00	0.00	0.00	0.00	0.00	
96210 Compensated Absenses							
10-1-000-002-4110.001 Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4595.000 Compensated Absences	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96210	0.00	0.00	0.00	0.00	0.00	0.00	
96300 Payment In Lieu Of Taxes - PILOT							
10-1-000-002-4520.000 Pay in lieu of Tax	2,583.56	2,184.58	398.98	10,922.90	12,740.66	26,215.00	-51.40
Total Line 96300	2,583.56	2,184.58	398.98	10,922.90	12,740.66	26,215.00	-51.40
96400 Bad Debt - Tenant Rents							
10-1-000-002-4570.000 Collection Losses	7,066.73	1,666.67	5,400.06	8,333.35	9,114.83	20,000.00	-54.43
Total Line 96400	7,066.73	1,666.67	5,400.06	8,333.35	9,114.83	20,000.00	-54.43
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	9,650.29	3,851.25	5,799.04	19,256.25	21,855.49	46,215.00	-52.71
96900 TOTAL OPERATING EXPENSE	98,430.81	110,516.35	-12,085.54	552,581.75	507,999.72	1,326,196.00	-61.69
97000 NET REVENUE/EXPENSE (-Gain/Loss)	-243,289.70	-3,593.24	-239,696.46	-17,966.20	-286,125.76	-43,119.00	563.57
MISCELLANEOUS EXPENSE							
97100 Extraordinary Maintenance							
10-1-000-002-4610.010 Extraordinary Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4610.020 Extraordinary Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4610.030 Extraordinary Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 97100	0.00	0.00	0.00	0.00	0.00	0.00	
97200 Casualty Losses - Non-capitalized							
10-1-000-002-4620.010 Casualty Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4620.020 Casualty Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4620.030 Casualty Contract Costs	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 97200	0.00	0.00	0.00	0.00	0.00	0.00	
97400 Depreciation Expense							
10-1-000-002-4800.000 Depreciation Exp Fam	23,901.00	31,250.00	-7,349.00	156,250.00	119,505.00	375,000.00	-68.13
Total Line 97400	23,901.00	31,250.00	-7,349.00	156,250.00	119,505.00	375,000.00	-68.13
97500 Fraud Losses							
Total Line 97500	0.00	0.00	0.00	0.00	0.00	0.00	
97800 Dwelling Units Rent Expense							
Total Line 97800	0.00	0.00	0.00	0.00	0.00	0.00	
90000 TOTAL MISCELLANEOUS EXPENSE	23,901.00	31,250.00	-7,349.00	156,250.00	119,505.00	375,000.00	-68.13

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
OTHER FINANCING SOURCES (USES)							
10010 Operating Transfer In							
Total Line 10010	0.00	0.00	0.00	0.00	0.00	0.00	
10020 Operating Transfer Out							
Total Line 10020	0.00	0.00	0.00	0.00	0.00	0.00	
10030 Operating Xfers from/to Government							
Total Line 10030	0.00	0.00	0.00	0.00	0.00	0.00	
10040 Oper Xfers from/to Component Unit							
Total Line 10040	0.00	0.00	0.00	0.00	0.00	0.00	
10060 Proceeds Sale Property -gain/loss							
Total Line 10060	0.00	0.00	0.00	0.00	0.00	0.00	
10070 Extraordinary Items Net -Gain/Loss							
Total Line 10050	0.00	0.00	0.00	0.00	0.00	0.00	
10080 Special Items (Net -Gain/Loss)							
Total Line 10060	0.00	0.00	0.00	0.00	0.00	0.00	
10093 Xfers - In between Amps							
10-1-000-002-9111.000 Xfers In from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10093 Xfers - In from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
10094 Xfer - Out between Amps							
10-1-000-002-9111.100 Xfers Out from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10094 Xfers - Out from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
10100 TOTAL OTHER FINANCING SOURCES-USES	0.00	0.00	0.00	0.00	0.00	0.00	
10000 EXCESS REVENUE/EXPENS (-Gain/Loss)	-219,388.70	27,656.76	-247,045.46	138,283.80	-166,620.76	331,881.00	-150.20

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	51.00	177.00	0.00	885.00	255.00	2,124.00	0.00
REVENUE							
70300 Net Tenant Rent Revenue							
10-1-000-006-3110.000 Dwelling Rent	-15,640.00	-15,416.67	-223.33	-77,083.35	-83,017.00	-185,000.00	-55.13
10-1-000-006-3111.000 Utility Allowance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70300	-15,640.00	-15,416.67	-223.33	-77,083.35	-83,017.00	-185,000.00	-55.13
70400 Tenant Revenue - Other							
10-1-000-006-3120.000 Excess Utilities	0.00	-6.25	6.25	-31.25	-25.00	-75.00	-66.67
10-1-000-006-3130.000 Cable TV Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3190.000 Nondwell Rent	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3690.000 Other Income	-125.17	-7.50	-117.67	-37.50	-125.17	-90.00	39.08
10-1-000-006-3690.100 Late Fees	-225.00	-125.00	-100.00	-625.00	-975.00	-1,500.00	-35.00
10-1-000-006-3690.120 Violation Fees	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3690.130 Court Cost Fees	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3690.140 Returned Check Charge	0.00	-4.17	4.17	-20.85	-25.00	-50.00	-50.00
10-1-000-006-3690.150 Laundry Income	-404.50	-500.00	95.50	-2,500.00	-2,649.00	-6,000.00	-55.85
10-1-000-006-3690.160 Vending Machine Inc	0.00	-29.17	29.17	-145.85	-112.78	-350.00	-67.78
10-1-000-006-3690.180 Labor	-40.00	-50.00	10.00	-250.00	-556.12	-600.00	-7.31
10-1-000-006-3690.200 Materials	0.00	-8.33	8.33	-41.65	-10.00	-100.00	-90.00
Total Line 70400	-794.67	-730.42	-64.25	-3,652.10	-4,478.07	-8,765.00	-48.91
70500 TOTAL TENANT REVENUE	-16,434.67	-16,147.09	-287.58	-80,735.45	-87,495.07	-193,765.00	-54.84
70600 HUD PHA Operating Grants							
10-1-000-006-8020.000 Oper Sub - Curr Yr	-12,604.00	-8,365.58	-4,238.42	-41,827.90	-45,900.00	-100,387.00	-54.28
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	-12,604.00	-8,365.58	-4,238.42	-41,827.90	-45,900.00	-100,387.00	-54.28
10010 Operating Tranfers In - CFP							
10-1-000-006-3404.010 Other Inc - Operations	-47,244.93	-3,333.33	-43,911.60	-16,666.65	-47,244.93	-40,000.00	18.11
Total Line 70610	-47,244.93	-3,333.33	-43,911.60	-16,666.65	-47,244.93	-40,000.00	18.11
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	-350.05	-266.67	-83.38	-1,333.35	-1,670.57	-3,200.00	-47.79
Total Line 71100	-350.05	-266.67	-83.38	-1,333.35	-1,670.57	-3,200.00	-47.79
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	-840.00	0.00	-840.00	0.00	-840.00	0.00	
Total Line 71500	-840.00	0.00	-840.00	0.00	-840.00	0.00	
70000 TOTAL REVENUE	-77,473.65	-28,112.67	-49,360.98	-140,563.35	-183,150.57	-337,352.00	-45.71
EXPENSES							

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
ADMINISTRATIVE							
91100 Administrative Salaries							
10-1-000-006-4110.000 Admin Salaries	1,718.98	1,887.17	-168.19	9,435.85	8,699.69	22,646.00	-61.58
10-1-000-006-4110.200 Admin Exp - Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91100	1,718.98	1,887.17	-168.19	9,435.85	8,699.69	22,646.00	-61.58
91200 Auditing Fees							
10-1-000-006-4171.000 Audit Fee	0.00	100.00	-100.00	500.00	0.00	1,200.00	-100.00
Total Line 91200	0.00	100.00	-100.00	500.00	0.00	1,200.00	-100.00
91300 Management Fee							
10-1-000-006-4120.100 Management Fee Exp	4,103.97	4,104.00	-0.03	20,520.00	20,519.85	49,248.00	-58.33
Total Line 91300	4,103.97	4,104.00	-0.03	20,520.00	20,519.85	49,248.00	-58.33
91310 Book-keeping Fee							
10-1-000-006-4120.300 Bookkeeping Exp	382.50	383.00	-0.50	1,915.00	1,912.50	4,596.00	-58.39
Total Line 91310	382.50	383.00	-0.50	1,915.00	1,912.50	4,596.00	-58.39
91500 Benefit Contributions - Admin							
10-1-000-006-4110.500 Emp Benefit - Admin	547.80	593.00	-45.20	2,965.00	2,699.35	7,116.00	-62.07
Total Line 91500	547.80	593.00	-45.20	2,965.00	2,699.35	7,116.00	-62.07
91600 Office Expense							
10-1-000-006-4140.000 Training - Staff	0.00	41.67	-41.67	208.35	0.00	500.00	-100.00
10-1-000-006-4180.000 Telephone	502.37	208.33	294.04	1,041.65	3,090.09	2,500.00	23.60
10-1-000-006-4190.100 Postage	0.74	4.17	-3.43	20.85	7.10	50.00	-85.80
10-1-000-006-4190.200 Office Supplies	187.17	45.83	141.34	229.15	187.17	550.00	-65.97
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	83.35	0.00	200.00	-100.00
10-1-000-006-4190.400 Printing	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4190.401 Printing Supplies	0.00	8.33	-8.33	41.65	0.00	100.00	-100.00
10-1-000-006-4190.500 Printer/Copier	0.00	0.00	0.00	0.00	0.00	0.00	
Supply/Cont							
10-1-000-006-4190.550 Computers/Software	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4190.700 Member Dues/Fees	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4190.800 Internet Services	236.90	250.00	-13.10	1,250.00	473.80	3,000.00	-84.21
10-1-000-006-4190.850 IT Support	13.00	25.00	-12.00	125.00	172.00	300.00	-42.67
Total Line 91600	940.18	600.00	340.18	3,000.00	3,930.16	7,200.00	-45.41
91700 Legal Expense							
Total Line 91700	0.00	0.00	0.00	0.00	0.00	0.00	
91800 Travel Expense							
10-1-000-006-4150.000 Travel - Staff	0.00	36.67	-36.67	183.35	195.18	440.00	-55.64
10-1-000-006-4150.010 Travel - Commissioners	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4150.100 Mileage - Admin	0.00	4.17	-4.17	20.85	0.00	50.00	-100.00
Total Line 91800	0.00	40.84	-40.84	204.20	195.18	490.00	-60.17
91900 Other Expense							
10-1-000-006-4120.400 Fee for Service Exp	2.83	33.33	-30.50	166.65	17.36	400.00	-95.66
10-1-000-006-4120.500 Other Fee Exp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4120.700 Mental Health Fee	612.00	510.00	102.00	2,550.00	2,448.00	6,120.00	-60.00
10-1-000-006-4120.800 Participant Fee	612.00	510.00	102.00	2,550.00	3,060.00	6,120.00	-50.00
10-1-000-006-4160.000 Consulting Services	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4160.100 Inspection Expense	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4190.000 Other Sundry	0.00	8.33	-8.33	41.65	63.70	100.00	-36.30
10-1-000-006-4190.950 Background Verification	0.00	8.33	-8.33	41.65	0.00	100.00	-100.00
Total Line 91900	1,226.83	1,069.99	156.84	5,349.95	5,589.06	12,840.00	-56.47

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91000 TOTAL OPERATING EXPENSE - Admin	8,920.26	8,778.00	142.26	43,890.00	43,545.79	105,336.00	-58.66
ASSET MANAGEMENT FEE							
92000 Asset Mangement Fee							
10-1-000-006-4120.200 Asset Mngt Fee Exp	510.00	510.00	0.00	2,550.00	2,550.00	6,120.00	-58.33
Total Line 92000	510.00	510.00	0.00	2,550.00	2,550.00	6,120.00	-58.33
92000 TOTAL ASSET MANAGEMENT FEE	510.00	510.00	0.00	2,550.00	2,550.00	6,120.00	-58.33
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	29.89	0.00	29.89	0.00	29.89	0.00	
10-1-000-006-4220.110 Ten Ser-Recreation	0.00	50.00	-50.00	250.00	14.61	600.00	-97.57
10-1-000-006-4220.120 Ten Ser-Education	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4220.125 Ten Ser-Other	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4220.175 Garden Program Exp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4230.000 Ten Ser Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 92400	29.89	50.00	-20.11	250.00	44.50	600.00	-92.58
92500 TOTAL TENANT SERVICES EXPENSE	29.89	50.00	-20.11	250.00	44.50	600.00	-92.58
UTILITIES							
93100 Water-200 Elect-300 Gas-600 Sewer							
10-1-000-006-4310.000 Water	0.00	358.33	-358.33	1,791.65	1,359.55	4,300.00	-68.38
10-1-000-006-4315.000 Sewer	0.00	291.67	-291.67	1,458.35	1,317.98	3,500.00	-62.34
10-1-000-006-4320.000 Electric	2,232.96	1,125.00	1,107.96	5,625.00	3,197.91	13,500.00	-76.31
10-1-000-006-4330.000 Gas	177.92	1,041.67	-863.75	5,208.35	5,057.36	12,500.00	-59.54
Total Line 93100 93200 93300 93600	2,410.88	2,816.67	-405.79	14,083.35	10,932.80	33,800.00	-67.65
93000 TOTAL UTILITIES EXPENSES	2,410.88	2,816.67	-405.79	14,083.35	10,932.80	33,800.00	-67.65
MAINTENANCE & OPERATIONS EXPENSE							
94100 Maintenance - Labor							
10-1-000-006-4410.000 Maint Labor	685.44	1,070.83	-385.39	5,354.15	3,469.00	12,850.00	-73.00
10-1-000-006-4410.100 Maint Labor - OT	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4410.200 Maint Labor - Other	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94100	685.44	1,070.83	-385.39	5,354.15	3,469.00	12,850.00	-73.00
94200 Maintenance - Materials/Supplies							
10-1-000-006-4420.010 Garbage&Trash Supp	0.00	16.67	-16.67	83.35	8.29	200.00	-95.86
10-1-000-006-4420.020 Heating&Cooling Supp	0.00	83.33	-83.33	416.65	-4,834.45	1,000.00	-583.45
10-1-000-006-4420.030 Snow Removal Supplies	0.00	8.33	-8.33	41.65	0.00	100.00	-100.00
10-1-000-006-4420.040 Elevator Maint Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4420.050 Landscape/Grounds Sup	215.19	83.33	131.86	416.65	215.19	1,000.00	-78.48
10-1-000-006-4420.070 Electrical Supplies	7.10	83.33	-76.23	416.65	456.83	1,000.00	-54.32
10-1-000-006-4420.080 Plumbing Supplies	249.19	83.33	165.86	416.65	377.70	1,000.00	-62.23
10-1-000-006-4420.090 Extermination Supplies	0.00	20.83	-20.83	104.15	0.00	250.00	-100.00
10-1-000-006-4420.100 Janitorial Supplies	70.98	208.33	-137.35	1,041.65	1,413.86	2,500.00	-43.45
10-1-000-006-4420.110 Routine Maint.Supplies	44.42	1,000.00	-955.58	5,000.00	193.79	12,000.00	-98.39
10-1-000-006-4420.120 Other Misc Supplies	0.00	16.67	-16.67	83.35	0.00	200.00	-100.00
10-1-000-006-4420.121 Laundry Supplies	0.00	16.67	-16.67	83.35	132.00	200.00	-34.00
10-1-000-006-4420.125 Mileage	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4420.126 Vehicle Supplies	93.06	0.00	93.06	0.00	1,081.80	0.00	
10-1-000-006-4420.130 Security Supplies	0.00	0.00	0.00	0.00	0.00	0.00	

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Total Line 94200	679.94	1,620.82	-940.88	8,104.10	-954.99	19,450.00	-104.91
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	11,859.00	4,875.00	6,984.00	24,375.00	29,503.25	58,500.00	-49.57
10-1-000-006-4430.010 Garbage & Trash Cont	400.00	375.00	25.00	1,875.00	1,654.00	4,500.00	-63.24
10-1-000-006-4430.020 Heating & Cooling Cont	0.00	416.67	-416.67	2,083.35	-3,338.21	5,000.00	-166.76
10-1-000-006-4430.030 Snow Removal Contract	0.00	29.17	-29.17	145.85	0.00	350.00	-100.00
10-1-000-006-4430.040 Elevator Maint Cont	1,588.14	416.67	1,171.47	2,083.35	5,124.21	5,000.00	2.48
10-1-000-006-4430.050 Landscape & Grds Cont	99.00	62.50	36.50	312.50	202.00	750.00	-73.07
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	41.67	-41.67	208.35	2,098.75	500.00	319.75
10-1-000-006-4430.080 Plumbing Contracts	2,021.00	208.33	1,812.67	1,041.65	3,102.00	2,500.00	24.08
10-1-000-006-4430.090 Extermination Contracts	0.00	625.00	-625.00	3,125.00	6,180.50	7,500.00	-17.59
10-1-000-006-4430.100 Janitorial Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4430.110 Routine Maint Cont	565.75	125.00	440.75	625.00	1,103.25	1,500.00	-26.45
10-1-000-006-4430.111 Flooring Contract	0.00	1,375.00	-1,375.00	6,875.00	0.00	16,500.00	-100.00
10-1-000-006-4430.120 Other Misc. Cont Cost	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4430.121 Laundry Equip Contract	0.00	50.00	-50.00	250.00	170.00	600.00	-71.67
10-1-000-006-4430.126 Vehicle Maint Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4431.000 Trash Removal	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94300	16,532.89	8,600.01	7,932.88	43,000.05	45,799.75	103,200.00	-55.62
94500 Maintenance - Ordinary/Benefits							
10-1-000-006-4410.500 Maint Emp Benefit	341.47	611.83	-270.36	3,059.15	1,633.89	7,342.00	-77.75
Total Line 94500	341.47	611.83	-270.36	3,059.15	1,633.89	7,342.00	-77.75
94000 TOTAL MAINTENANCE EXPENSES	18,239.74	11,903.49	6,336.25	59,517.45	49,947.65	142,842.00	-65.03
TOTAL PROTECTIVE SERVICES EXPENSE							
95200 Protective Services - Contract							
10-1-000-006-4480.000 Police Contract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4480.006 Safety/Security Labor Fee	612.00	510.00	102.00	2,550.00	3,060.00	6,120.00	-50.00
10-1-000-006-4480.100 ADT Contract	159.61	416.67	-257.06	2,083.35	684.51	5,000.00	-86.31
10-1-000-006-4480.500 Other Security Contract	900.00	200.00	700.00	1,000.00	1,803.32	2,400.00	-24.86
Total Line 95200	1,671.61	1,126.67	544.94	5,633.35	5,547.83	13,520.00	-58.97
95300 Protective Services - Other							
Total Line 95300	0.00	0.00	0.00	0.00	0.00	0.00	
95000 TOTAL PROTECTIVE SERVICES EXP	1,671.61	1,126.67	544.94	5,633.35	5,547.83	13,520.00	-58.97
INSURANCE PREMIUMS EXPENSE							
96110 Property 120 Liab. 130 Work Comp							
10-1-000-006-4510.010 Property Insurance	1,769.77	1,825.08	-55.31	9,125.40	8,848.85	21,901.00	-59.60
10-1-000-006-4510.020 Liability Insurance	127.93	131.92	-3.99	659.60	639.65	1,583.00	-59.59
10-1-000-006-4510.030 Work Comp	25.98	26.75	-0.77	133.75	129.90	321.00	-59.53
Total Line 96110 96120 96130	1,923.68	1,983.75	-60.07	9,918.75	9,618.40	23,805.00	-59.60
96140 All Other Insurance							
10-1-000-006-4510.015 Equipment Insurance	59.19	61.00	-1.81	305.00	295.95	732.00	-59.57
10-1-000-006-4510.025 PE & PO Insurance	13.18	13.58	-0.40	67.90	65.90	163.00	-59.57
10-1-000-006-4510.035 Auto Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4510.040 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96140	72.37	74.58	-2.21	372.90	361.85	895.00	-59.57
96100 TOTAL INSURANCE PREMIUMS EXP	1,996.05	2,058.33	-62.28	10,291.65	9,980.25	24,700.00	-59.59

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
GENERAL EXPENSES							
96200 Other General Expenses							
10-1-000-006-4590.000 Other General	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96200	0.00	0.00	0.00	0.00	0.00	0.00	
96210 Compensated Absenses							
10-1-000-006-4110.001 Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4595.000 Compensated Absences	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96210	0.00	0.00	0.00	0.00	0.00	0.00	
96300 Payment In Lieu Of Taxes - PILOT							
10-1-000-006-4520.000 Pay in lieu of Tax	1,322.91	1,332.25	-9.34	6,661.25	7,208.42	15,987.00	-54.91
Total Line 96300	1,322.91	1,332.25	-9.34	6,661.25	7,208.42	15,987.00	-54.91
96400 Bad Debt - Tenant Rents							
10-1-000-006-4570.000 Collection Losses	839.45	0.00	839.45	0.00	1,676.69	0.00	
Total Line 96400	839.45	0.00	839.45	0.00	1,676.69	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	2,162.36	1,332.25	830.11	6,661.25	8,885.11	15,987.00	-44.42
96900 TOTAL OPERATING EXPENSE	35,940.79	28,575.41	7,365.38	142,877.05	131,433.93	342,905.00	-61.67
97000 NET REVENUE/EXPENSE (-Gain/Loss)	-41,532.86	462.74	-41,995.60	2,313.70	-51,716.64	5,553.00	-1,031.33
 MISCELLANEOUS EXPENSE							
97100 Extraordinary Maintenance							
10-1-000-006-4610.010 Extraordinary Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4610.020 Extraordinary Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4610.030 Extraordinary Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 97100	0.00	0.00	0.00	0.00	0.00	0.00	
97200 Casualty Losses - Non-capitalized							
10-1-000-006-4620.010 Casualty Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4620.020 Casualty Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4620.030 Casualty Contract Costs	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 97200	0.00	0.00	0.00	0.00	0.00	0.00	
97400 Depreciation Expense							
10-1-000-006-4800.000 Depreciation Exp BB	3,120.00	0.00	3,120.00	0.00	15,600.00	0.00	
Total Line 97400	3,120.00	0.00	3,120.00	0.00	15,600.00	0.00	
97500 Fraud Losses							
Total Line 97500	0.00	0.00	0.00	0.00	0.00	0.00	
97800 Dwelling Units Rent Expense							
Total Line 97800	0.00	0.00	0.00	0.00	0.00	0.00	
90000 TOTAL MISCELLANEOUS EXPENSE	3,120.00	0.00	3,120.00	0.00	15,600.00	0.00	

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
OTHER FINANCING SOURCES (USES)							
10010 Operating Transfer In							
Total Line 10010	0.00	0.00	0.00	0.00	0.00	0.00	
10020 Operating Transfer Out							
Total Line 10020	0.00	0.00	0.00	0.00	0.00	0.00	
10030 Operating Xfers from/to Government							
Total Line 10030	0.00	0.00	0.00	0.00	0.00	0.00	
10040 Oper Xfers from/to Component Unit							
Total Line 10040	0.00	0.00	0.00	0.00	0.00	0.00	
10060 Proceeds Sale Property -gain/loss							
Total Line 10060	0.00	0.00	0.00	0.00	0.00	0.00	
10070 Extraordinary Items Net -Gain/Loss							
Total Line 10050	0.00	0.00	0.00	0.00	0.00	0.00	
10080 Special Items (Net -Gain/Loss)							
Total Line 10060	0.00	0.00	0.00	0.00	0.00	0.00	
10093 Xfers - In between Amps							
10-1-000-006-9111.000 Xfers In from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10093 Xfers - In from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
10094 Xfer - Out between Amps							
10-1-000-006-9111.100 Xfers Out from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10094 Xfers - Out from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
10100 TOTAL OTHER FINANCING SOURCES-USES	0.00	0.00	0.00	0.00	0.00	0.00	
10000 EXCESS REVENUE/EXPENS (-Gain/Loss)	-38,412.86	462.74	-38,875.60	2,313.70	-36,116.64	5,553.00	-750.40

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	72.00	72.00	0.00	360.00	360.00	864.00	0.00
REVENUE							
70300 Net Tenant Rent Revenue							
60-1-000-000-5120.000 Rent - Brentwood	-34,992.00	-33,166.00	-1,826.00	-165,830.00	-164,045.00	-397,992.00	-58.78
60-1-000-000-5125.000 PHA Rent	-9,341.00	-9,800.00	459.00	-49,000.00	-46,123.00	-117,600.00	-60.78
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	520.00	0.00	520.00	0.00	-115.00	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	-43,813.00	-42,966.00	-847.00	-214,830.00	-210,283.00	-515,592.00	-59.22
70400 Tenant Revenue - Other							
60-1-000-000-5910.000 Laundry Income	-830.85	-625.00	-205.85	-3,125.00	-3,446.35	-7,500.00	-54.05
60-1-000-000-5920.000 Bad Check Charges	0.00	-4.17	4.17	-20.85	-75.00	-50.00	50.00
60-1-000-000-5920.100 Deposits Forfeited	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5922.000 Labor & Materials	-1,063.00	-650.00	-413.00	-3,250.00	-2,720.00	-7,800.00	-65.13
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	-350.00	-250.00	-100.00	-1,250.00	-1,325.00	-3,000.00	-55.83
60-1-000-000-5926.000 Violation Charges	0.00	-48.75	48.75	-243.75	-510.00	-585.00	-12.82
60-1-000-000-5930.000 Retained HAP	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70400	-2,243.85	-1,577.92	-665.93	-7,889.60	-8,076.35	-18,935.00	-57.35
70500 TOTAL TENANT REVENUE	-46,056.85	-44,543.92	-1,512.93	-222,719.60	-218,359.35	-534,527.00	-59.15
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	-521.69	-700.00	178.31	-3,500.00	-2,199.55	-8,400.00	-73.81
60-1-000-000-5410.025 Interest Inc - Sec Dep	-0.60	-0.58	-0.02	-2.90	-2.90	-7.00	-58.57
Total Line 71100	-522.29	-700.58	178.29	-3,502.90	-2,202.45	-8,407.00	-73.80
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	-5,251.00	-8.33	-5,242.67	-41.65	-5,281.17	-100.00	5,181.17
60-1-000-000-5901.000 Income - LR Amps	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5990.300 T.S. Income - Grants	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 71500	-5,251.00	-8.33	-5,242.67	-41.65	-5,281.17	-100.00	5,181.17
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	-51,830.14	-45,252.83	-6,577.31	-226,264.15	-225,842.97	-543,034.00	-58.41

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
EXPENSES							
ADMINISTRATIVE							
91100 Administrative Salaries							
60-1-000-000-6310.000 Admin Salaries	1,411.50	1,518.50	-107.00	7,592.50	7,140.54	18,222.00	-60.81
60-1-000-000-6330.000 Manager Salaries	2,499.76	2,500.00	-0.24	12,500.00	13,273.79	30,000.00	-55.75
Total Line 91100	3,911.26	4,018.50	-107.24	20,092.50	20,414.33	48,222.00	-57.67
91200 Auditing Fees							
60-1-000-000-6350.000 Audit	0.00	166.67	-166.67	833.35	0.00	2,000.00	-100.00
Total Line 91200	0.00	166.67	-166.67	833.35	0.00	2,000.00	-100.00
91300 Management Fee							
60-1-000-000-6320.000 Management Fees	3,960.00	3,960.00	0.00	19,800.00	19,800.00	47,520.00	-58.33
Total Line 91300	3,960.00	3,960.00	0.00	19,800.00	19,800.00	47,520.00	-58.33
91310 Book-keeping Fee							
60-1-000-000-6351.000 Bookkeeping Fees	540.00	540.00	0.00	2,700.00	2,700.00	6,480.00	-58.33
Total Line 91310	540.00	540.00	0.00	2,700.00	2,700.00	6,480.00	-58.33
91400 Advertising & Marketing							
60-1-000-000-6210.000 Advertising	0.00	20.00	-20.00	100.00	0.00	240.00	-100.00
Total Line 91400	0.00	20.00	-20.00	100.00	0.00	240.00	-100.00
91500 Benefit Contributions - Admin							
60-1-000-000-6310.500 Admin Benefits	342.30	374.00	-31.70	1,870.00	1,736.64	4,488.00	-61.30
60-1-000-000-6330.500 Manager's Benefits	870.44	1,033.00	-162.56	5,165.00	4,316.00	12,396.00	-65.18
Total Line 91500	1,212.74	1,407.00	-194.26	7,035.00	6,052.64	16,884.00	-64.15
91600 Office Expense							
60-1-000-000-6250.000 Misc Rent Expense	0.00	100.00	-100.00	500.00	481.58	1,200.00	-59.87
60-1-000-000-6311.000 Office Exp - BW	71.97	220.00	-148.03	1,100.00	785.62	2,640.00	-70.24
60-1-000-000-6311.050 Office Rental Exp	320.00	314.50	5.50	1,572.50	1,534.00	3,774.00	-59.35
60-1-000-000-6311.100 Phone/Internet Exp	110.72	133.33	-22.61	666.65	531.98	1,600.00	-66.75
60-1-000-000-6311.150 IT Support	6.50	150.00	-143.50	750.00	1,015.26	1,800.00	-43.60
60-1-000-000-6311.200 Office Furniture	0.00	16.67	-16.67	83.35	0.00	200.00	-100.00
Total Line 91600	509.19	934.50	-425.31	4,672.50	4,348.44	11,214.00	-61.22
91700 Legal Expense							
60-1-000-000-6340.000 Legal	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91700	0.00	0.00	0.00	0.00	0.00	0.00	
91800 Travel Expense							
60-1-000-000-6365.000 Travel - Staff	0.00	141.67	-141.67	708.35	0.00	1,700.00	-100.00
60-1-000-000-6365.010 Travel - Commissioners	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6365.100 Mileage, Staff - BW	103.25	116.67	-13.42	583.35	402.85	1,400.00	-71.23
Total Line 91800	103.25	258.34	-155.09	1,291.70	402.85	3,100.00	-87.00
91900 Other Expense							
60-1-000-000-6350.700 Mental Health Fee	864.00	864.00	0.00	4,320.00	3,456.00	10,368.00	-66.67
60-1-000-000-6350.800 Participant Fee	864.00	864.00	0.00	4,320.00	4,320.00	10,368.00	-58.33
60-1-000-000-6352.500 Other Fee Exp	0.00	0.00	0.00	0.00	415.53	0.00	
60-1-000-000-6360.000 Training - Staff	0.00	166.67	-166.67	833.35	0.00	2,000.00	-100.00
60-1-000-000-6360.010 Training - Commiss	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6380.000 Consulting Services	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6380.100 Inspection Expense	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6380.500 Translating Services	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6390.000 Fee for Service Exp	20.56	45.83	-25.27	229.15	103.87	550.00	-81.11
60-1-000-000-6399.000 Other Administrative	0.00	33.33	-33.33	166.65	30.00	400.00	-92.50
Total Line 91900	1,748.56	1,973.83	-225.27	9,869.15	8,325.40	23,686.00	-64.85

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91000 TOTAL OPERATING EXPENSE - Admin	11,985.00	13,278.84	-1,293.84	66,394.20	62,043.66	159,346.00	-61.06
UTILITIES							
93100 Water,200 Elect,300 Gas,600 Sewer							
60-1-000-000-6450.000 Utilites - Electric	584.42	483.33	101.09	2,416.65	2,298.59	5,800.00	-60.37
60-1-000-000-6451.000 Utilities - Water	0.00	1,084.00	-1,084.00	5,420.00	4,461.21	13,008.00	-65.70
60-1-000-000-6452.000 Utilities - Gas	4.00	125.00	-121.00	625.00	248.34	1,500.00	-83.44
60-1-000-000-6453.000 Utilities - Sewer	0.00	2,517.00	-2,517.00	12,585.00	11,351.94	30,204.00	-62.42
Total Line 93100, 93200, 93300, 93600	588.42	4,209.33	-3,620.91	21,046.65	18,360.08	50,512.00	-63.65
93000 TOTAL UTILITIES EXPENSES	588.42	4,209.33	-3,620.91	21,046.65	18,360.08	50,512.00	-63.65
MAINTENANCE & OPERATIONS EXPENSE							
94100 Maintenance - Labor							
60-1-000-000-6510.000 Maint Salaries	3,990.40	4,344.00	-353.60	21,720.00	20,204.66	52,128.00	-61.24
60-1-000-000-6510.100 OT Maintenance	33.11	157.00	-123.89	785.00	473.80	1,884.00	-74.85
60-1-000-000-6510.200 Maint from Amps	260.00	166.67	93.33	833.35	260.00	2,000.00	-87.00
Total Line 94100	4,283.51	4,667.67	-384.16	23,338.35	20,938.46	56,012.00	-62.62
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	23.00	150.00	-127.00	750.00	148.02	1,800.00	-91.78
60-1-000-000-6515.030 Snow Removal Supplies	0.00	58.33	-58.33	291.65	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	222.83	166.67	56.16	833.35	331.82	2,000.00	-83.41
60-1-000-000-6515.070 Electrical Supplies	0.00	125.00	-125.00	625.00	123.63	1,500.00	-91.76
60-1-000-000-6515.080 Plumbing Supplies	-4.82	704.17	-708.99	3,520.85	4,838.93	8,450.00	-42.73
60-1-000-000-6515.090 Extermination Supplies	0.00	16.67	-16.67	83.35	149.33	200.00	-25.34
60-1-000-000-6515.100 Janitorial Supplies	0.00	125.00	-125.00	625.00	128.23	1,500.00	-91.45
60-1-000-000-6515.110 Routine Maint. Supplies	36.39	1,083.33	-1,046.94	5,416.65	2,120.29	13,000.00	-83.69
60-1-000-000-6515.114 Painting Supplies - BW	0.00	140.00	-140.00	700.00	0.00	1,680.00	-100.00
60-1-000-000-6515.115 Refrigerators	1,150.00	298.67	851.33	1,493.35	1,150.00	3,584.00	-67.91
60-1-000-000-6515.116 Stoves	0.00	118.75	-118.75	593.75	0.00	1,425.00	-100.00
60-1-000-000-6515.120 Misc. Other Supplies	188.41	41.67	146.74	208.35	238.13	500.00	-52.37
60-1-000-000-6515.500 Small Tools/Equipment	0.00	33.33	-33.33	166.65	0.00	400.00	-100.00
Total Line 94200	1,615.81	3,061.59	-1,445.78	15,307.95	9,228.38	36,739.00	-74.88
94300 Maintenance - Contracts							
60-1-000-000-6520.010 Garbage/Trash Contract	1,275.70	1,203.33	72.37	6,016.65	5,282.40	14,440.00	-63.42
60-1-000-000-6520.020 Heat/Cool Contract	365.00	291.67	73.33	1,458.35	819.48	3,500.00	-76.59
60-1-000-000-6520.030 Snow Removal Contract	0.00	166.67	-166.67	833.35	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	483.33	-483.33	2,416.65	358.00	5,800.00	-93.83
60-1-000-000-6520.060 Unit Turn Contract	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6520.070 Electrical Contract	0.00	41.67	-41.67	208.35	0.00	500.00	-100.00
60-1-000-000-6520.080 Plumbing Contract	129.00	625.00	-496.00	3,125.00	1,035.00	7,500.00	-86.20
60-1-000-000-6520.090 Extermination Contract	0.00	485.00	-485.00	2,425.00	1,338.00	5,820.00	-77.01
60-1-000-000-6520.100 Janitorial Contract	275.00	97.92	177.08	489.60	539.99	1,175.00	-54.04
60-1-000-000-6520.110 Routine Maint. Contract	330.00	433.33	-103.33	2,166.65	538.00	5,200.00	-89.65
60-1-000-000-6520.111 Carpet Repr/Repl Cont.	0.00	666.67	-666.67	3,333.35	0.00	8,000.00	-100.00
60-1-000-000-6520.120 Misc. Other Contracts	0.00	83.33	-83.33	416.65	0.00	1,000.00	-100.00
Total Line 94300 - (sub accts)	2,374.70	4,577.92	-2,203.22	22,889.60	9,910.87	54,935.00	-81.96
94500 Maintenance - Ordinary/Benefits							
60-1-000-000-6510.500 Maint. Employee Ben.	1,516.86	1,652.00	-135.14	8,260.00	7,430.91	19,824.00	-62.52
Total Line 94500	1,516.86	1,652.00	-135.14	8,260.00	7,430.91	19,824.00	-62.52
94000 TOTAL MAINTENANCE EXPENSES	9,790.88	13,959.18	-4,168.30	69,795.90	47,508.62	167,510.00	-71.64

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
TOTAL PROTECTIVE SERVICES EXPENSE							
95100 Protective Services - Labor							
Total Line 95100	0.00	0.00	0.00	0.00	0.00	0.00	
95200 Protective Services - Contract							
60-1-000-000-6580.006 Safety/Sec Labor Fee	864.00	864.00	0.00	4,320.00	4,320.00	10,368.00	-58.33
60-1-000-000-6580.100 ADT Contract	48.90	99.00	-50.10	495.00	465.25	1,188.00	-60.84
60-1-000-000-6580.500 Other Safety Contracts	0.00	58.33	-58.33	291.65	0.00	700.00	-100.00
Total Line 95200	912.90	1,021.33	-108.43	5,106.65	4,785.25	12,256.00	-60.96
95300 Protective Services - Other							
Total Line 95300	0.00	0.00	0.00	0.00	0.00	0.00	
95000 TOTAL PROTECTIVE SERVICES EXP	912.90	1,021.33	-108.43	5,106.65	4,785.25	12,256.00	-60.96
INSURANCE PREMIUMS EXPENSE							
96110 Property Insurance							
60-1-000-000-6720.000 Property Insurance	1,776.06	1,831.58	-55.52	9,157.90	8,880.30	21,979.00	-59.60
Total Line 96110	1,776.06	1,831.58	-55.52	9,157.90	8,880.30	21,979.00	-59.60
96120 Liability Insurance							
60-1-000-000-6721.000 Liability Insurance	160.63	165.67	-5.04	828.35	803.15	1,988.00	-59.60
Total Line 96120	160.63	165.67	-5.04	828.35	803.15	1,988.00	-59.60
96130 Workmen's Compensation							
60-1-000-000-6722.000 Work Comp Insurance	253.48	261.42	-7.94	1,307.10	1,267.40	3,137.00	-59.60
Total Line 96130	253.48	261.42	-7.94	1,307.10	1,267.40	3,137.00	-59.60
96140 All Other Insurance							
60-1-000-000-6720.500 Equipment Insurance	74.32	76.67	-2.35	383.35	371.60	920.00	-59.61
60-1-000-000-6721.500 PE & PO Insuranace	83.25	85.83	-2.58	429.15	416.25	1,030.00	-59.59
60-1-000-000-6724.000 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96140	157.57	162.50	-4.93	812.50	787.85	1,950.00	-59.60
96100 TOTAL INSURANCE PREMIUMS EXP	2,347.74	2,421.17	-73.43	12,105.85	11,738.70	29,054.00	-59.60
GENERAL EXPENSES							
96200 Other General Expenses							
60-1-000-000-6790.000 Other General Exp	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96200	0.00	0.00	0.00	0.00	0.00	0.00	
96210 Compensated Absenses							
60-1-000-000-6795.000 Compensated Absences	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96210	0.00	0.00	0.00	0.00	0.00	0.00	
96300 Payment In Lieu Of Taxes - PILOT							
60-1-000-000-6710.000 PILOT - Real Estate Tax	2,161.23	2,473.08	-311.85	12,365.40	9,596.15	29,677.00	-67.66
Total Line 96300	2,161.23	2,473.08	-311.85	12,365.40	9,596.15	29,677.00	-67.66
96400 Bad Debt - Tenant Rents							
60-1-000-000-6370.000 Bad Debt	167.19	166.67	0.52	833.35	531.52	2,000.00	-73.42
Total Line 96400	167.19	166.67	0.52	833.35	531.52	2,000.00	-73.42
96000 TOTAL OTHER GENERAL EXPENSES	2,328.42	2,639.75	-311.33	13,198.75	10,127.67	31,677.00	-68.03
INTEREST & AMORTIZATION EXPENSE							
96710 Interest of Mortgage/Bond Payable							
60-1-000-000-6810.000 Interest Exp Payable	1,125.31	1,166.67	-41.36	5,833.35	5,734.23	14,000.00	-59.04
60-1-000-000-6860.000 Security Deposit Interest	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96710	1,125.31	1,166.67	-41.36	5,833.35	5,734.23	14,000.00	-59.04
96700 TOTAL INTEREST EXP & AMORT	1,125.31	1,166.67	-41.36	5,833.35	5,734.23	14,000.00	-59.04
96900 TOTAL OPERATING EXPENSE	29,078.67	38,696.27	-9,617.60	193,481.35	160,298.21	464,355.00	-65.48
97000 NET REVENUE/EXPENSE (GAIN/-LOSS)	-22,751.47	-6,556.56	-16,194.91	-32,782.80	-65,544.76	-78,679.00	-16.69

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
MISCELLANEOUS EXPENSE							
97100 Extraordinary Maintenance							
60-1-000-000-6910.010 Extraordinary Labor	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6910.020 Extraordinary Materials	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6910.030 Extraordinary Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 97100	0.00	0.00	0.00	0.00	0.00	0.00	
97200 Casualty Losses - Non-capitalized							
60-1-000-000-6920.010 Casualty Labor	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6920.020 Casualty Materials	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6920.030 Casualty Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 97200	0.00	0.00	0.00	0.00	0.00	0.00	
97400 Depreciation Expense							
60-1-000-000-6600.000 Depreciation Exp - BW	9,708.00	8,333.33	1,374.67	41,666.65	48,540.00	100,000.00	-51.46
Total Line 97400	9,708.00	8,333.33	1,374.67	41,666.65	48,540.00	100,000.00	-51.46
TOTAL MISCELLANEOUS EXPENSES	9,708.00	8,333.33	1,374.67	41,666.65	48,540.00	100,000.00	-51.46
90000 TOTAL EXPENSES	38,786.67	47,029.60	-8,242.93	235,148.00	208,838.21	564,355.00	-63.00
OTHER FINANCING SOURCES (USES)							
10093 Xfers							
60-1-000-000-9111.000 Xfers In from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10093	0.00	0.00	0.00	0.00	0.00	0.00	
10094							
60-1-000-000-9111.100 Xfers Out from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10094	0.00	0.00	0.00	0.00	0.00	0.00	
10100 TOTAL OTHER FINANCING SOURCES	0.00	0.00	0.00	0.00	0.00	0.00	
10000 EXCESS REVENUE/EXPENSE GAIN/-LOSS	-13,043.47	1,776.77	-14,820.24	8,883.85	-17,004.76	21,321.00	-179.76
MEMO ACCOUNT INFORMATION							
11020 Req'd Annual Debt Principal Pmts							
Total 2130.000 accts on BS's	0.00	0.00	0.00	0.00	0.00	0.00	

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pum	65.00	72.00	0.00	360.00	325.00	864.00	0.00
REVENUE							
70300 Net Tenant Rent Revenue							
60-1-000-001-5120.000 Rent - Prairieland	-30,775.00	-30,531.50	-243.50	-152,657.50	-141,475.00	-366,378.00	-61.39
60-1-000-001-5125.000 PHA Rent	-5,094.00	-3,725.00	-1,369.00	-18,625.00	-23,483.00	-44,700.00	-47.47
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	1,367.00	0.00	1,367.00	0.00	-259.00	0.00	
60-1-000-001-5970.000 Excess Rent	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5971.000 Excess Rent to HUD	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70300	-34,502.00	-34,256.50	-245.50	-171,282.50	-165,217.00	-411,078.00	-59.81
70400 Tenant Revenue - Other							
60-1-000-001-5910.000 Laundry Income	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5920.000 Bad Check Charges	-25.00	-4.17	-20.83	-20.85	-100.00	-50.00	100.00
60-1-000-001-5920.100 Deposits Forfeited	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5922.000 Labor & Materials	-790.00	-450.00	-340.00	-2,250.00	-2,859.00	-5,400.00	-47.06
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	-275.00	-250.00	-25.00	-1,250.00	-1,425.00	-3,000.00	-52.50
60-1-000-001-5926.000 Violation Charges	0.00	-50.00	50.00	-250.00	0.00	-600.00	-100.00
60-1-000-001-5930.000 Retained HAP	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70400	-1,090.00	-754.17	-335.83	-3,770.85	-4,384.00	-9,050.00	-51.56
70500 TOTAL TENANT REVENUE	-35,592.00	-35,010.67	-581.33	-175,053.35	-169,601.00	-420,128.00	-59.63
70600 HUD PHA Operating Grants							
60-1-000-001-5126.000 HAP - Prairie S8	-5,012.00	-5,450.00	438.00	-27,250.00	-28,387.00	-65,400.00	-56.59
60-1-000-001-5500.000 HUD Interest Payment	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70600	-5,012.00	-5,450.00	438.00	-27,250.00	-28,387.00	-65,400.00	-56.59
70800 Other Government Grants							
60-1-000-001-5990.000 Income from Grants	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70800	0.00	0.00	0.00	0.00	0.00	0.00	
71100 Investment Income - Unrestricted							
60-1-000-001-5410.000 Interest Income	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5410.025 Interest Inc - Sec Dep	-0.48	-0.42	-0.06	-2.10	-2.32	-5.00	-53.60
Total Line 71100	-0.48	-0.42	-0.06	-2.10	-2.32	-5.00	-53.60
71400 Fraud Recovery							
Total Line 71400	0.00	0.00	0.00	0.00	0.00	0.00	
71500 Other Revenue							
60-1-000-001-5127.000 Office Rent Receipt	-320.00	-312.00	-8.00	-1,560.00	-1,534.00	-3,744.00	-59.03
60-1-000-001-5900.000 Other Income	-5,251.00	0.00	-5,251.00	0.00	-5,402.47	0.00	
60-1-000-001-5901.000 Income - LR Amps	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5990.300 T.S. Income - Grants	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 71500	-5,571.00	-312.00	-5,259.00	-1,560.00	-6,936.47	-3,744.00	85.27
72000 Investment Income - Restricted							
60-1-000-001-5440.000 Rep Res Interest	0.00	-225.00	225.00	-1,125.00	-109.68	-2,700.00	-95.94
60-1-000-001-5450.000 Residual Res Int Inc	0.00	-0.50	0.50	-2.50	-1.36	-6.00	-77.33
Total Line 72000	0.00	-225.50	225.50	-1,127.50	-111.04	-2,706.00	-95.90
70000 TOTAL REVENUE	-46,175.48	-40,998.59	-5,176.89	-204,992.95	-205,037.83	-491,983.00	-58.32

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
EXPENSES							
ADMINISTRATIVE							
91100 Administrative Salaries							
60-1-000-001-6310.000 Admin Salaries	1,411.50	1,518.50	-107.00	7,592.50	7,140.59	18,222.00	-60.81
60-1-000-001-6330.000 Manager's Salaries	2,499.74	2,500.00	-0.26	12,500.00	13,273.69	30,000.00	-55.75
Total Line 91100	3,911.24	4,018.50	-107.26	20,092.50	20,414.28	48,222.00	-57.67
91200 Auditing Fees							
60-1-000-001-6350.000 Audit	0.00	117.00	-117.00	585.00	0.00	1,404.00	-100.00
Total Line 91200	0.00	117.00	-117.00	585.00	0.00	1,404.00	-100.00
91300 Management Fee							
60-1-000-001-6320.000 Management Fees	3,465.00	3,575.00	-110.00	17,875.00	17,600.00	42,900.00	-58.97
Total Line 91300	3,465.00	3,575.00	-110.00	17,875.00	17,600.00	42,900.00	-58.97
91310 Book-keeping Fee							
60-1-000-001-6351.000 Bookkeeping Fees	472.50	488.00	-15.50	2,440.00	2,400.00	5,856.00	-59.02
Total Line 91310	472.50	488.00	-15.50	2,440.00	2,400.00	5,856.00	-59.02
91400 Advertising & Marketing							
60-1-000-001-6210.000 Advertising	0.00	20.00	-20.00	100.00	0.00	240.00	-100.00
Total Line 91400	0.00	20.00	-20.00	100.00	0.00	240.00	-100.00
91500 Benefit Contributions - Admin							
60-1-000-001-6310.500 Admin Benefits	342.31	380.00	-37.69	1,900.00	1,736.72	4,560.00	-61.91
60-1-000-001-6330.500 Manager's Benefits	870.40	1,033.00	-162.60	5,165.00	4,315.80	12,396.00	-65.18
Total Line 91500	1,212.71	1,413.00	-200.29	7,065.00	6,052.52	16,956.00	-64.30
91600 Office Expense							
60-1-000-001-6250.000 Misc. Rent Expense	0.00	90.00	-90.00	450.00	570.08	1,080.00	-47.21
60-1-000-001-6311.000 Office Exp - PL	71.96	216.67	-144.71	1,083.35	660.46	2,600.00	-74.60
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	110.70	125.00	-14.30	625.00	531.95	1,500.00	-64.54
60-1-000-001-6311.150 IT Support	6.50	150.00	-143.50	750.00	1,015.26	1,800.00	-43.60
60-1-000-001-6311.200 Office Furniture	0.00	16.67	-16.67	83.35	0.00	200.00	-100.00
Total Line 91600	189.16	598.34	-409.18	2,991.70	2,777.75	7,180.00	-61.31
91700 Legal Expense							
60-1-000-001-6340.000 Legal	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91700	0.00	0.00	0.00	0.00	0.00	0.00	
91800 Travel Expense							
60-1-000-001-6365.000 Travel - Staff	0.00	141.67	-141.67	708.35	0.00	1,700.00	-100.00
60-1-000-001-6365.010 Travel - Commissioners	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6365.100 Mileage, Staff - PL	103.25	125.00	-21.75	625.00	402.85	1,500.00	-73.14
Total Line 91800	103.25	266.67	-163.42	1,333.35	402.85	3,200.00	-87.41
91900 Other Expense							
60-1-000-001-6350.700 Mental Health Fee	780.00	780.00	0.00	3,900.00	3,120.00	9,360.00	-66.67
60-1-000-001-6350.800 Participant Fee	780.00	780.00	0.00	3,900.00	3,900.00	9,360.00	-58.33
60-1-000-001-6352.500 Other Fee Exp	0.00	0.00	0.00	0.00	500.18	0.00	
60-1-000-001-6360.000 Training - Staff	0.00	166.67	-166.67	833.35	0.00	2,000.00	-100.00
60-1-000-001-6360.010 Training - Commiss	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6380.000 Consulting Services	0.00	0.00	0.00	0.00	455.00	0.00	
60-1-000-001-6380.100 Inspection Expense	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6380.500 Translating Services	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6390.000 Fee for Service Exp	26.98	43.33	-16.35	216.65	101.73	520.00	-80.44
60-1-000-001-6399.000 Other Administrative	0.00	33.33	-33.33	166.65	0.00	400.00	-100.00
Total Line 91900	1,586.98	1,803.33	-216.35	9,016.65	8,076.91	21,640.00	-62.68

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
91000 TOTAL OPERATING EXPENSE - Admin	10,940.84	12,299.84	-1,359.00	61,499.20	57,724.31	147,598.00	-60.89
UTILITIES							
93100 Water,200 Elect,300 Gas,600 Sewer							
60-1-000-001-6450.000 Utilities Electric	429.29	400.00	29.29	2,000.00	917.12	4,800.00	-80.89
60-1-000-001-6451.000 Utilities Water	0.00	1,290.00	-1,290.00	6,450.00	5,264.43	15,480.00	-65.99
60-1-000-001-6452.000 Utilities Gas	196.73	140.00	56.73	700.00	951.58	1,680.00	-43.36
60-1-000-001-6453.000 Utilities Sewer	0.00	2,922.00	-2,922.00	14,610.00	11,473.66	35,064.00	-67.28
Total Line 93100, 93200, 93300, 93600	626.02	4,752.00	-4,125.98	23,760.00	18,606.79	57,024.00	-67.37
93000 TOTAL UTILITIES EXPENSES	626.02	4,752.00	-4,125.98	23,760.00	18,606.79	57,024.00	-67.37
MAINTENANCE & OPERATIONS EXPENSE							
94100 Maintenance - Labor							
60-1-000-001-6510.000 Maintenance Salaries	3,990.40	4,344.00	-353.60	21,720.00	20,204.66	52,128.00	-61.24
60-1-000-001-6510.100 OT Maintenance	33.10	160.00	-126.90	800.00	473.80	1,920.00	-75.32
60-1-000-001-6510.200 Maint from Amps	0.00	83.33	-83.33	416.65	0.00	1,000.00	-100.00
Total Line 94100	4,023.50	4,587.33	-563.83	22,936.65	20,678.46	55,048.00	-62.44
94200 Maintenance - Materials/Supplies							
60-1-000-001-6515.010 Garbage/Trash Supples	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6515.020 Heat/Cool Supplies	664.70	185.00	479.70	925.00	1,168.41	2,220.00	-47.37
60-1-000-001-6515.030 Snow Removal Supplies	0.00	58.33	-58.33	291.65	0.00	700.00	-100.00
60-1-000-001-6515.040 Roofing Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6515.050 Lndscape/Grnd Supplies	146.40	275.00	-128.60	1,375.00	445.62	3,300.00	-86.50
60-1-000-001-6515.070 Electrical Supplies	0.00	100.00	-100.00	500.00	35.50	1,200.00	-97.04
60-1-000-001-6515.080 Plumbing Supplies	35.28	744.17	-708.89	3,720.85	2,179.57	8,930.00	-75.59
60-1-000-001-6515.090 Extermination Supplies	0.00	25.00	-25.00	125.00	-4.57	300.00	-101.52
60-1-000-001-6515.100 Janitorial Supplies	0.00	60.00	-60.00	300.00	62.09	720.00	-91.38
60-1-000-001-6515.110 Routine Maint. Supplies	434.68	666.67	-231.99	3,333.35	3,452.65	8,000.00	-56.84
60-1-000-001-6515.114 Painting Supplies - PL	0.00	185.00	-185.00	925.00	596.32	2,220.00	-73.14
60-1-000-001-6515.115 Refrigerators	0.00	275.00	-275.00	1,375.00	0.00	3,300.00	-100.00
60-1-000-001-6515.116 Stoves	0.00	197.92	-197.92	989.60	0.00	2,375.00	-100.00
60-1-000-001-6515.120 Other Misc. Supplies	204.06	83.33	120.73	416.65	204.06	1,000.00	-79.59
60-1-000-001-6515.500 Small Tools/Equipment	0.00	25.00	-25.00	125.00	0.00	300.00	-100.00
Total Line 94200	1,485.12	2,880.42	-1,395.30	14,402.10	8,139.65	34,565.00	-76.45
94300 Maintenance - Contracts							
60-1-000-001-6520.010 Garbage/Trash Contract	751.51	740.83	10.68	3,704.15	3,711.45	8,890.00	-58.25
60-1-000-001-6520.020 Heat/Cool Contract	0.00	375.00	-375.00	1,875.00	0.00	4,500.00	-100.00
60-1-000-001-6520.030 Snow Removal Contract	0.00	166.67	-166.67	833.35	0.00	2,000.00	-100.00
60-1-000-001-6520.040 Roofing Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6520.050 Landscape&Grnds Cont	0.00	416.67	-416.67	2,083.35	0.00	5,000.00	-100.00
60-1-000-001-6520.060 Unit Turn Contract	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6520.070 Electrical Contract	0.00	16.67	-16.67	83.35	0.00	200.00	-100.00
60-1-000-001-6520.080 Plumbing Contract	0.00	100.00	-100.00	500.00	0.00	1,200.00	-100.00
60-1-000-001-6520.090 Extermin Contract	0.00	283.33	-283.33	1,416.65	1,085.50	3,400.00	-68.07
60-1-000-001-6520.100 Janitorial	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6520.110 Routine Main. Contract	585.00	83.33	501.67	416.65	585.00	1,000.00	-41.50
60-1-000-001-6520.111 Carpet Repr/Repl Cont.	0.00	1,441.67	-1,441.67	7,208.35	4,437.00	17,300.00	-74.35
60-1-000-001-6520.120 Other Misc. Contracts	0.00	83.33	-83.33	416.65	0.00	1,000.00	-100.00
Total Line 94300 - (sub accts)	1,336.51	3,707.50	-2,370.99	18,537.50	9,818.95	44,490.00	-77.93
94500 Maintenance - Ordinary/Benefits							
60-1-000-001-6510.500 Maint.Benefits	1,516.97	1,652.00	-135.03	8,260.00	7,431.35	19,824.00	-62.51
Total Line 94500	1,516.97	1,652.00	-135.03	8,260.00	7,431.35	19,824.00	-62.51
94000 TOTAL MAINTENANCE EXPENSES	8,362.10	12,827.25	-4,465.15	64,136.25	46,068.41	153,927.00	-70.07

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
TOTAL PROTECTIVE SERVICES EXPENSE							
95100 Protective Services - Labor							
Total Line 95100	0.00	0.00	0.00	0.00	0.00	0.00	
95200 Protective Services - Contract							
60-1-000-001-6580.006 Safety/Sec Labor Fee	780.00	780.00	0.00	3,900.00	3,900.00	9,360.00	-58.33
60-1-000-001-6580.100 ADT Contract	172.52	99.00	73.52	495.00	539.79	1,188.00	-54.56
60-1-000-001-6580.500 Other Safety Contracts	0.00	20.83	-20.83	104.15	415.70	250.00	66.28
Total Line 95200	952.52	899.83	52.69	4,499.15	4,855.49	10,798.00	-55.03
95300 Protective Services - Other							
Total Line 95300	0.00	0.00	0.00	0.00	0.00	0.00	
95000 TOTAL PROTECTIVE SERVICES EXP	952.52	899.83	52.69	4,499.15	4,855.49	10,798.00	-55.03
INSURANCE PREMIUMS EXPENSE							
96110 Property Insurance							
60-1-000-001-6720.000 Prpoerty Insurance	1,582.45	1,631.92	-49.47	8,159.60	7,912.25	19,583.00	-59.60
Total Line 96110	1,582.45	1,631.92	-49.47	8,159.60	7,912.25	19,583.00	-59.60
96120 Liability Insurance							
60-1-000-001-6721.000 Liability Insurance	162.05	167.08	-5.03	835.40	810.25	2,005.00	-59.59
Total Line 96120	162.05	167.08	-5.03	835.40	810.25	2,005.00	-59.59
96130 Workmen's Compensation							
60-1-000-001-6722.000 Work Comp Insurance	253.48	261.42	-7.94	1,307.10	1,267.40	3,137.00	-59.60
Total Line 96130	253.48	261.42	-7.94	1,307.10	1,267.40	3,137.00	-59.60
96140 All Other Insurance							
60-1-000-001-6720.500 Equipment Insurance	74.97	77.33	-2.36	386.65	374.85	928.00	-59.61
60-1-000-001-6721.500 PE & PO Insuranace	83.25	85.83	-2.58	429.15	416.25	1,030.00	-59.59
60-1-000-001-6724.000 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96140	158.22	163.16	-4.94	815.80	791.10	1,958.00	-59.60
96100 TOTAL INSURANCE PREMIUMS EXP	2,156.20	2,223.58	-67.38	11,117.90	10,781.00	26,683.00	-59.60
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	1,961.50	1,512.92	448.58	7,564.60	8,826.56	18,155.00	-51.38
Total Line 96300	1,961.50	1,512.92	448.58	7,564.60	8,826.56	18,155.00	-51.38
96400 Bad Debt - Tenant Rents							
60-1-000-001-6370.000 Bad Debt	1,538.90	237.50	1,301.40	1,187.50	1,949.30	2,850.00	-31.60
Total Line 96400	1,538.90	237.50	1,301.40	1,187.50	1,949.30	2,850.00	-31.60
96000 TOTAL OTHER GENERAL EXPENSES	3,500.40	1,750.42	1,749.98	8,752.10	10,775.86	21,005.00	-48.70
INTEREST & AMORTIZATION EXPENSE							
96710 Interest of Mortgage/Bond Payable							
60-1-000-001-6810.000 Interest Exp Payable	1,125.30	1,250.00	-124.70	6,250.00	5,734.22	15,000.00	-61.77
60-1-000-001-6860.000 Sec Dep Int	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96710	1,125.30	1,250.00	-124.70	6,250.00	5,734.22	15,000.00	-61.77
96700 TOTAL INTEREST EXP & AMORT	1,125.30	1,250.00	-124.70	6,250.00	5,734.22	15,000.00	-61.77
96900 TOTAL OPERATING EXPENSE	27,663.38	36,002.92	-8,339.54	180,014.60	154,546.08	432,035.00	-64.23
97000 NET REVENUE/EXPENSE (GAIN/-LOSS)	-18,512.10	-4,995.67	-13,516.43	-24,978.35	-50,491.75	-59,948.00	-15.77

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
MISCELLANEOUS EXPENSE							
97100 Extraordinary Maintenance							
60-1-000-001-6910.010 Extraordinary Labor	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6910.020 Extraordinary Materials	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6910.030 Extraordinary Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 97100	0.00	0.00	0.00	0.00	0.00	0.00	
97200 Casualty Losses - Non-capitalized							
60-1-000-001-6920.010 Casualty Labor	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6920.020 Casualty Material	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6920.030 Casualty Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 97200	0.00	0.00	0.00	0.00	0.00	0.00	
97400 Depreciation Expense							
60-1-000-001-6600.000 Depreciation Exp - PL	7,339.00	7,333.33	5.67	36,666.65	36,695.00	88,000.00	-58.30
Total Line 97400	7,339.00	7,333.33	5.67	36,666.65	36,695.00	88,000.00	-58.30
TOTAL MISCELLANEOUS EXPENSES	7,339.00	7,333.33	5.67	36,666.65	36,695.00	88,000.00	-58.30
90000 TOTAL EXPENSES	35,002.38	43,336.25	-8,333.87	216,681.25	191,241.08	520,035.00	-63.23
OTHER FINANCING SOURCES (USES)							
10093 Xfers							
60-1-000-001-9111.000 Xfers In from Amps	0.00	-7,009.25	7,009.25	-35,046.25	0.00	-84,111.00	-100.00
Total Line 10093	0.00	-7,009.25	7,009.25	-35,046.25	0.00	-84,111.00	-100.00
10094							
60-1-000-001-9111.100 Xfers Out from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10094	0.00	0.00	0.00	0.00	0.00	0.00	
10100 TOTAL OTHER FINANCING SOURCES	0.00	-7,009.25	7,009.25	-35,046.25	0.00	-84,111.00	-100.00
10000 EXCESS REVENUE/EXPENSE GAIN/-LOSS	-11,173.10	-11,680.84	507.74	-58,404.20	-13,796.75	-140,170.00	-90.16

MEMO ACCOUNT INFORMATION

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

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Total PUM (including Port Outs)	280.00	280.00	0.00	1,400.00	1,400.00	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	-15,033.00	-13,049.17	-1,983.83	-65,245.85	-71,749.00	-156,590.00	-54.18
Total Admin Fee Subsidy	-15,033.00	-13,049.17	-1,983.83	-65,245.85	-71,749.00	-156,590.00	-54.18
Interest Income							
30-1-000-000-3300.000 Int Reserve	-3.36	-5.00	1.64	-25.00	-19.34	-60.00	-67.77
Surplus-Admin							
30-1-000-000-3610.000 Interest Income	0.00	0.00	0.00	0.00	0.00	0.00	
Total Interest Income	-3.36	-5.00	1.64	-25.00	-19.34	-60.00	-67.77
Other Income							
30-1-000-000-3300.010 Inc - Portable	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-3300.100 Fraud Recovery - Admin	0.00	-90.00	90.00	-450.00	-1,232.00	-1,080.00	14.07
30-1-000-000-3300.170 Admin Fees Port	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-3690.000 Other Income	-5,251.00	0.00	-5,251.00	0.00	-5,251.00	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	-5,251.00	-90.00	-5,161.00	-450.00	-6,483.00	-1,080.00	500.28
TOTAL ADMIN OPERATING INCOME	-20,287.36	-13,144.17	-7,143.19	-65,720.85	-78,251.34	-157,730.00	-50.39
ADMIN EXPENSES							
<u>ADMIN OPERATING EXPENSE</u>							
Admin Salaries							
30-1-000-000-4110.000 Admin Salaries	7,297.77	7,905.00	-607.23	39,525.00	38,368.43	94,860.00	-59.55
Total Admin Salaries	7,297.77	7,905.00	-607.23	39,525.00	38,368.43	94,860.00	-59.55
Audit Fee Expense							
30-1-000-000-4171.000 Audit Fee	0.00	229.17	-229.17	1,145.85	0.00	2,750.00	-100.00
Total Audit Fee Expense	0.00	229.17	-229.17	1,145.85	0.00	2,750.00	-100.00
Fee Expense							
30-1-000-000-4120.100 Management Fees	2,292.00	2,460.00	-168.00	12,300.00	11,760.00	29,520.00	-60.16
30-1-000-000-4120.300 Bookkeep. Fees	1,432.50	1,538.00	-105.50	7,690.00	7,350.00	18,456.00	-60.18
Total Fees Expense	3,724.50	3,998.00	-273.50	19,990.00	19,110.00	47,976.00	-60.17
Benefit Contribution Expense							
30-1-000-000-4110.500 Emp Benefit - Admin	4,354.71	4,699.00	-344.29	23,495.00	20,847.74	56,388.00	-63.03
Total Benefit Contribution Exp	4,354.71	4,699.00	-344.29	23,495.00	20,847.74	56,388.00	-63.03
Office Expense							
30-1-000-000-4180.000 Telephone	43.23	96.17	-52.94	480.85	86.29	1,154.00	-92.52
30-1-000-000-4190.100 Postage	278.14	166.67	111.47	833.35	829.22	2,000.00	-58.54
30-1-000-000-4190.250 Office Furniture	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4190.400 Printing	0.00	25.00	-25.00	125.00	0.00	300.00	-100.00
30-1-000-000-4190.401 Printing Supplies	0.00	16.67	-16.67	83.35	0.00	200.00	-100.00
30-1-000-000-4190.550 Computers/Software	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4190.850 IT Support	0.00	41.67	-41.67	208.35	318.00	500.00	-36.40
Total Office Expense	321.37	346.18	-24.81	1,730.90	1,233.51	4,154.00	-70.31

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Knox County Housing Authority
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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Legal & Travel Expense							
30-1-000-000-4130.000 Legal Expense	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4150.000 Travel - Staff	0.00	33.33	-33.33	166.65	437.45	400.00	9.36
Total Legal & Travel Expense	0.00	33.33	-33.33	166.65	437.45	400.00	9.36
Other Expense							
30-1-000-000-4120.400 Fee for Service Fee	17.07	16.00	1.07	80.00	82.14	192.00	-57.22
30-1-000-000-4120.700 Mental Health Fee	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4130.330 Other Service Exp	2,209.55	0.00	2,209.55	0.00	2,749.45	0.00	
30-1-000-000-4140.000 Training - Staff	239.00	47.92	191.08	239.60	239.00	575.00	-58.43
30-1-000-000-4160.000 Publications	0.00	0.00	0.00	0.00	239.00	0.00	
30-1-000-000-4160.300 Consulting Services	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4160.500 Translating/Interp Serv.	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4190.000 Other Sundry	0.00	166.67	-166.67	833.35	203.86	2,000.00	-89.81
30-1-000-000-4190.200 Inspection Exp	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4190.700 Member Dues/Fees	0.00	83.33	-83.33	416.65	0.00	1,000.00	-100.00
30-1-000-000-4190.950 Background Verification	815.29	20.83	794.46	104.15	2,795.50	250.00	1,018.20
30-1-000-000-4480.006 Safety/Security Labor Fee	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4480.100 ADT Contract	35.99	40.00	-4.01	200.00	143.96	480.00	-70.01
Total Other Expense	3,316.90	374.75	2,942.15	1,873.75	6,452.91	4,497.00	43.49
Maintenance Expense							
30-1-000-000-4420.126 Vehicle Supplies	0.00	8.33	-8.33	41.65	0.00	100.00	-100.00
30-1-000-000-4430.126 Vehicle Maint Cont	0.00	0.00	0.00	0.00	0.00	0.00	
Total Maintenance Expense	0.00	8.33	-8.33	41.65	0.00	100.00	-100.00
TOTAL ADMIN EXPENSE	19,015.25	17,593.76	1,421.49	87,968.80	86,450.04	211,125.00	-59.05
Insurance Premiums Expense							
30-1-000-000-4510.000 Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4510.025 PE & PO Insurance	83.25	85.83	-2.58	429.15	416.25	1,030.00	-59.59
30-1-000-000-4510.030 Work Comp Insurance	305.85	315.42	-9.57	1,577.10	1,529.25	3,785.00	-59.60
30-1-000-000-4510.035 Auto Insurance	50.00	51.58	-1.58	257.90	250.00	619.00	-59.61
Total Insurance Premium Expenses	439.10	452.83	-13.73	2,264.15	2,195.50	5,434.00	-59.60
TOTAL INSURANCE EXPENSE	439.10	452.83	-13.73	2,264.15	2,195.50	5,434.00	-59.60
General Expense							
30-1-000-000-4110.001 Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4570.100 Collection Loss Admin	-95.00	0.00	-95.00	0.00	16.15	0.00	
30-1-000-000-4580.000 Sec Dep Pmt Exp	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4590.010 Admin Gen Exp-Port	142.99	250.00	-107.01	1,250.00	714.95	3,000.00	-76.17
Total General Expense	47.99	250.00	-202.01	1,250.00	731.10	3,000.00	-75.63
TOTAL GENERAL EXPENSE	47.99	250.00	-202.01	1,250.00	731.10	3,000.00	-75.63
TOTAL EXPENSES - ADMIN	19,502.34	18,296.59	1,205.75	91,482.95	89,376.64	219,559.00	-59.29
ADMIN (Profit)/Loss	-785.02	5,152.42	-5,937.44	25,762.10	11,125.30	61,829.00	-82.01
<u>MISCELLANEOUS EXPENSE</u>							
Depreciation Expense							
30-1-000-000-4800.000 Dpreciation Expense	0.00	465.00	-465.00	2,325.00	0.00	5,580.00	-100.00
Total Depreciation Expense	0.00	465.00	-465.00	2,325.00	0.00	5,580.00	-100.00
TOTAL MISC EXPENSE	0.00	465.00	-465.00	2,325.00	0.00	5,580.00	-100.00

OTHER FINANCING SOURCES (USES)

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Knox County Housing Authority
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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
10093 Xfers							
30-1-000-000-9111.000 Xfers In from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10093	0.00	0.00	0.00	0.00	0.00	0.00	
10094 Xfers							
Total Line 10094	0.00	0.00	0.00	0.00	0.00	0.00	
10100 TOTAL OTHER FINANCING SOURCES	0.00	0.00	0.00	0.00	0.00	0.00	
 TOTAL ADMIN EXPENSES w/ DEPR EXP	 19,502.34	 18,761.59	 740.75	 93,807.95	 89,871.23	 225,139.00	 -60.08
ADMIN (Profit)/Loss w/ Depreciation	-785.02	5,617.42	-6,402.44	28,087.10	11,619.89	67,409.00	-82.76
HAP REVENUE							
HAP Income							
30-1-000-000-3300.200 Fraud Recovery - HAP	0.00	-140.00	140.00	-700.00	-1,232.00	-1,680.00	-26.67
30-1-000-000-3300.500 Int Reserve Surplus-HAP	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-8026.000 HAP Subsidy - Cur Yr	-84,240.00	-84,944.17	704.17	-424,720.85	-435,815.00	-1,019,330.00	-57.24
30-1-000-000-8027.000 Ann Contr - Pr Yr	0.00	0.00	0.00	0.00	0.00	0.00	
Total Income	-84,240.00	-85,084.17	844.17	-425,420.85	-437,047.00	-1,021,010.00	-57.19
TOTAL HAP INCOME	-84,240.00	-85,084.17	844.17	-425,420.85	-437,047.00	-1,021,010.00	-57.19
HAP EXPENSES							
HAP Expenses							
30-1-000-000-4715.010 HAP Tenant Pmts	83,338.00	78,515.00	4,823.00	392,575.00	415,997.00	942,180.00	-55.85
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	1,903.00	108.33	1,794.67	541.65	10,399.00	1,300.00	699.92
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	4,634.00	6,000.00	-1,366.00	30,000.00	23,532.00	72,000.00	-67.32
Total HAP Expenses	89,875.00	84,623.33	5,251.67	423,116.65	449,928.00	1,015,480.00	-55.69
TOTAL HAP EXPENSE	89,875.00	84,623.33	5,251.67	423,116.65	449,928.00	1,015,480.00	-55.69
General HAP Expenses							
30-1-000-000-4570.200 Collection Loss HUD	-94.11	24.17	-118.28	120.85	16.75	290.00	-94.22
Total General HAP Expenses	-94.11	24.17	-118.28	120.85	16.75	290.00	-94.22
TOTAL GENERAL HAP EXPENSES	-94.11	24.17	-118.28	120.85	16.75	290.00	-94.22
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	89,780.89	84,647.50	5,133.39	423,237.50	449,944.75	1,015,770.00	-55.70
 Remaining HAP (to)/from Reserve	 5,540.89	 -436.67	 5,977.56	 -2,183.35	 12,897.75	 -5,240.00	 -346.14
 Clearing Total	 4,755.87	 5,180.75	 -424.88	 25,903.75	 24,342.64	 62,169.00	 -60.84

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Knox County Housing Authority
INCOME STATEMENT - EHV (HAP & ADMIN)
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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Total PUM (including Port Outs)	15.00	15.00	0.00	75.00	75.00	180.00	0.00
EHV - HAP INCOME STATEMENT							
<u>EHV - HAP INCOME</u>							
HAP Income							
30-1-000-001-8026.000 EHV HAP Subsidy Inc	-1,686.00	0.00	-1,686.00	0.00	-9,420.00	0.00	
Total HAP Income	-1,686.00	0.00	-1,686.00	0.00	-9,420.00	0.00	
TOTAL HAP INCOME	-1,686.00	0.00	-1,686.00	0.00	-9,420.00	0.00	
<u>EHV - HAP EXPENSE</u>							
HAP Expenses							
30-1-000-001-4715.010 EHV HAP Tenant Pmts	2,587.00	1,966.67	620.33	9,833.35	13,064.00	23,600.00	-44.64
30-1-000-001-4715.040 EHV HAP Utility Pmts	0.00	66.67	-66.67	333.35	308.00	800.00	-61.50
30-1-000-001-4715.070 EHV HAP Port Out Pmts	0.00	0.00	0.00	0.00	0.00	0.00	
Total HAP Expense	2,587.00	2,033.34	553.66	10,166.70	13,372.00	24,400.00	-45.20
TOTAL HAP EXPENSE	2,587.00	2,033.34	553.66	10,166.70	13,372.00	24,400.00	-45.20
EHV HAP (to)/from Reserve	901.00	2,033.34	-1,132.34	10,166.70	3,952.00	24,400.00	-83.80

EHV - ADMIN INCOME STATEMENT

ADMIN INCOME - EHV

EHV - ADMIN INCOME

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

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Knox County Housing Authority
INCOME STATEMENT - EHV (HAP & ADMIN)
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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
ADMIN EXPENSES - EHV							
<u>PRELIMINARY FEE EXPENSES</u>							
Preliminary Fee Expenses							
30-1-000-001-4130.100 EHV Preliminary Exps	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-001-4190.200 Inspection Exp	0.00	0.00	0.00	0.00	0.00	0.00	
Total Preliminary Fee Expenses	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL PRELIMINARY FEE EXPENSES	0.00	0.00	0.00	0.00	0.00	0.00	
<u>PLACEMENT/ISSUANCE EXPENSES</u>							
Admin Placement/Issuance Fee Exp							
Total Placement/Issuance Fee Exp	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL PLACEMENT/ISSUANCE EXPENSES	0.00	0.00	0.00	0.00	0.00	0.00	
<u>ONGOING ADMINISTRATIVE EXPENSES</u>							
Ongoing Admin Expenses							
30-1-000-001-4110.000 EHV Salary Exp	80.73	79.17	1.56	395.85	388.86	950.00	-59.07
30-1-000-001-4110.200 Admin Exp - Amps	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-001-4110.500 EHV Emp Benefit Exp	49.08	45.83	3.25	229.15	236.40	550.00	-57.02
30-1-000-001-4120.100 EHV Management Fee	60.00	70.00	-10.00	350.00	336.00	840.00	-60.00
30-1-000-001-4120.300 EHV Bookkeeping Fee	37.50	43.75	-6.25	218.75	210.00	525.00	-60.00
30-1-000-001-4130.200 EHV Other Ongoing	60.00	62.50	-2.50	312.50	540.00	750.00	-28.00
Total Ongoing Admin Expenses	287.31	301.25	-13.94	1,506.25	1,711.26	3,615.00	-52.66
TOTAL ONGOING ADMIN EXPENSES	287.31	301.25	-13.94	1,506.25	1,711.26	3,615.00	-52.66
<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	287.31	301.25	-13.94	1,506.25	1,711.26	3,615.00	-52.66
EHV ADMINI (Profit)/Loss	287.31	301.25	-13.94	1,506.25	-1,966.74	3,615.00	-154.40

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

	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
COCC - OPERATING STATEMENT						
OPERATING INCOME						
Total Operating Income	338,943.13	158,501.92	180,441.21	916,871.27	1,902,023.00	-51.79
TOTAL OPERATING INCOME	<u>338,943.13</u>	<u>158,501.92</u>	<u>180,441.21</u>	<u>916,871.27</u>	<u>1,902,023.00</u>	<u>-51.79</u>
OPERATING EXPENSE						
Total Administration Expenses	71,632.31	81,421.58	-9,789.27	389,270.24	977,059.00	-60.16
Total Tenant Service Expenses	0.00	0.00	0.00	0.00	0.00	
Total Utility Expenses	1,346.17	1,426.00	-79.83	2,568.09	17,112.00	-84.99
Total Maintenance Expenses	60,518.89	64,508.33	-3,989.44	281,050.78	774,100.00	-63.69
Total Protective Expenses	6,797.35	7,477.33	-679.98	33,787.93	89,728.00	-62.34
General Expenses	3,795.12	4,330.33	-535.21	18,975.60	51,964.00	-63.48
TOTAL ROUTINE OPERATING EXPENSES	<u>144,089.84</u>	<u>159,163.57</u>	<u>-15,073.73</u>	<u>725,652.64</u>	<u>1,909,963.00</u>	<u>-62.01</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>144,089.84</u>	<u>159,163.57</u>	<u>-15,073.73</u>	<u>725,652.64</u>	<u>1,909,963.00</u>	<u>-62.01</u>
NET REVENUE/-EXPENSE PROFIT/-LOSS	<u>194,853.29</u>	<u>-661.65</u>	<u>195,514.94</u>	<u>191,218.63</u>	<u>-7,940.00</u>	<u>-2,508.30</u>
Total Depreciation Expense	291.00	1,000.00	-709.00	1,455.00	12,000.00	-87.88
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	<u>194,562.29</u>	<u>-1,661.65</u>	<u>196,223.94</u>	<u>189,763.63</u>	<u>-19,940.00</u>	<u>-1,051.67</u>

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

MOON TOWERS - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	278,589.09	97,680.33	180,908.76	620,888.83	1,172,164.00	-47.03
TOTAL OPERATING INCOME	278,589.09	97,680.33	180,908.76	620,888.83	1,172,164.00	-47.03
OPERATING EXPENSE						
Total Administration Expenses	30,848.02	31,774.33	-926.31	149,543.89	381,292.00	-60.78
Total Tenant Service Expenses	4,998.10	140.00	4,858.10	7,109.74	1,680.00	323.20
Total Utility Expenses	25,189.63	12,083.33	13,106.30	61,395.79	145,000.00	-57.66
Total Maintenance Expenses	32,675.92	42,412.14	-9,736.22	162,429.75	508,946.00	-68.09
Total Protective Service Expenses	2,345.42	2,811.67	-466.25	12,780.50	33,740.00	-62.12
General Expenses	10,244.93	10,848.50	-603.57	48,604.07	130,182.00	-62.66
TOTAL ROUTINE OPERATING EXPENSES	106,302.02	100,069.97	6,232.05	441,863.74	1,200,840.00	-63.20
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	106,302.02	100,069.97	6,232.05	441,863.74	1,200,840.00	-63.20
NET REVENUE/EXPENSE PROFIT/-LOSS	172,287.07	-2,389.64	174,676.71	179,025.09	-28,676.00	-724.30
Total Depreciation Expense	9,118.00	13,750.00	-4,632.00	45,590.00	165,000.00	-72.37
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	163,169.07	-16,139.64	179,308.71	133,435.09	-193,676.00	-168.90

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

	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
FAMILY - OPERATING STATEMENT						
OPERATING INCOME						
Total Operating Income	341,720.51	114,109.59	227,610.92	794,125.48	1,369,315.00	-42.01
TOTAL OPERATING INCOME	<u>341,720.51</u>	<u>114,109.59</u>	<u>227,610.92</u>	<u>794,125.48</u>	<u>1,369,315.00</u>	<u>-42.01</u>
OPERATING EXPENSE						
Total Administration Expenses	34,489.59	36,143.52	-1,653.93	170,941.36	433,722.00	-60.59
Total Tenant Service Expenses	297.60	116.67	180.93	1,662.43	1,400.00	18.75
Total Utility Expenses	2,443.38	1,583.33	860.05	10,820.37	19,000.00	-43.05
Total Maintenance Expenses	42,864.31	59,471.83	-16,607.52	257,183.52	713,662.00	-63.96
Total Protective Service Expenses	2,493.12	2,963.67	-470.55	14,573.95	35,564.00	-59.02
General Expenses	15,842.81	10,237.33	5,605.48	52,818.09	122,848.00	-57.01
TOTAL ROUTINE OPERATING EXPENSES	<u>98,430.81</u>	<u>110,516.35</u>	<u>-12,085.54</u>	<u>507,999.72</u>	<u>1,326,196.00</u>	<u>-61.69</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>98,430.81</u>	<u>110,516.35</u>	<u>-12,085.54</u>	<u>507,999.72</u>	<u>1,326,196.00</u>	<u>-61.69</u>
NET REVENUE/EXPENSE PROFIT/-LOSS	<u>243,289.70</u>	<u>3,593.24</u>	<u>239,696.46</u>	<u>286,125.76</u>	<u>43,119.00</u>	<u>563.57</u>
Total Depreciation Expense	23,901.00	31,250.00	-7,349.00	119,505.00	375,000.00	-68.13
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	<u>219,388.70</u>	<u>-27,656.76</u>	<u>247,045.46</u>	<u>166,620.76</u>	<u>-331,881.00</u>	<u>-150.20</u>

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

	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
BLUEBELL - OPERATING STATEMENT						
OPERATING INCOME						
Total Operating Income	77,473.65	28,112.67	49,360.98	183,150.57	337,352.00	-45.71
TOTAL OPERATING INCOME	<u>77,473.65</u>	<u>28,112.67</u>	<u>49,360.98</u>	<u>183,150.57</u>	<u>337,352.00</u>	<u>-45.71</u>
OPERATING EXPENSE						
Total Administration Expenses	9,430.26	9,288.00	142.26	46,095.79	111,456.00	-58.64
Total Tenant Service Expenses	29.89	50.00	-20.11	44.50	600.00	-92.58
Total Utility Expenses	2,410.88	2,816.67	-405.79	10,932.80	33,800.00	-67.65
Total Maintenance Expenses	18,239.74	11,903.49	6,336.25	49,947.65	142,842.00	-65.03
Total Protective Service Expenses	1,671.61	1,126.67	544.94	5,547.83	13,520.00	-58.97
General Expenses	4,158.41	3,390.58	767.83	18,865.36	40,687.00	-53.63
TOTAL ROUTINE OPERATING EXPENSES	<u>35,940.79</u>	<u>28,575.41</u>	<u>7,365.38</u>	<u>131,433.93</u>	<u>342,905.00</u>	<u>-61.67</u>
Total Non-Routine Expense	0.00	0.00	0.00	0.00	0.00	
Total Other Credit & Charges	0.00	0.00	0.00	0.00	0.00	
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	
Total Prov. for Operating Reserve	0.00	0.00	0.00	0.00	0.00	
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
TOTAL OPERATING EXPENSES	<u>35,940.79</u>	<u>28,575.41</u>	<u>7,365.38</u>	<u>131,433.93</u>	<u>342,905.00</u>	<u>-61.67</u>
NET REVENUE/EXPENSE PROFIT/-LOSS	<u>41,532.86</u>	<u>-462.74</u>	<u>41,995.60</u>	<u>51,716.64</u>	<u>-5,553.00</u>	<u>-1,031.33</u>
Total Depreciation Expense	3,120.00	0.00	3,120.00	15,600.00	0.00	
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	<u>38,412.86</u>	<u>-462.74</u>	<u>38,875.60</u>	<u>36,116.64</u>	<u>-5,553.00</u>	<u>-750.40</u>

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

	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
HCV - OPERATING STATEMENT						
ADMIN OPERATING INCOME						
Total Admin Operating Income	20,287.36	13,144.17	7,143.19	78,251.34	157,730.00	-50.39
TOTAL ADMIN OPERATING INCOME	20,287.36	13,144.17	7,143.19	78,251.34	157,730.00	-50.39
OPERATING EXPENSES						
Total Admin Expenses	15,237.69	13,302.26	1,935.43	67,608.53	159,627.00	-57.65
Total Fees Expenses	3,741.57	4,243.17	-501.60	19,192.14	50,918.00	-62.31
Total General Expenses	523.08	751.16	-228.08	3,070.56	9,014.00	-65.94
TOTAL OPERATING EXPENSES	19,502.34	18,296.59	1,205.75	89,871.23	219,559.00	-59.07
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	
Total Provision for Reserve	0.00	0.00	0.00	0.00	0.00	
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
TOTAL EXPENSES	19,502.34	18,296.59	1,205.75	89,871.23	219,559.00	-59.07
NET REVENUE PROFIT/-LOSS	785.02	-5,152.42	5,937.44	-11,619.89	-61,829.00	-81.21
Total Depreciation Expense	0.00	465.00	-465.00	0.00	5,580.00	-100.00
NET REVENUE w/Deprecitation PROFIT/-LOSS	785.02	-5,617.42	6,402.44	-11,619.89	-67,409.00	-82.76

HAP - OPERATING STATEMENT

HAP INCOME						
Total Income	84,240.00	85,084.17	-844.17	437,047.00	1,021,010.00	-57.19
TOTAL HAP INCOME	84,240.00	85,084.17	-844.17	437,047.00	1,021,010.00	-57.19
HAP EXPENSES						
Total HAP Expenses	89,875.00	84,623.33	5,251.67	449,928.00	1,015,480.00	-55.69
Total General HAP Expenses	-94.11	24.17	-118.28	16.75	290.00	-94.22
TOTAL HAP EXPENSES	89,780.89	84,647.50	5,133.39	449,944.75	1,015,770.00	-55.70
Total Prior Year Adj HAP	0.00	0.00	0.00	0.00	0.00	
REMAINING HAP from RESERVE +/-LOSS	-5,540.89	436.67	-5,977.56	-12,897.75	5,240.00	-346.14

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

	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
BRENTWOOD - OPERATING STATEMENT						
OPERATING INCOME						
Total Operating Income	51,830.14	45,252.83	6,577.31	225,842.97	543,034.00	-58.41
TOTAL OPERATING INCOME	<u>51,830.14</u>	<u>45,252.83</u>	<u>6,577.31</u>	<u>225,842.97</u>	<u>543,034.00</u>	<u>-58.41</u>
OPERATING EXPENSE						
Total Administration Expenses	7,652.19	8,945.51	-1,293.32	39,659.65	107,346.00	-63.05
Total Fee Expenses	4,500.00	4,500.00	0.00	22,915.53	54,000.00	-57.56
Total Utilities Expenses	588.42	4,209.33	-3,620.91	18,360.08	50,512.00	-63.65
Total Maintenance Expenses	10,703.78	14,980.51	-4,276.73	52,293.87	179,766.00	-70.91
Total Taxes & Insurance Expense	4,508.97	4,894.25	-385.28	21,334.85	58,731.00	-63.67
Total Financial Expenses	1,125.31	1,166.67	-41.36	5,734.23	14,000.00	-59.04
TOTAL ROUTINE OPERATING EXPENSE	<u>29,078.67</u>	<u>38,696.27</u>	<u>-9,617.60</u>	<u>160,298.21</u>	<u>464,355.00</u>	<u>-65.48</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>29,078.67</u>	<u>38,696.27</u>	<u>-9,617.60</u>	<u>160,298.21</u>	<u>464,355.00</u>	<u>-65.48</u>
NET REVENUE PROFIT/-LOSS	<u>22,751.47</u>	<u>6,556.56</u>	<u>16,194.91</u>	<u>65,544.76</u>	<u>78,679.00</u>	<u>-16.69</u>
Total Depreciation Expense	9,708.00	8,333.33	1,374.67	48,540.00	100,000.00	-51.46
NET REVENUE w/Depreciation PROFIT/-LOSS	<u>13,043.47</u>	<u>-1,776.77</u>	<u>14,820.24</u>	<u>17,004.76</u>	<u>-21,321.00</u>	<u>-179.76</u>

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

	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
PRAIRIELAND - OPERATING STATEMENT						
OPERATING INCOME						
Total Opetating Income	46,175.48	40,998.59	5,176.89	205,037.83	491,983.00	-58.32
TOTAL OPERATING INCOME	<u>46,175.48</u>	<u>40,998.59</u>	<u>5,176.89</u>	<u>205,037.83</u>	<u>491,983.00</u>	<u>-58.32</u>
OPERATING EXPENSE						
Total Administration Expenses	8,542.24	8,474.34	67.90	39,173.43	101,692.00	-61.48
Total Fee Expenses	3,937.50	4,063.00	-125.50	20,500.18	48,756.00	-57.95
Total Utilities Expenses	626.02	4,752.00	-4,125.98	18,606.79	57,024.00	-67.37
Total Maintenance Expenses	9,314.62	13,727.08	-4,412.46	50,923.90	164,725.00	-69.09
Total Taxes & Insurance Expense	4,117.70	3,736.50	381.20	19,607.56	44,838.00	-56.27
Total Financial Expenses	1,125.30	1,250.00	-124.70	5,734.22	15,000.00	-61.77
TOTAL ROUTINE OPERATING EXPENSE	<u>27,663.38</u>	<u>36,002.92</u>	<u>-8,339.54</u>	<u>154,546.08</u>	<u>432,035.00</u>	<u>-64.23</u>
Total Amortization Expense	0.00	0.00	0.00	0.00	0.00	
Total Provision for Reserve	0.00	0.00	0.00	0.00	0.00	
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Transfers In/Out	0.00	-7,009.25	7,009.25	0.00	-84,111.00	-100.00
TOTAL ALL EXPENSES BEFORE DEPRECIATION	<u>27,663.38</u>	<u>28,993.67</u>	<u>-1,330.29</u>	<u>154,546.08</u>	<u>347,924.00</u>	<u>-55.58</u>
NET REVENUE PROFIT/-LOSS	<u>18,512.10</u>	<u>12,004.92</u>	<u>6,507.18</u>	<u>50,491.75</u>	<u>144,059.00</u>	<u>-64.95</u>
Total Depreciation Expense	7,339.00	7,333.33	5.67	36,695.00	88,000.00	-58.30
NET REVENUE w/Depreciation PROFIT/-LOSS	<u>11,173.10</u>	<u>4,671.59</u>	<u>6,501.51</u>	<u>13,796.75</u>	<u>56,059.00</u>	<u>-75.39</u>

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

COCC, MT, FAMILY, BB COMBINED OS	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	1,036,576.38	381,737.84	654,838.54	2,469,609.21	4,580,854.00	-46.09
TOTAL OPERATING INCOME	1,036,576.38	381,737.84	654,838.54	2,469,609.21	4,580,854.00	-46.09
OPERATING EXPENSE						
Total Administration Expenses	132,693.23	143,813.10	-11,119.87	680,541.89	1,725,757.00	-60.57
Total Tenant Service Expenses	5,325.59	306.67	5,018.92	8,816.67	3,680.00	139.58
Total Utility Expenses	30,672.80	16,973.33	13,699.47	85,086.55	203,680.00	-58.23
Total Maintenance Expenses	154,298.86	177,987.46	-23,688.60	750,611.70	2,135,850.00	-64.86
Total Protective Service Expenses	13,250.27	14,321.01	-1,070.74	66,404.06	171,852.00	-61.36
General Expenses	34,041.27	28,806.74	5,234.53	139,263.12	345,681.00	-59.71
TOTAL ROUTINE OPERATING EXPENSES	370,282.02	382,208.31	-11,926.29	1,730,723.99	4,586,500.00	-62.26
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	370,282.02	382,208.31	-11,926.29	1,730,723.99	4,586,500.00	-62.26
NET REVENUE/EXPENSE PROFIT/-LOSS	666,294.36	-470.47	666,764.83	738,885.22	-5,646.00	-13,186.88
Total Depreciation Expense	36,430.00	46,000.00	-9,570.00	182,150.00	552,000.00	-67.00
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	629,864.36	-46,470.47	676,334.83	556,735.22	-557,646.00	-199.84

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

BRENTWOOD & PRAIRIELAND COMBINED	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	98,005.62	86,251.42	11,754.20	430,880.80	1,035,017.00	-58.37
TOTAL OPERATING INCOME	98,005.62	86,251.42	11,754.20	430,880.80	1,035,017.00	-58.37
OPERATING EXPENSE						
Total Administration Expenses	16,194.43	17,419.85	-1,225.42	78,833.08	209,038.00	-62.29
Total Fee Expenses	8,437.50	8,563.00	-125.50	43,415.71	102,756.00	-57.75
Total Utilities Expenses	1,214.44	8,961.33	-7,746.89	36,966.87	107,536.00	-65.62
Total Maintenance Expenses	20,018.40	28,707.59	-8,689.19	103,217.77	344,491.00	-70.04
Total Taxes & Insurance Expense	8,626.67	8,630.75	-4.08	40,942.41	103,569.00	-60.47
Total Financial Expenses	2,250.61	2,416.67	-166.06	11,468.45	29,000.00	-60.45
TOTAL ROUTINE OPERATING EXPENSE	56,742.05	74,699.19	-17,957.14	314,844.29	896,390.00	-64.88
Total Amortization Expense	0.00	0.00	0.00	0.00	0.00	
Total Provision for Reserve	0.00	0.00	0.00	0.00	0.00	
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Transfers In/Out	0.00	-7,009.25	7,009.25	0.00	-84,111.00	-100.00
TOTAL ALL EXPENSES BEFORE DEPRECIATION	56,742.05	67,689.94	-10,947.89	314,844.29	812,279.00	-61.24
NET REVENUE PROFIT/-LOSS	41,263.57	18,561.48	22,702.09	116,036.51	222,738.00	-47.90
Total Depreciation Expense	17,047.00	15,666.66	1,380.34	85,235.00	188,000.00	-54.66
NET REVENUE w/Depreciation PROFIT/-LOSS	24,216.57	2,894.82	21,321.75	30,801.51	34,738.00	-11.33

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

	Current Period	Last Year Same	Variance	Current Year
AMP001 - MOON TOWERS				
Salaries	10,321.54	10,941.64	-620.10	51,978.13
Employee W/H Payments	0.00	0.00	0.00	0.00
Fee Expenses	21,599.08	20,974.92	624.16	105,186.35
Administrative Expenses	1,212.20	1,780.29	-568.09	3,942.76
Teneant Services	4,998.10	27.94	4,970.16	7,109.74
Utilities	25,189.63	7,819.93	17,369.70	61,395.79
Maint/Protective Serv - Supplies/Conts	31,598.38	42,482.04	-10,883.66	157,798.79
Mileage	0.00	0.00	0.00	0.00
Insurance & General Expenses	10,244.93	16,865.23	-6,620.30	48,604.07
Non-Routine Expense	0.00	0.00	0.00	0.00
TOTAL MOON TOWERS CLAIMS	105,163.86	100,891.99	4,271.87	436,015.63
AMP002 - FAMILY				
Salaries	12,320.69	12,103.56	217.13	61,899.11
Employee W/H Payments	0.00	0.00	0.00	0.00
Fee Expenses	23,934.45	23,239.22	695.23	115,802.29
Administrative Expenses	804.85	2,033.85	-1,229.00	6,248.72
Teneant Services	297.60	323.06	-25.46	1,662.43
Utilities	2,443.38	1,519.14	924.24	10,820.37
Maint/Protective Serv - Supplies/Conts	41,506.59	66,731.66	-25,225.07	254,033.73
Mileage	0.00	0.00	0.00	0.00
Insurance & General Expenses	15,842.81	11,563.01	4,279.80	52,818.09
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL FAMILY CLAIMS	97,150.37	117,513.50	-20,363.13	503,284.74
AMP003 - BLUEBELL				
Salaries	2,952.22	3,126.14	-173.92	14,868.04
Employee W/H Payments	0.00	0.00	0.00	0.00
Fee Expenses	6,223.30	6,066.09	157.21	30,507.71
Administrative Expenses	940.18	1,579.77	-639.59	4,189.04
Teneant Services	29.89	21.94	7.95	44.50
Utilities	2,410.88	3,076.21	-665.33	10,932.80
Maint/Protective Serv - Supplies/Conts	18,884.44	8,280.82	10,603.62	50,260.59
Mileage	0.00	0.00	0.00	0.00
Insurance & General Expenses	4,158.41	4,906.74	-748.33	18,865.36
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL BLUEBELL CLAIMS	35,599.32	27,057.71	8,541.61	129,668.04
COCC				
Salaries	120,210.64	125,088.21	-4,877.57	624,883.75
Employee W/H Payments	377.25	1,765.17	-1,387.92	892.28
Fee Expenses	343.76	304.42	39.34	1,865.69
Administrative Expenses	11,189.67	8,775.24	2,414.43	41,229.51
Teneant Services	0.00	0.00	0.00	0.00
Utilities	628.91	870.91	-242.00	1,937.59
Maint/Protective Serv - Supplies/Conts	511.93	1,153.09	-641.16	3,018.03
Mileage	0.00	17.95	-17.95	0.00
Insurance & General Expenses	3,795.12	3,469.46	325.66	18,975.60
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL COCC CLAIMS	137,057.28	141,444.45	-4,387.17	692,802.45
COMBINED - AMP1, AMP2, AMP3, & COCC				
Salaries	148,565.16	153,911.78	-5,346.62	766,835.58
Employee W/H Payments	377.25	1,765.17	-1,387.92	892.28
Fee Expenses	52,128.61	50,618.11	1,510.50	253,580.06
Administrative Expenses	66,247.49	64,753.80	1,493.69	308,972.07
Teneant Services	5,325.59	372.94	4,952.65	8,816.67
Utilities	31,390.06	14,273.09	17,116.97	85,717.05
Maint/Protective Serv - Supplies/Conts	92,558.57	118,700.60	-26,142.03	465,397.29
Mileage	0.00	17.95	-17.95	0.00
Insurance & General Expenses	34,041.27	36,804.44	-2,763.17	139,263.12
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL LOW RENT CLAIMS	430,634.00	441,217.88	-10,583.88	2,029,474.12

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

	Current Period	Last Year Same Period	Variance
BRENTWOOD			
Salaries	10,924.37	10,689.10	235.27
Employee W/H Payments	0.00	0.00	0.00
Management Fees	4,500.00	4,224.50	275.50
Administrative Expenses	800.19	1,400.85	-600.66
Utilities	588.42	4,578.99	-3,990.57
Maintenance Supplies/Contracts	3,990.51	7,151.30	-3,160.79
Security, Tax, & Insurance Expenses	5,421.87	4,855.23	566.64
Finacial Expenses	1,125.31	1,320.12	-194.81
TOTAL BRENTWOOD CLAIMS	27,350.67	34,220.09	-6,869.42
PRAIRIELAND			
Salaries	10,664.42	10,689.14	-24.72
Employee W/H Payments	0.00	0.00	0.00
Management Fees	3,937.50	3,867.50	70.00
Administrative Expenses	1,858.29	1,072.29	786.00
Utilities	626.02	5,169.29	-4,543.27
Maintenance Supplies/Contracts	2,821.63	6,257.34	-3,435.71
Security, Taxes, & Insurance Expenses	5,070.22	4,563.05	507.17
Financial Expenses	1,125.30	1,320.11	-194.81
TOTAL PRAIRIELAND CLAIMS	26,103.38	32,938.72	-6,835.34
AHP - BRENTWOOD & PRAIRIELAND			
Salaries	21,588.79	21,378.24	210.55
Employee W/H Payments	0.00	0.00	0.00
Management Fees	8,437.50	8,092.00	345.50
Administrative Expenses	2,658.48	2,473.14	185.34
Utilities	1,214.44	9,748.28	-8,533.84
Maintenance Supplies	6,812.14	13,408.64	-6,596.50
Security, Tax, & Insurance Expenses	10,492.09	9,418.28	1,073.81
Financial Expenses	2,250.61	2,640.23	-389.62
TOTAL AHP CLAIMS	53,454.05	67,158.81	-13,704.76
HOUSING CHOICE VOUCHER - HCV			
Salaries	11,652.48	11,988.95	-336.47
Employee W/H Payments	0.00	0.00	0.00
Management Fees	3,741.57	3,994.00	-252.43
Administrative Expenses	3,585.21	1,037.83	2,547.38
General Expense-Admin	487.09	466.87	20.22
Total HCV Expenses	19,466.35	17,487.65	1,978.70
HAP Expenses	89,875.00	85,308.00	4,567.00
General Expenses	-94.11	0.00	-94.11
Total HAP Expenses	89,780.89	85,308.00	4,472.89
TOTAL HCV CLAIMS	109,247.24	102,795.65	6,451.59

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

	Current Period	Last Year Same	Current Year	Cumulative
CFG 2025 -				
Admin / Operations	551,190.85	0.00	551,190.85	551,190.85
General CFP Activity	0.00	0.00	0.00	0.00
TOTAL CFG 2025 CLAIMS	551,190.85	0.00	551,190.85	551,190.85
CFG 2024 -				
Admin / Operations	0.00	0.00	0.00	350,000.00
General CFP Activity	0.00	0.00	9,591.89	17,183.78
TOTAL CFG 2024 CLAIMS	0.00	0.00	9,591.89	367,183.78
CFG 2023 - \$1,514,974				
Admin / Operations	0.00	0.00	0.00	350,000.00
General CFP Activity	0.00	196,257.79	154,287.01	1,170,414.10
TOTAL CFG 2023 CLAIMS	0.00	196,257.79	154,287.01	1,520,414.10
CFG 2022 - \$1,467,361				
Admin. / Operations	0.00	0.00	0.00	300,000.00
General CFP Activity	0.00	0.00	0.00	1,172,369.98
TOTAL CFG 2022 CLAIMS	0.00	0.00	0.00	1,472,369.98
CFG 2021 - \$1,209,310				
Admin / Operations	0.00	0.00	0.00	300,000.00
General CFP Activity	0.00	0.00	0.00	909,310.00
TOTAL CFG 2021 CLAIMS	0.00	0.00	0.00	1,209,310.00
CFG 2020 - \$1,168,267				
Admin. / Operations	0.00	0.00	0.00	300,000.00
General CFP Activity	0.00	0.00	0.00	868,267.00
TOTAL CFG 2020 CLAIMS	0.00	0.00	0.00	1,168,267.00
CFG 2019 - \$1,083,874				
Admin. / Operations	0.00	0.00	0.00	300,000.00
General CFP Activity	0.00	0.00	0.00	783,874.00
TOTAL CFG 2019 CLAIMS	0.00	0.00	0.00	1,083,874.00
TOTAL CFG GRANT(S) CLAIMS	551,190.85	196,257.79	715,069.75	7,372,609.71

Date: 9/26/2025
Time: 3:24:00 PM
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Knox County Housing Authority
CLAIMS REPORT TOTALS
August, 2025

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

	Current Period	Last Year Same	Variance	Current Year
TOTALS				
<u>LOW RENT</u>				
AMP001 - MOON TOWERS	106,302.02	101,985.68	4,316.34	441,863.74
AMP002 - FAMILY	98,430.81	118,743.91	-20,313.10	507,999.72
AMP003 - BLUEBELL	35,940.79	27,385.84	8,554.95	131,433.93
COCC	144,467.09	148,940.86	-4,473.77	726,544.92
TOTAL LOW RENT	385,140.71	397,056.29	-11,915.58	1,807,842.31
<u>A.H.P.</u>				
BRENTWOOD	29,078.67	35,948.09	-6,869.42	160,298.21
PRAIRIELAND	27,663.38	34,498.72	-6,835.34	154,546.08
TOTAL A.H.P.	56,742.05	70,446.81	-13,704.76	314,844.29
<u>HOUSING CHOICE VOUCHER - HCV</u>				
HCV (Administrative Only)	19,466.35	17,487.65	1,978.70	89,727.27
TOTAL HCV	19,466.35	17,487.65	1,978.70	89,727.27
<u>GRANTS</u>				
CAPITAL FUND GRANT 2025	551,190.85	0.00	551,190.85	551,190.85
CAPITAL FUND GRANT 2024	0.00	0.00	0.00	9,591.89
CAPITAL FUND GRANT 2023	0.00	196,257.79	-196,257.79	154,287.01
CAPITAL FUND GRANT 2022	0.00	0.00	0.00	0.00
CAPITAL FUND GRANT 2021	0.00	0.00	0.00	0.00
CAPITAL FUND GRANT 2020	0.00	0.00	0.00	0.00
CAPITAL FUND GRANT 2019	0.00	0.00	0.00	0.00
TOTAL GRANTS	551,190.85	196,257.79	354,933.06	715,069.75
TOTAL CLAIMS FOR MONTH	1,012,539.96	681,248.54	331,291.42	2,927,483.62

BOARD MEMO

216 W. Simmons St.
Galesburg, IL 61401

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www.knoxcountyhousing.org

TO: Board of Commissioners
Knox County Housing Authority

DATE: 09/23/2025

FROM: Derek Antoine 
Executive Director

BOARD MEETING: 09/30/2025

SUBJECT: Review/Approve Contractor for Boilers & Generator Replacement

Executive Summary

The purpose of this Invitation to Bid (IFB) is to retain a contractor to complete replacement of boilers and generator at Blue Bell Tower and Moon Towers. Specifically, proposals were sought for a single, lump sum General Construction contract which shall include all work related to the following:

- Replacement of boilers at Blue Bell Tower; and
- Replacement of generator and automatic transfer switch at Moon Towers.

The boilers at Blue Bell Tower are estimated to be 20 years old. The lifespan of a boiler typically ranges from 10-20 years based on the boiler type. A boiler's longevity is also heavily influenced by factors like installation, maintenance and usage patterns. Of the four boilers at Blue Bell Tower, only two were functioning at the end of the last season. One is completely out of service and the other was used for parts last year.

The Moon Towers generator is 30 years old. The lifespan for a high-rise generator which is typically a large, commercial-grade standby unit, is generally 20 to 30 years. This age range depends on fuel type, maintenance and usage. Based on the age of the boilers and the generator, it was deemed necessary and proactive to replace this equipment prior to any catastrophic failure.

Outreach efforts for the Elevator Repair and Upgrades Project were as follows:

- 1821 total vendors notified by the eProcurement System;
- 13 vendors viewed the online solicitation;
- KCHA website and Facebook pages;
- Alliance Architecture contacted contractors directly;
- Project Manual sent to plan houses;
- 5 contractors attended the pre-bid walk-through;
- 5 bids submitted by:
 - The PIPCO Companies, Ltd.
 - Commercial Mechanical Inc.

- Warner Mechanical, LLC
- Mechanical Service of Galesburg, Inc.
- AMP Companies, Inc.

The deadline for bid submission was 09/23/2025.

Alliance Architecture has completed a full review of the bid submissions and has made a recommendation for selection. The bid tabulation, as well as the letter of recommendation from Mr. Mollison, is attached to this memo.

Fiscal Impact

This project will be funded through the 2025 Capital Fund grant once approved by the Board. Such expenses are eligible and allowable under federal guidelines located at 2 CFR 200—Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards.

Recommendation

It is the recommendation of the Executive Director that the Board follow the recommendation of Alliance Architecture and approve the selection of AMP Companies in the contract amount not to exceed \$179,000.00.



September 26, 2025

Mr. Derek Antoine
Executive Director
Knox County Housing Authority
216 West Simmons Street
Galesburg, IL 61401

VIA E-MAIL

RE: BOILER AND GENERATOR REPLACEMENT
Knox County Housing Authority
Galesburg, Illinois

Dear Derek:

As you are aware, bids were received on September 23, 2025, for the referenced project in accordance with the attached Bid Tabulation.

Our review of the bids determined all five were complete (any omissions were deemed immaterial) at the time of submission.

We believe all five bids should be considered for award. We have included herewith copies of all five bids for your reference.

We recommend that the project be awarded to AMP Companies, Inc. on the basis of their low competitive base bid and completion time, which is half the duration of any other proposal.

Furthermore, we recommend foregoing the deductive alternate since the project appears to be under budget. Therefore, the contract would be awarded for \$179,000.00

Please advise us of your decision with regard to contractor selection, and at the appropriate time, we will send out notification and Bid Tabulations to all bidders.

If you have any questions or require additional information, please feel free to contact us.

Sincerely,

ALLIANCE ARCHITECTURE

A blue ink signature of Andy Mollison, written in a cursive style.

Andy Mollison

A blue ink signature of Mike Ingram, written in a cursive style.

Mike Ingram

AM, MI/jo

Attachments

cc: Ms. Cheryl Lefler, via e-mail

BID TABULATION

PROJECT: BOILERS & GENERATOR REPLACEMENT
Knox County Housing Authority
Galesburg, Illinois

DATE/TIME: September 23, 2025
1:00 p.m. (Local Time)

BIDDERS	CMI	WARNER	MSI	AMP	PIPCO
Base Bid on Proposal Form (including Allowance)	\$257,000	\$202,200	\$169,900	\$170,000	\$242,970
Generator 2-Year Service Agreement			\$2,860		
Alternate No. 1: State the amount and days to deduct from the Base Bid to change the number of boilers reinstalled from 4 to 3. Include changes to associated systems, including piping, flue, pumps, electrical, etc.	Deduct \$ \$24,000	Deduct \$ \$20,000	Deduct \$ \$19,000	Deduct \$ \$21,500	Deduct \$ \$19,000
Completion Time (in calendar days): Base Bid	275	182	200	90	180
Acknowledgment of Addenda: Addendum No. 1 (9/16/25)	Y	Y	Y	Y	Y
Bid Bond / Bid Guarantee	Y	N	Y	y	Y
Verified Surety is on Circular 570 List of Certified Companies	Y	y	Y	5% Cashiers Check	Y

PROJECT: BOILERS & GENERATOR REPLACEMENT
Knox County Housing Authority
Galesburg, Illinois

BIDDERS					
Non-Collusive Affidavit	Y	Y	Y	Y	Y
Certificate as to Corp. Principal (if bid submitted by Corp.)	Y	Y	Y	Y	Y
Statement of Bidders Qualifications:	Y	Y	Y	Y	Y
- Current Contracts on Hand	Y	Y		N	Y
- Company Personnel Resume	Y	N	Y	N	Y
- Related Work Experience	Y	N	Y	Y	Y
- Written Evidence of Line of Credit	Y	N	N	Y	Y
- Financial Statement	N	N	N	Y	Y
Non-Debarred Certification	Y	Y	Y	Y	Y
Proposed Subcontractors and Suppliers	Y	Y	Y	Y	Y
Section 3 Certification	Y	Y	Y	Y	Y
Proposed Wage Rates for Unlisted Classifications	Y	Y	Y	Y	Y
Evidence of Active/Current Status under System for Award Management (SAM)	N	FILED	Y	Y	Y
Remarks:					

BOARD MEMO

216 W. Simmons St.
Galesburg, IL 61401

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www.knoxcountyhousing.org

TO: Board of Commissioners
Knox County Housing Authority

DATE: 09/26/2025

FROM: Derek Antoine 
Executive Director

BOARD MEETING: 09/30/2025

SUBJECT: Legal Services Contract Extension

Executive Summary

At the 09/30/2021 regular meeting, the Board selected Jack P. Ball, Esq. to provide legal counsel services to the Authority for one year, with up to four (4) one-year renewal options. The initial term began 10/01/2021–09/30/2022, and the Board has exercised renewal options annually thereafter. The current extension (09/01/2024–08/31/2025) is concluding; the upcoming period represents the fourth and final year of eligibility for contract extension under the original contract.

Service under the contract has been exemplary throughout the term. Mr. Ball has demonstrated timely responsiveness, strong landlord–tenant expertise, consistent Board support, and professional stewardship of KCHA matters. Mr. Ball has handled agency business with appropriate urgency, provided monthly activity reporting, and regularly attended Board meetings. His work has met or exceeded expectations across the contract period.

Fiscal Impact

Mr. Ball has requested an increase in the monthly fee from \$800 to \$950, reflecting the scope and level of ongoing legal support. At \$950/month, the annual expense would be \$11,400 (allocated across applicable KCHA programs consistent with prior practice). The increase is offset by the value of continuity and counsel familiar with KCHA’s operations, policies, and active matters.

Recommendation

It is the recommendation of the Executive Director that the Board of Commissioners approve the fourth (final) one-year extension of the legal services contract between the Knox County Housing Authority and Jack P. Ball, Esq., effective 09/01/2025 through 08/31/2026, at a monthly fee of \$950 (\$11,400 annually).



EXECUTIVE DIRECTOR REPORT

AUGUST 2025

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



EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

COMMISSIONER COMPLIANCE REPORT

Commissioner Training and Development

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

Date	Commissioner	Training Description	Location	Hours
				0.0

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

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

EXECUTIVE SUMMARY

Commissioner Governance/Compliance

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

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

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

FYE 2026	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	%
Hawkinson, Jared (C)	NO MEETING	NO MEETING	1	1	1								100.0%
Robison, Sara (VC)			1	1									66.7%
Riley, Joseph			1	1	1								100.0%
Carson, LaToya			1		1								66.7%
St. George, Dena													0.0%
Range, Joey													0.0%
Dena Simkins			1	1	1								100.0%
Antoine, Derek (ED)				1									33.3%

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

Board Governance Survey Status	REQ	KCHA	RESULT
Does the Board have the required number of members?	5	7	Meets Requirement
Does the Board include a participant of KCHA programs?	YES	YES	Meets Requirement
Number of Board meetings:	5	3	Fails Requirement
Average meeting attendance:	75.0%	61.9%	Fails Requirement
Methods of disseminating information about Board meetings and minutes.	YES	YES	Meets Requirement
Role of Board in evaluating Executive Director performance and compensation	YES	YES	Meets Requirement
Role of Board in reviewing financial statements/PHA's financial health.	YES	YES	Meets Requirement
Timeliness of budget adoption by Board.	3/31	03/25	Meets Requirement
Are the results of quality control testing communicated to the Board?	YES	YES	Meets Requirement

EXECUTIVE SUMMARY

CAPITAL GRANT STATUS/PERFORMANCE

2025 CFP Grant IL01P08550124

- Obligation End Date (OED): 02/16/2027
- Expenditure End Date (EED): 02/16/2029

CFP Budget by Line Item

Budget Line Item (BLI)	Original	Current	Obligated	%	Expended	%
1406 Transfer to Operations	\$ 393,707.75	\$ 393,707.75	\$ 393,707.75	100.0%	\$ 393,707.75	100.0%
1410 CFP Administration	\$ 157,483.10	\$ 157,483.10	\$ 157,483.10	100.0%	\$ 157,483.10	100.0%
1480 General Capital Activity	\$ 1,023,640.15	\$ 1,023,640.15	\$ -	0.0%	\$ -	0.0%
	\$ -	\$ -	\$ -	0.0%	\$ -	0.0%
Total Capital Fund Program	\$ 1,574,831.00	\$ 1,574,831.00	\$ 551,190.85	35.0%	\$ 551,190.85	35.0%

CFP Planned Work Items

CFP Planned Activity	Original	Current	Obligated	%	Expended	%
1480 MT Masonry/Structural	\$ 38,640.15	\$ 38,640.15	\$ -	0.0%	\$ -	0.0%
1480 MT Generator	\$ 60,000.00	\$ 60,000.00	\$ -	0.0%	\$ -	0.0%
1480 FAM Storm Doors	\$ 370,000.00	\$ 370,000.00	\$ -	0.0%	\$ -	0.0%
1480 FAM Address/Mail	\$ 30,000.00	\$ 30,000.00	\$ -	0.0%	\$ -	0.0%
1480 Bluebell Boiler	\$ 100,000.00	\$ 100,000.00	\$ -	0.0%	\$ -	0.0%
1480 A&E	\$ 175,000.00	\$ 175,000.00	\$ -	0.0%	\$ -	0.0%
1480 MT Flooring	\$ 250,000.00	\$ 250,000.00	\$ -	0.0%	\$ -	0.0%
	\$ -	\$ -	\$ -	0.0%	\$ -	0.0%
	\$ -	\$ -	\$ -	0.0%	\$ -	0.0%
	\$ -	\$ -	\$ -	0.0%	\$ -	0.0%
	\$ -	\$ -	\$ -	0.0%	\$ -	0.0%
Total Capital Fund Program	\$ 1,023,640.15	\$ 1,023,640.15	\$ -	0.0%	\$ -	0.0%

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

CFP Grant IL01P08550125 is 35.0% obligated, and 35.0% expended. This grant must be obligated at 90% (executed contracts) by 02/16/2027, and fully expended by 02/16/2029.

EXECUTIVE SUMMARY

2024 CFP Grant IL01P08550124

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

CFP Budget by Line Item

Budget Line Item (BLI)		Original	Current	Obligated	%	Expended	%
1406	Transfer to Operations	\$ 250,000.00	\$ 250,000.00	\$ 250,000.00	100.0%	\$ 250,000.00	100.0%
1410	CFP Administration	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	100.0%	\$ 100,000.00	100.0%
1480	General Capital Activity	\$ 1,207,030.00	\$ 1,207,030.00	\$ -	0.0%	\$ 9,591.89	0.8%
		\$ -	\$ -	\$ -	0.0%	\$ -	0.0%
Total Capital Fund Program		\$ 1,557,030.00	\$ 1,557,030.00	\$ 350,000.00	22.5%	\$ 359,591.89	23.1%

CFP Planned Work Items

CFP Planned Activity		Original	Current	Obligated	%	Expended	%
1480	MT Masonry/Structural	\$ 1,117,030.00	\$ 1,117,030.00	\$ -	0.0%	\$ 9,591.89	0.9%
1480	A&E MT	\$ 50,000.00	\$ 50,000.00	\$ -	0.0%	\$ -	0.0%
1480	A&E FAM	\$ 15,000.00	\$ 15,000.00	\$ -	0.0%	\$ -	0.0%
1480	A&E BB	\$ 25,000.00	\$ 25,000.00	\$ -	0.0%	\$ -	0.0%
		\$ -	\$ -	\$ -	0.0%	\$ -	0.0%
		\$ -	\$ -	\$ -	0.0%	\$ -	0.0%
		\$ -	\$ -	\$ -	0.0%	\$ -	0.0%
		\$ -	\$ -	\$ -	0.0%	\$ -	0.0%
		\$ -	\$ -	\$ -	0.0%	\$ -	0.0%
		\$ -	\$ -	\$ -	0.0%	\$ -	0.0%
		\$ -	\$ -	\$ -	0.0%	\$ -	0.0%
Total Capital Fund Program		\$ 1,207,030.00	\$ 1,207,030.00	\$ -	0.0%	\$ 9,591.89	0.8%

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

CFP Grant IL01P08550124 is 22.5% obligated, and 23.1% expended. This grant must be obligated at 90% (executed contracts) by 02/16/2026, and fully expended by 02/16/2028.

EXECUTIVE SUMMARY

2023 CFP Grant IL01P08550123

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

CFP Budget by Line Item

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

CFP Planned Work Items

[illegible]

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

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

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

EXECUTIVE SUMMARY

EXECUTIVE REPORT

KCHA closed August on stable footing: core programs posted positive month and year-to-date results, liquidity is strong, and capital projects advanced without disrupting day-to-day service. The agency remains operationally disciplined and well-positioned heading into fall.

Financial Performance

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

- Liquidity (All Funds): Total available cash of ~\$3.11M provides flexibility for operations and projects.
- Public Housing (AMPs & COCC): All AMPs and COCC finished in the black for the month and year-to-date. Notable one-offs included staff training and elevator work at Moon and Bluebell.
- Revenue supports: AMPs received \$203,548 in operating subsidy and \$393,707.75 in CFP 2025 operations transfers (allocated to Moon, Family, Bluebell). COCC revenues were supported by management/asset/bookkeeping fees, AHRMA surplus, billed maintenance labor, and CFP administration.
- HCV Program: Administrative fee operations were positive in August. HAP activity required a modest monthly draw, and RNP dipped for the month.
- EHV: Minimal monthly activity with both admin and HAP trending down for August.
- AHP (Brentwood & Prairieland): Both properties delivered positive monthly and YTD results cash positions remain healthy.
- Capital Fund: August claims included CFP 2025: \$551,190.85.

Operational Highlights

- Public Housing (Sites & COCC): Operational tempo was routine. The only noteworthy items were elevator work at Moon/Bluebell and staff training expenses.
- PH Capital pipeline: Procurement for Bluebell boiler replacement and Moon generator replacement is on the Board agenda for contractor selection and approval.
- HCV Program: Leasing and payments tracked to plan with minor monthly variances; Administrative processing and reporting remained on schedule.
- AHP (Brentwood & Prairieland): Site operations were steady and positive; both properties remained cash-steady and supportive to program results.

EXECUTIVE SUMMARY

August Board Meeting (09/02/2025) Recap

- The KCHA Board met on September 2, 2025 and approved the prior minutes and ratified the July 2025 financial reports and monthly claims by a unanimous 4–0 vote. The Board also unanimously approved Pay Request #1 to Valley Construction for elevator repairs and upgrades at Moon Towers and Blue Bell Tower.
- Informational reports were received from staff and counsel (including notice that court-based rental assistance has resumed), and the agency’s PHAS score of 95 – designating KCHA a High Performer for FYE 3/31/2024 – was noted before adjournment.

LEGISLATIVE/ADVOCACY

Federal Legislative Update

- FY26 federal funding & shutdown watch
 - Industry signal: Congress is still wrangling over T-HUD; a short-term CR was the near-term path to avoid a shutdown, with indications that Operating Funds/HAP would carry into November even if Washington stalls.
 - KCHA takeaway/action: We’re modeling spending forecasts under House vs. Senate marks (operating/capital tight; voucher renewals/fees vary) and prioritizing cashflow, payables timing, and landlord communications to keep utilization steady.
- HUD “Cash Management” rollout (new order of expenditures + SF-425)
 - Industry signal: HUD’s new approach forces program income to be spent first, pushes operating subsidy to last, and sets seven-year recapture clocks – adding significant accounting overhead and risk to reserves.
 - KCHA takeaway/action: We’re mapping processes to track sources/uses by AMP and calendar year, building SF-425 reporting controls, and aligning reserve strategy to protect stashed resources.
- NSPIRE-V (HCV inspections) compliance date extended
 - Industry signal: HUD moved the mandatory NSPIRE-V date to Feb. 1, 2027 and is issuing more guidance/training; certain alarm and LBP standards remain in force.
 - KCHA takeaway/action: KCHA is currently using the NSPIRE standards for all agency inspection protocol. We’re pacing training and SOP updates to keep statutory and compliance requirements tight; we’re adding landlord outreach in the coming months.
- 2026 Fair Market Rents published
 - Industry signal: FY26 FMRs take effect Oct. 1; most areas rose (though increases are moderating), with methodology largely unchanged; agencies may request reevaluations on set timelines.
 - KCHA takeaway/action: PH flat rents and HCVP payment standard schedules are posted for review and comment. Will come before the Board for an 11/01 implementation.

EXECUTIVE SUMMARY

- Operational readiness for a volatile fall
 - Industry signal: With CRs possible and accounting requirements expanding, PHAs that “do more with less” will lean on discipline and transparency to avoid service gaps.
 - KCHA takeaway/action: We’re locking in: (1) processes tailored to required layers, (2) a landlord outreach/retention cadence if HAP timing slips, and (3) a board-facing dashboard on operations to keep priorities visible.
- Commissioners’ context (what to watch next)
 - Industry signal: Federal budget negotiations, implementation details on cash management, and HUD’s forthcoming notices will shape Q4–Q1 operations.
 - KCHA takeaway/action: Expect briefs when final CR/appropriations language drops; we’ll return with any board policy tweaks needed to keep our high-performer trajectory intact.

PUBLIC HOUSING PROGRAM

PUBLIC HOUSING PROGRAM

MOON TOWERS

Moon Towers is comprised of 73 units of singles, elderly, and disabled housing centrally located in Galesburg, IL. The property has two high-rise towers and is connected on the first floor.

MAINTENANCE



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Non-emergency WO - completion %	15.0%	100.0%	100.0%	4	100.0%	4
Non-emergency WO - completion time	15.0%	3.00	1.46	4	1.89	4
Emergency WO - % abated < 24 hours	15.0%	100.0%	100.0%	4	100.0%	4
Emergency WO - % complete < 72 hours	15.0%	100.0%	81.8%	1	95.1%	2
Unit - average make-ready days	20.0%	10.00	7.80	4	12.24	2
Annual Inspections - complete %	10.0%	100.0%	14.4%	1	14.4%	1
Annual Inspections - repair %	10.0%	100.0%	100.0%	4	106.3%	4
Total category score				3.25		3.00

OCCUPANCY



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Unit-days leased (UDL) - %	25.0%	98.0%	99.1%	4	99.0%	4
Unit-months leased (UML) - %	25.0%	98.0%	100.0%	4	100.0%	4
Average leasing days	10.0%	5.00	2.00	4	3.07	3
Adequacy of wait list (ratio)	10.0%	1.00	7.57	4	7.57	4
Income targeting - % ELI admissions	10.0%	40.0%	125.0%	4	86.7%	4
Annual recertifications	20.0%	100.0%	100.0%	4	100.0%	4
Total category score				4.00		3.90

FINANCIAL



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Income - Actual to Budget %	10.0%	98.0%	285.1%	4	127.1%	4
Expense - Actual to Budget %	10.0%	98.0%	106.8%	2	88.7%	4
Profit/loss	20.0%	1.00	2.65	4	1.42	4
30-day Notice efficiency	15.0%	98.0%	67.0%	1	105.4%	4
Tenant accounts receivable (TAR) %	15.0%	1.5%	30.2%	1	30.2%	1
Tenant collections %	10.0%	98.0%	98.5%	4	-89.5%	1
Deposit collections %	5.0%	98.0%	94.3%	2	94.3%	2
Reserve position	15.0%	4.00	38.73	4	38.73	4
Total category score				2.80		3.15

PUBLIC HOUSING PROGRAM

PHAS



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

MANAGEMENT



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Appearance and marketing	10.0%	100.0%	97.1%	4	97.1%	4
50058/50059 submissions	10.0%	100.0%	100.0%	4	100.0%	4
Community service compliance	5.0%	100.0%	100.0%	4	100.0%	4
EIV compliance	15.0%	100.0%	25.0%	1	25.0%	1
Tenant file review compliance	15.0%	100.0%	75.0%	1	78.0%	1
Pest control program effectiveness	10.0%	100.0%	100.0%	4	100.0%	4
Staff development - hiring and retention	10.0%	3.00	3.20	3	3.20	3
Staff development - training/development	10.0%	100.0%	0.0%	1	76.8%	1
Unit-turnaround time (total)	15.0%	12.00	10.00	4	14.00	3
Total category score				2.70		2.55

TENANT RELATIONS



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

SCORECARD



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Maintenance of the property	15.0%	4.00	3.25	0.49	3.00	0.45
Occupancy	25.0%	4.00	4.00	1.00	3.90	0.98
Financial position	25.0%	4.00	2.80	0.70	3.15	0.79
PHAS	15.0%	4.00	3.50	0.53	3.50	0.53
Management operations	15.0%	4.00	2.70	0.41	2.55	0.38
Tenant engagement	5.0%	4.00	4.00	0.20	4.00	0.20
Total SCORECARD				3.32		3.32
DESIGNATION				STANDARD		STANDARD

PUBLIC HOUSING PROGRAM

SCATTERED FAMILY SITES

Woodland.Bend?Whispering.Hollow?Cedar.Creek.Place

The.Family.Sites.are.comprised.of.756.units.scattered.among.three.developments.in.Galesburg?IL..Most.generally.associated.with.families.with.children?the.Family.Sites.also.has.a.number.of.accessible.units.for.disabled.individuals;.Built.in.7936?the.Family.Sites.have.been.home.to.generations.of.individuals.throughout.its.history.

MAINTENANCE



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Non-emergency WO - completion %	15.0%	100.0%	91.2%	2	98.3%	4
Non-emergency WO - completion time	15.0%	3.00	1.90	4	2.64	4
Emergency WO - % abated < 24 hours	15.0%	100.0%	100.0%	4	100.0%	4
Emergency WO - % complete < 72 hours	15.0%	100.0%	100.0%	4	100.0%	4
Unit - average make-ready days	20.0%	10.00	8.50	4	10.05	3
Annual Inspections - complete %	10.0%	100.0%	11.3%	1	11.3%	1
Annual Inspections - repair %	10.0%	100.0%	0.0%	1	2.1%	1
Total category score				3.10		3.20

OCCUPANCY



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Unit-days leased (UDL) - %	25.0%	98.0%	99.6%	4	99.0%	4
Unit-months leased (UML) - %	25.0%	98.0%	100.0%	4	100.0%	4
Average leasing days	10.0%	5.00	1.50	4	2.00	4
Adequacy of wait list (ratio)	10.0%	1.00	2.51	4	2.51	4
Income targeting - % ELI admissions	10.0%	40.0%	50.0%	4	77.3%	4
Annual recertifications	20.0%	100.0%	100.0%	4	100.0%	4
Total category score				4.00		4.00

FINANCIAL



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Income - Actual to Budget %	10.0%	98.0%	299.5%	4	139.2%	4
Expense - Actual to Budget %	10.0%	98.0%	89.1%	4	91.9%	4
Profit/loss	20.0%	1.00	3.47	4	1.56	4
30-day Notice efficiency	15.0%	98.0%	81.7%	1	85.5%	1
Tenant accounts receivable (TAR) %	15.0%	1.5%	15.7%	1	15.7%	1
Tenant collections %	10.0%	98.0%	139.1%	4	1373.6%	4
Deposit collections %	5.0%	98.0%	98.7%	4	98.7%	4
Reserve position	15.0%	4.00	11.24	4	11.24	4
Total category score				3.10		3.10

PUBLIC HOUSING PROGRAM

PHAS



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

MANAGEMENT



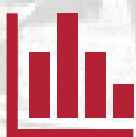
	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Appearance and marketing	10.0%	100.0%	97.1%	4	99.4%	4
50058/50059 submissions	10.0%	100.0%	100.0%	4	100.0%	4
Community service compliance	5.0%	100.0%	100.0%	4	100.0%	4
EIV compliance	15.0%	100.0%	100.0%	4	25.0%	1
Tenant file review compliance	15.0%	100.0%	75.0%	1	90.5%	2
Pest control program effectiveness	10.0%	100.0%	100.0%	4	100.0%	4
Staff development - hiring and retention	10.0%	3.00	3.75	4	3.75	4
Staff development - training/development	10.0%	100.0%	0.0%	1	0.0%	1
Unit-turnaround time (total)	15.0%	23.00	10.00	4	12.23	3
Total category score				3.25		2.80

TENANT RELATIONS



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Tenant engagement	50.0%	100.0%	90.0%	4	86.0%	3
Safety and security	50.0%	3.00	4	4	4	4
Total category score				4.00		3.50

SCORECARD



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Maintenance of the prpoerty	15.0%	4.00	3.10	0.47	3.20	0.48
Occupancy	25.0%	4.00	4.00	1.00	4.00	1.00
Financial position	25.0%	4.00	3.10	0.78	3.10	0.78
PHAS	15.0%	4.00	3.50	0.53	3.50	0.53
Management operations	15.0%	4.00	3.25	0.49	2.80	0.42
Tenant engagement	5.0%	4.00	4.00	0.20	3.50	0.18
Total SCORECARD				3.45		3.38
DESIGNATION			STANDARD		STANDARD	

PUBLIC HOUSING PROGRAM

BLUE BELL TOWER

Constructed in 2019, Bluebell Tower is the newest development of the public housing portfolio. The property houses 17 units in a six-story high-rise nestled in downtown Abingdon.

MAINTENANCE



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Non-emergency WO - completion %	15.0%	100.0%	100.0%	4	100.0%	4
Non-emergency WO - completion time	15.0%	3.00	2.63	4	1.44	4
Emergency WO - % abated < 24 hours	15.0%	100.0%	100.0%	4	100.0%	4
Emergency WO - % complete < 72 hours	15.0%	100.0%	100.0%	4	100.0%	4
Unit - average make-ready days	20.0%	10.00	7.00	4	7.50	4
Annual Inspections - complete %	10.0%	100.0%	10.8%	1	10.8%	1
Annual Inspections - repair %	10.0%	100.0%	100.0%	4	100.0%	4
Total category score				3.70		3.70

OCCUPANCY



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Unit-days leased (UDL) - %	25.0%	98.0%	96.8%	2	99.3%	4
Unit-months leased (UML) - %	25.0%	98.0%	100.0%	4	100.0%	4
Average leasing days	10.0%	5.00	2.67	3	2.25	3
Adequacy of wait list (ratio)	10.0%	1.00	11.13	4	11.13	4
Income targeting - % ELI admissions	10.0%	40.0%	100.0%	4	100.0%	4
Annual recertifications	20.0%	100.0%	100.0%	4	100.0%	4
Total category score				3.40		3.90

FINANCIAL



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Income - Actual to Budget %	10.0%	98.0%	96.5%	3	93.9%	2
Expense - Actual to Budget %	10.0%	98.0%	125.0%	1	83.6%	4
Profit/loss	20.0%	1.00	0.78	1	1.14	4
30-day Notice efficiency	15.0%	98.0%	100.0%	4	529.7%	4
Tenant accounts receivable (TAR) %	15.0%	1.5%	35.3%	1	35.3%	1
Tenant collections %	10.0%	98.0%	101.9%	4	-117.9%	1
Deposit collections %	5.0%	98.0%	95.2%	3	95.2%	3
Reserve position	15.0%	4.00	44.97	4	44.97	4
Total category score				2.50		3.00

PUBLIC HOUSING PROGRAM

PHAS



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

MANAGEMENT



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Appearance and marketing	10.0%	100.0%	97.1%	4	97.1%	4
50058/50059 submissions	10.0%	100.0%	100.0%	4	100.0%	4
Community service compliance	5.0%	100.0%	100.0%	4	100.0%	4
EIV compliance	15.0%	100.0%	100.0%	4	100.0%	4
Tenant file review compliance	15.0%	100.0%	75.0%	1	75.0%	1
Pest control program effectiveness	10.0%	100.0%	100.0%	4	100.0%	4
Staff development - hiring and retention	10.0%	3.00	3.20	3	3.20	3
Staff development - training/development	10.0%	100.0%	0.0%	1	76.8%	1
Unit-turnaround time (total)	15.0%	100.0%	11.00	4	10.75	4
Total category score				3.15		3.15

TENANT RELATIONS



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Tenant engagement	50.0%	100.0%	87.6%	3	97.2%	4
Safety and security	50.0%	3.00	3	3	3	3
Total category score				3.00		3.50

SCORECARD



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Maintenance of the property	15.0%	4.00	3.70	0.56	3.70	0.56
Occupancy	25.0%	4.00	3.40	0.85	3.90	0.98
Financial position	25.0%	4.00	2.50	0.63	3.00	0.75
PHAS	15.0%	4.00	3.75	0.56	3.75	0.56
Management operations	15.0%	4.00	3.15	0.47	3.15	0.47
Tenant engagement	5.0%	4.00	3.00	0.15	3.50	0.18
Total SCORECARD				3.22		3.49
DESIGNATION				STANDARD		STANDARD

PUBLIC HOUSING PROGRAM

PUBLIC HOUSING SUMMARY

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

Occupancy

Bluebell is setting the pace: applications are adequate, make-ready times are solid, and vacancies are turning without friction. Family Housing remains consistent and predictable – units are prepped and filled on a reliable cadence that prevents vacancy drag. Moon Towers is moving in the right direction, with faster turns beginning to translate into quicker move-ins and fewer idle days.

Financial

Bluebell's revenue trajectory is healthy and spending is controlled; the primary watch-item is converting billed amounts into receivables more efficiently. Family Housing shows normal month-to-month lumpiness but is cushioned by strong collections and stable operations. Moon Towers reflects timing effects and uneven collections – continued attention to arrears and pacing of expenses will smooth the run rate.

Maintenance

Emergency work is being handled within targets across the portfolio, keeping resident safety and service reliability high. Bluebell pairs that responsiveness with fast unit turns, Family is closing routine work orders promptly, and Moon Towers has picked up speed on turns. The net effect is less downtime, more rentable days, and fewer service interruptions.

Management

Compliance fundamentals are on cadence, and operational checklists are being executed consistently. The systems are functioning as intended – recerts, reporting, and inspections are aligned – which provides a stable platform for improvement. The next step is translating that process strength into even faster leasing cycles and continued improvement on receivables.

Overall picture

Bluebell is healthy, combining strong leasing with disciplined operations. Family Housing is solid and dependable, with minor timing variances that are already being absorbed by sound operations. Moon Towers is improving operationally; sustained focus on collections and expense pacing will bring its financial performance in line with the progress seen on turns and occupancy.

PUBLIC HOUSING PROGRAM

PUBLIC HOUSING ASSESSMENT SYSTEM (PHAS)

Annually each public housing program is assessed based on certain operational measures. These measures include each property and program's physical condition (PASS), management efficiency, including occupancy (MASS), financial condition (FASS), and the Capital Fund Program (CFP). Based on these assessments, agency's are designated either a High Performer (66.67 - 76.66) and Standard Performer (26.67 - 45.5) or a Troubled Performer (6.67 - 15.5). This assessment is based on actual operational data for the current fiscal year.

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

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

HOUSING CHOICE VOUCHER PROGRAM

HOUSING CHOICE VOUCHER PROGRAM

APPLICATION/WAIT LIST

WAIT LIST	WL PRIOR	APPLICATIONS				VOU. ISSUED	WL CURRENT	WL AVG
		NEW	DENIED	INACTIVE	PURGED			
JAN	438	26	36	3	0	1	424	424.00
FEB	424	19	29	1	0	0	413	418.50
MAR	413	10	17	1	0	0	405	414.00
APR	405	22	40	1	0	1	385	406.75
MAY	385	18	13	0	0	1	389	403.20
JUN	389	15	46	1	0	1	356	395.33
JUL	356	26	7	4	0	1	370	391.71
AUG	370	22	8	2	0	1	381	390.38
SEPT							0	347.00
OCT							0	312.30
NOV							0	283.91
DEC							0	260.25
TOTAL		158	196	13	0	6		

VOUCHER ACTIVITY

VOUCHER ACTIVITY	PRIOR SEARCH	VOUCHER ACTIVITY						VOUCH. SEARCH
		ISSUED	EXPIRED	REVOKE	PORTS	FORFEIT	LEASED	
JAN	3	1	0	0	0	0	0	4
FEB	4	0	0	0	0	0	2	2
MAR	2	0	0	0	0	0	2	0
APR	0	1	0	0	0	0	0	1
MAY	1	1	0	0	0	0	1	1
JUN	1	1	0	0	0	0	0	2
JUL	2	1	0	0	0	0	0	3
AUG	3	1	0	0	0	0	0	4
SEPT								0
OCT								0
NOV								0
DEC								0
TOTAL		6	0	0	0	0	5	

HOUSING CHOICE VOUCHER PROGRAM

HOUSING ASSISTANCE PAYMENT (HAP) DETAIL – KNOX COUNTY

KNOX CO. HAP STATS	KNOX CO. VOUCH	HAP		% to HAP TOTAL	PER UNIT COST	ROLLING AVG
		KNOX CO.	TOTAL			
JAN	201	\$ 85,887.00	\$ 86,834.00	98.91%	\$ 427.30	\$ 427.30
FEB	199	\$ 84,816.00	\$ 85,987.00	98.64%	\$ 426.21	\$ 426.75
MAR	202	\$ 87,930.00	\$ 92,105.00	95.47%	\$ 435.30	\$ 421.37
APR	199	\$ 87,335.00	\$ 92,331.00	94.59%	\$ 438.87	\$ 431.92
MAY	197	\$ 85,678.00	\$ 90,312.00	94.87%	\$ 434.91	\$ 432.52
JUN	192	\$ 82,698.00	\$ 89,864.00	92.03%	\$ 430.72	\$ 432.22
JUL	189	\$ 83,412.00	\$ 89,875.00	92.81%	\$ 441.33	\$ 433.52
AUG	188	\$ 83,808.00	\$ 90,345.00	92.76%	\$ 445.79	\$ 435.05
SEPT						
OCT						
NOV						
DEC						
TOTAL	1567	\$ 681,564.00	\$ 717,653.00	94.97%	\$ 434.95	

HOUSING ASSISTANCE PAYMENT (HAP) DETAIL – PORTABILITY

PORTABILITY HAP STATS	PORTED VOUCH.	HAP		% to HAP TOTAL	PER UNIT COST	ROLLING AVG
		PORTED	TOTAL			
JAN	1	\$ 947.00	\$ 86,834.00	1.09%	\$ 947.00	\$ 947.00
FEB	1	\$ 947.00	\$ 85,987.00	1.10%	\$ 947.00	\$ 947.00
MAR	2	\$ 4,007.00	\$ 92,105.00	4.35%	\$ 2,003.50	\$ 1,299.17
APR	3	\$ 4,996.00	\$ 92,331.00	5.41%	\$ 1,665.33	\$ 1,390.71
MAY	3	\$ 4,634.00	\$ 90,312.00	5.13%	\$ 1,544.67	\$ 1,421.50
JUN	3	\$ 4,634.00	\$ 89,864.00	5.16%	\$ 1,544.67	\$ 1,442.03
JUL	3	\$ 4,634.00	\$ 89,875.00	5.16%	\$ 1,544.67	\$ 1,456.69
AUG	3	\$ 4,634.00	\$ 90,345.00	5.13%	\$ 1,544.67	\$ 1,467.69
SEPT		\$ -	\$ -			
OCT		\$ -	\$ -			
NOV		\$ -	\$ -			
DEC		\$ -	\$ -			
TOTAL	19	\$ 29,433.00	\$ 717,653.00	4.10%	\$ 1,549.11	

HOUSING CHOICE VOUCHER PROGRAM

PROGRAM UTILIZATION

VOUCHER - UTILIZATION				BUDGET AUTHORITY - UTILIZATION				
MON	ACC	UML	%	HAP EXPENSE	BUDG. AUTH.	NRP	BA + NRP	%
JAN	285	202	70.88%	\$ 86,834.00	\$ 93,291.00	\$ 3,664.00	\$ 96,955.00	89.56%
FEB	285	200	70.18%	\$ 172,821.00	\$ 186,582.00	\$ 7,023.00	\$ 193,605.00	89.26%
MAR	285	204	71.58%	\$ 264,926.00	\$ 279,873.00	\$ 4,751.00	\$ 284,624.00	93.08%
APR	285	202	70.88%	\$ 357,257.00	\$ 373,164.00	\$ 6,557.00	\$ 379,721.00	94.08%
MAY	285	200	70.18%	\$ 447,569.00	\$ 466,455.00	\$ 6,557.00	\$ 473,012.00	94.62%
JUN	285	195	68.42%	\$ 529,273.00	\$ 559,746.00	\$ -	\$ 559,746.00	94.56%
JUL	285	192	67.37%	\$ 619,148.00	\$ 653,037.00	\$ -	\$ 653,037.00	94.81%
AUG	285	191	67.02%	\$ 709,493.00	\$ 746,328.00	\$ -	\$ 746,328.00	95.06%
SEPT				\$ -	\$ -	\$ -		
OCT				\$ -	\$ -	\$ -		
NOV				\$ -	\$ -	\$ -		
DEC				\$ -	\$ -	\$ -		

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

SEMAP FORECAST

SECTION EIGHT MANAGEMENT ASSESSMENT PROGRAM							
CATEGORY	AVAIL	POINTS	SCORE	CATEGORY	AVAIL	POINTS	SCORE
Wait List Management	15.0	15.0	100.00%	HQS - Pre-Contract	5.0	5.0	100.00%
Rent Reasonableness	20.0	20.0	100.00%	HQS - Annual Inspections	10.0	10.0	100.00%
Tenant Files	25.0	25.0	100.00%	Payment Standards	5.0	5.0	100.00%
Utility Allowances	5.0	5.0	100.00%	Annual Reexaminations	10.0	10.0	100.00%
HQS - Quality Control	5.0	5.0	100.00%	HAP/Voucher Utilization	20.0	15.0	133.33%
HQS - Enforcement	10.0	10.0	100.00%	SEMAP FORECAST	130.0	125.0	96.15%
				SEMAP FORECAST	High Performer		

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

HOUSING CHOICE VOUCHER PROGRAM

HOUSING CHOICE VOUCHER PROGRAM SUMMARY

HAP utilization

HAP income and budget authority are being put to work efficiently, with spending tracking near the agency's available authority most months and per-unit costs holding in a narrow band. Portability represents a manageable slice of total HAP, so cash flow remains predictable. Run-rate is steady with a little headroom to add families if costs stay on trend.

SEMAP

The SEMAP forecast points to High Performer status, driven by consistent execution on annual reexams, rent reasonableness, HQS (pre-contract, annual, and enforcement), payment standards, and file quality. The swing factor to keep an eye on is utilization; maintaining 95% or higher preserves the current trajectory. In short, the program's compliance engine is on cadence and translating into strong performance.

Voucher numbers

The program's ACC is 285, with households leased hovering around the low-200s and trending up from early-year levels. The wait list sits a little over 400 and is being actively managed (regular purges, targeted issuance), while portability volume is modest and stable. This profile suggests solid operations while the program is in a holding pattern pending future appropriations.

Overall picture

HCVP operations are healthy and trending the right way: utilization is adequate and SEMAP indicators are strong. The short-term outlook for the program is entirely dependent on appropriations in the upcoming spending bill.

AFFORDABLE HOUSING PRESERVATION (AHP)

AFFORDABLE HOUSING PRESERVATION (AHP)

BRENTWOOD MANOR

Brentwood Manor Apartments is located in Galesburg, Illinois, right behind Galesburg High School. This apartment community is comprised of 68 units;

MAINTENANCE		VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
				ACTUAL	SCORE	ACTUAL	SCORE
	Non-emergency WO - completion %	15.0%	100.0%	96.7%	3	98.7%	4
	Non-emergency WO - completion time	15.0%	2.00	9.28	1	4.94	3
	Emergency WO - % abated < 24 hours	15.0%	100.0%	100.0%	4	100.0%	4
	Emergency WO - % complete < 72 hours	15.0%	100.0%	100.0%	4	93.8%	1
	Unit - average make-ready days	20.0%	10.00	0.00	4	0.00	4
	Annual Inspections - complete %	10.0%	100.0%	55.2%	1	55.2%	1
	Annual Inspections - correction %	10.0%	100.0%	100.0%	4	100.0%	4
	Total category score				3.10		3.10

OCCUPANCY		VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
				ACTUAL	SCORE	ACTUAL	SCORE
	Unit-days leased (UDL) - %	25.0%	98.0%	100.0%	4	99.8%	4
	Unit-months leased (UML) - %	25.0%	98.0%	100.0%	4	100.0%	4
	Average leasing days	15.0%	5.00	0.00	4	6.00	1
	Adequacy of wait list (ratio)	15.0%	1.00	6.94	4	6.94	4
	Income targeting - % ELI admissions	0.0%	40.0%	40.0%	4	40.0%	4
	Annual recertifications	20.0%	100.0%	100.0%	4	100.0%	4
	Total category score				4.00		3.55

FINANCIAL		VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
				ACTUAL	SCORE	ACTUAL	SCORE
	Income - Actual to Budget %	10.0%	98.0%	114.5%	4	99.7%	3
	Expense - Actual to Budget %	10.0%	98.0%	75.1%	4	82.8%	4
	Profit/loss	20.0%	1.00	1.78	4	1.41	4
	14-day Notice efficiency	15.0%	98.0%	111.4%	4	100.0%	4
	Tenant accounts receivable (TAR) %	15.0%	1.5%	0.5%	4	0.5%	4
	Tenant collections %	10.0%	98.0%	105.7%	4	162.1%	4
	Deposit collections %	5.0%	98.0%	100.0%	4	100.0%	4
	Reserve position	15.0%	4.00	10.44	4	10.44	4
	Total category score				4.00		3.90

AFFORDABLE HOUSING PRESERVATION (AHP)

PHAS



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

MANAGEMENT



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Appearance and marketing	20.0%	100.0%	94.3%	4	95.0%	4
50058/50059 submissions	0.0%	100.0%	100.0%	4	100.0%	4
Community service compliance	0.0%	100.0%	100.0%	4	100.0%	4
EIV compliance	0.0%	100.0%	75.0%	1	95.0%	3
Tenant file review compliance	20.0%	100.0%	87.5%	1	92.5%	2
Pest control program effectiveness	20.0%	100.0%	85.0%	4	85.0%	4
Staff development - hiring and retention	5.0%	3.00	3.56	4	3.56	4
Staff development - training/development	5.0%	100.0%	0.0%	1	0.0%	1
Unit-turnaround time (total)	30.0%	100.0%	0.00	4	26.00	1
Total category score				3.25		2.55

TENANT RELATIONS



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Tenant engagement	50.0%	100.0%	81.0%	3	77.5%	3
Safety and security	50.0%	3.00	6	4	6	4
Total category score				3.50		3.50

SCORECARD



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Maintenance of the prpoerty	15.0%	4.00	3.10	0.47	3.10	0.47
Occupancy	25.0%	4.00	4.00	1.00	3.55	0.89
Financial position	25.0%	4.00	4.00	1.00	3.90	0.98
PHAS	15.0%	4.00	4.00	0.60	4.00	0.60
Management operations	15.0%	4.00	3.25	0.49	2.55	0.38
Tenant engagement	5.0%	4.00	3.50	0.18	3.50	0.18
Total SCORECARD				3.73		3.49
DESIGNATION			HIGH PERFORMER		STANDARD	

AFFORDABLE HOUSING PRESERVATION (AHP)

PRAIRIELAND TOWNHOUSE APARTMENTS

Tucked away on the southeast side of Galesburg, Illinois, this development is off the beaten path. Home to 20 two-story units, this property also has 79 project-based vouchers (PBV).

MAINTENANCE



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Non-emergency WO - completion %	15.0%	100.0%	87.1%	1	98.1%	4
Non-emergency WO - completion time	15.0%	3.00	17.11	1	5.29	2
Emergency WO - % abated < 24 hours	15.0%	100.0%	100.0%	4	100.0%	4
Emergency WO - % complete < 72 hours	15.0%	100.0%	266.7%	4	100.0%	4
Unit - average make-ready days	20.0%	10.00	15.00	2	15.00	2
Annual Inspections - complete %	10.0%	100.0%	59.8%	1	59.8%	1
Annual Inspections - correction %	10.0%	100.0%	100.0%	4	566.7%	4
Total category score				2.40		3.00

OCCUPANCY



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Unit-days leased (UDL) - %	25.0%	98.0%	100.0%	4	99.4%	4
Unit-months leased (UML) - %	25.0%	98.0%	100.0%	4	100.0%	4
Average leasing days	10.0%	5.00	0.50	4	2.50	3
Adequacy of wait list (ratio)	10.0%	1.00	10.18	4	10.18	4
Income targeting - % ELI admissions	10.0%	40.0%	100.0%	4	100.0%	4
Annual recertifications	20.0%	100.0%	100.0%	4	100.0%	4
Total category score				4.00		3.90

FINANCIAL



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Income - Actual to Budget %	10.0%	98.0%	101.7%	4	146.0%	4
Expense - Actual to Budget %	10.0%	98.0%	76.8%	4	73.3%	4
Profit/loss	20.0%	1.00	1.51	4	1.31	4
30-day Notice efficiency	15.0%	98.0%	8558.0%	4	100.0%	4
Tenant accounts receivable (TAR) %	15.0%	1.5%	1.3%	3	1.3%	3
Tenant collections %	10.0%	98.0%	54.7%	1	97.2%	3
Deposit collections %	5.0%	98.0%	100.0%	4	100.0%	4
Reserve position	15.0%	4.00	-5.84	1	-5.84	1
Total category score				3.10		3.30

AFFORDABLE HOUSING PRESERVATION (AHP)

PHAS



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

MANAGEMENT



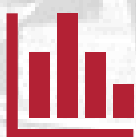
	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Appearance and marketing	15.0%	100.0%	97.1%	4	97.1%	4
50058/50059 submissions	5.0%	100.0%	100.0%	4	100.0%	4
Community service compliance	0.0%	100.0%	100.0%	4	100.0%	4
EIV compliance	10.0%	100.0%	100.0%	4	95.0%	3
Tenant file review compliance	15.0%	100.0%	38.1%	1	88.4%	1
Pest control program effectiveness	15.0%	100.0%	100.0%	4	100.0%	4
Staff development - hiring and retention	5.0%	3.00	3.56	4	3.56	4
Staff development - training/development	5.0%	100.0%	0.0%	1	0.0%	1
Unit-turnaround time (total)	30.0%	100.0%	15.50	2	22.50	1
Total category score				2.80		2.40

TENANT RELATIONS



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Tenant engagement	50.0%	100.0%	88.6%	3	82.1%	3
Safety and security	50.0%	3.00	6	4	6	4
Total category score				3.50		3.50

SCORECARD



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Maintenance of the prpoerty	15.0%	4.00	2.40	0.36	3.00	0.45
Occupancy	25.0%	4.00	4.00	1.00	3.90	0.98
Financial position	25.0%	4.00	3.10	0.78	3.30	0.83
PHAS	15.0%	4.00	3.25	0.49	3.25	0.49
Management operations	15.0%	4.00	2.80	0.42	2.40	0.36
Tenant engagement	5.0%	4.00	3.50	0.18	3.50	0.18
Total SCORECARD				3.22		3.27
DESIGNATION			STANDARD		STANDARD	

AFFORDABLE HOUSING PRESERVATION (AHP)

AHP SUMMARY

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

Occupancy

Brentwood is steady: applications are moving, turns are timely, and vacancies aren't lingering, which keeps rent days protected. Prairieland is the one to coach up; slower turns have created some vacancy friction even though the pipeline is there. The near-term focus is simple – sustain Brentwood's cadence and shave days off Prairieland's turn process so momentum shows up in occupied units.

Financials

Overall, the program is stable: receivables are manageable and collections discipline is visible, which supports cash continuity. Brentwood reads close to plan with spending under control; Prairieland shows pressure from timing and higher run-rate expenses that need pacing and month-end cleanups. The path forward is to keep converting billed to banked and normalize expense rhythm at Prairieland while Brentwood maintains its current footing.

Maintenance

Life-safety work is hitting the mark across sites, which is why resident service has been predictable. Brentwood pairs that with efficient routine work and dependable unit turns; Prairieland's non-emergency timelines and make-readies need to tighten to match. The payoff is direct: fewer service interruptions, faster occupancy, and less avoidable downtime.

Management

Compliance fundamentals (files, EIV, recerts, inspections) are on cadence and the day-to-day playbook is being executed consistently. Brentwood's operations reflect that discipline; Prairieland has the same structure, but month-specific items (submissions and follow-through) should be watched to avoid backlogs. With that attention, the program's processes will translate cleanly into the performance gains we want to see on leasing and collections.

Overall picture

This program is healthy directionally, anchored by Brentwood's steady operation. Prairieland is trending upward operationally but needs to turn that into faster move-ins and a smoother expense profile. Focus will be to keep the pressure on turns, collections, and expense pacing.

AGENCY VISION

AGENCY VISION

WHO WE ARE.

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

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

WHAT WE DO.

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

WHO WE SERVE.

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

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





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September 26, 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:

Nelson Flahn (255 W. Tompkins St. #1004)	1 st Appr. - JD
Tia Coleman (1509 McKnight St.)	1 st Appr. - CT 10/09/25 CBRAP
Gregory Dilworth (255 W. Tompkins St. #402)	1 st Appr. - CD
David Farquer ((170 S. West St. #819)	1 st Appr. - JD
Nicene Brower (170 S. West St. #212)	1 st Appr. - CD
Antoinette Barton (1563 McKnight St.)	1 st Appr. - JD
Krista Cooley (498 Michigan Ave.)	1 st Appr. - CD
Caylee Hannam (507 Iowa Ct.)	1 st Appr. - CD
Alice Heiman (536 Iowa Ave.)	1 st Appr. - CT 10/02/25
Mannesha Flowers (437 Iowa Ave.)	1 st Appr. - CT 10/09/25 CBRAP
Rita-Cacia Palmer (1581 McKnight St.)	1 st Appr. - CD
Amy Brown (1511 McKnight St.)	1 st Appr. - 10/02/25
Whitney Crawford (1555 McKnight St.)	1 st Appr. - 10/02/25

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

Stormye Kirby (1513 McKnight St.)

1st Appr. - 10/02/25

Samantha Knapp (968 W. South St.)

1st Appr. - 10/02/25

Paige Yocum (476 Michigan Ave.)

1st Appr. - 10/02/25

2. Review monthly board packet and attend monthly meeting.

Jack P. Ball, Esq.