

board agenda



Knox County Housing Authority
Regular Meeting of the Board of Commissioners
Moon Towers Conference Room
 3/25/2025
 4:00 PM

Opening	Roll Call	Chairperson Hawkinson
<input type="checkbox"/> LaToya Carson	Review/Approve Previous Meeting Minutes	Chairperson Hawkinson
<input type="checkbox"/> Jared Hawkinson	Review/Ratify 02-2025 Financial Reports	Chairperson Hawkinson
<input type="checkbox"/> Joey Range	Review/Ratify 02-2025 Claims and Bills	Chairperson Hawkinson
<input type="checkbox"/> Joseph Riley	COCC:	\$ 142,763.42
<input type="checkbox"/> Sara Robison	Moon Towers:	\$ 126,421.31
<input type="checkbox"/> Dena Simkins	Family:	\$ 107,748.04
<input type="checkbox"/> Dena St. George	Bluebell:	\$ 34,317.64
<u>Excused:</u>	HCV:	\$ 103,858.05
	Brentwood:	\$ 30,076.73
	Prairieland:	\$ 27,122.18
	Capital Fund 2020:	\$ 0.00
<u>Others Present:</u>	Capital Fund 2021:	\$ 0.00
	Capital Fund 2022:	\$ 0.00
	Capital Fund 2023:	\$ 5,303.00
	Capital Fund 2024:	\$ 0.00
Public Comment	Open	Chairperson Hawkinson
Old Business	None	Chairperson Hawkinson
New Business	Review/Approve Pay Request #9 to Mechanical Service, Inc. – Furnace and Lighting Replacement Project	Derek Antoine
	Review/Approve Change Order #7 to Hein Construction – 504 Modification Phase 3	Derek Antoine
	Review/Approve Pay Request #21 to Hein Construction – 504 Modification Phase 3	Derek Antoine
	Review/Approve Resolution 2025-02 Uncollectible Debt Charge-Off for Period Ending 03/31/2025	Derek Antoine

board agenda

	Review/Approve Resolution 2025-03 Supply/Service Vendor Listing for FYE03/31/2025	Derek Antoine
	Review/Approve Resolution 2025-04 KCHA FYE 03/31/2026 Operating Budget	Derek Antoine
Reports	Executive Director's Report – 02/2025 KCHA Legal Counsel Report – 03/2025	Derek Antoine Jack Ball
Other Business	None	Chairperson Hawkinson

Adjournment

**MINUTES OF THE MONTHLY MEETING
OF THE BOARD OF COMMISSIONERS
OF THE KNOX COUNTY HOUSING AUTHORITY
March 4, 2025**

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

PRESENT: LaToya Carson
 Joseph Riley
 Sara Robison
 Dena Simkins

EXCUSED: Jared Hawkinson
 Joey Range
 Dena St. George

ABSENT:

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

Vice-Chairperson Robison called the meeting to order at 4:34 p.m. and declared that a quorum was present.

Vice-Chairperson Robison 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 Riley - aye
Commissioner Robison - aye
Commissioner Simkins - aye

Motion Carried, 4-0.

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

Commissioner Carson - aye
Commissioner Riley - aye
Commissioner Robison - aye
Commissioner Simkins - aye

Motion Carried, 4-0.

January 2025 claims against the HA Administration in the sum of \$1,055,476.51; Central Office Cost Center in the sum of \$159,482.00; Moon Towers in the sum of \$93,339.19; Family in the sum of \$166,430.60; Bluebell in the sum of \$33,794.29; Housing Choice Voucher Program in the sum of \$110,116.00; Brentwood (A.H.P.) in the sum of \$36,522.36; Prairieland (A.H.P.) in the sum of \$32,391.45; Capital Fund '20 in the sum of \$0.00; Capital Fund '21 in the sum of \$0.00; Capital Fund '22 in the sum of \$0.00; Capital Fund '23 in the sum of \$73,400.62; and Capital Fund '24 in the sum of \$350,000.00 were presented for approval. Commissioner Riley made a motion to ratify the claims and bills for January 2025; Commissioner Carson seconded. Roll call was taken as follows:

Commissioner Carson - aye
Commissioner Riley - aye
Commissioner Robison - aye
Commissioner Simkins - aye
Motion Carried, 4-0.

PUBLIC COMMENT

None.

OLD BUSINESS

None.

NEW BUSINESS

Mr. Antoine asked the Board to review and approve Pay Request #8 from Mechanical Services Inc. for Lighting and Furnace Replacement Project. Alliance Architects has reviewed and signed approval for pay request #8. After brief discussion, Commissioner Riley made a motion to approve Pay Request #8 from Mechanical Services Inc. for Lighting and Furnace Replacement Project in the amount of \$29,450.16; Commissioner Carson seconded. Roll call was taken as follows:

Commissioner Carson - aye
Commissioner Riley - aye
Commissioner Robison - aye
Commissioner Simkins - aye

Motion Carried, 4-0.

Mr. Antoine asked the Board to discuss and approve Solicitation for Project-Based Voucher Assistance. Mr. Antoine reported that the agency received one proposal in response to the solicitation for Request for Qualifications for Project-Based Vouchers. The submission was deemed to be responsive and responsible. Mr. Antoine recommended its approval pending the availability of funding for no more than 15 project-based vouchers. This approval will support the development group's grant application to the Illinois Housing Development Authority. After brief discussion, Commissioner Simkins made a motion to approve the proposal from Bywater Development Group, LLC, for no more than 15 project-based vouchers only if funding becomes available to the agency; Commissioner Carson seconded. Roll call was taken as follows:

Commissioner Carson - aye
Commissioner Riley - aye
Commissioner Robison - aye
Commissioner Simkins - aye

Motion Carried, 4-0.

REPORTS

Mr. Antoine provided a brief update on the current news related to federal funding.

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

OTHER BUSINESS

None.

ADJOURNMENT

Commissioner Carson made a motion to adjourn the meeting at 5:01 p.m.;
Commissioner Riley seconded. Roll call was taken as follows:

Commissioner Carson - aye
Commissioner Riley - aye
Commissioner Robison - aye
Commissioner Simkins - aye

Motion Carried, 4-0.

Respectfully submitted,

Secretary

LOW RENT

COCC			Feb-25	Current YTD		
Operating Income	\$162,930.12	\$1,798,664.52				
Operating Expenses	\$152,814.77	\$1,674,155.14				
Net Revenue Income/(Loss)	\$10,115.35	\$124,509.38			COCC - Cash, Investments, A/R, & A/P	\$853,318
<hr/>						
MOON TOWERS			Feb-25	Current YTD		
Operating Income	\$83,180.70	\$1,131,165.56			Moon - Cash, Investments, A/R, & A/P	\$ 692,569
Operating Expenses	\$127,562.02	\$1,137,647.32			Minimum Reserve Position	\$ 413,690
Net Revenue Income/(Loss)	(\$44,381.32)	(\$6,481.76)			Over/(Under) Minimum Reserve Position	\$278,879
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FAMILY SITES			Feb-25	Current YTD		
Operating Income	\$110,657.53	\$1,371,030.73			Family - Cash, Investments, A/R, & A/P	\$ 921,701
Operating Expenses	\$109,552.51	\$1,341,968.23			Minimum Reserve Position	\$ 487,988
Net Revenue Income/(Loss)	\$1,105.02	\$29,062.50			Over/(Under) Minimum Reserve Position	\$433,713
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BLUEBELL			Feb-25	Current YTD		
Operating Income	\$24,755.58	\$318,709.96			Bluebell - Cash, Investments, A/R, & A/P	\$ 290,864
Operating Expenses	\$34,659.88	\$301,479.78			Minimum Reserve Position	\$ 109,629
Net Revenue Income/(Loss)	(\$9,904.30)	\$17,230.18			Over/(Under) Minimum Reserve Position	\$181,235

Monthly Notes:

- For income: COCC received \$69,931 from maintenance charges along with \$53,459.99 in fees: \$43,519.99 from management fees, \$4,240 from asset management fees; \$5,700 from bookkeeping fees; \$6,732 each for mental health, participant, and safety/security fees.
- The amps received \$122,819 in subsidy from HUD with Moon Towers receiving \$41,088; Family \$74,127; and Bluebell \$7,604.
- COCC also received \$25,000 from the State of Illinois along with \$13,901.36 from the City of Galesburg for reimbursement of accrued Shelter expenses.
- Expenses worth noting for the month are the reclassifying of our prepaid monthly software expense from consulting to computer/software account, new flooring in unit 720 at Moon, safety camera expansion project, December and January gas utilities service and usage paid, unit turn at 1580 at Family sites, and quarterly elevator contract expenses for Moon and Bluebell.
- With lower funding received from HUD and paying utilities more timely have Moon and Bluebell showing in the red for the month and all but Moon are showing in the black year-to-date.

AHP

BRENTWOOD			Feb-25	Current YTD	PRAIRIELAND			Feb-25	Current YTD
Operating Income	\$43,968.58	\$454,729.65			Operating Income	\$38,503.42	\$410,624.15		
Operating Expenses	\$31,804.73	\$364,120.02			Operating Expenses	\$28,682.18	\$339,942.10		
Net Revenue Income/(Loss)	\$12,163.85	\$90,609.63			Net Revenue Income/(Loss)	\$9,821.24	\$70,682.05		
Brentwood's Cash, Investments, A/R, & A/P			\$ 772,509.85		Prairieland's Cash, Investments, A/R, & A/P			\$ (149,843.51)	
Restricted Cash (Sec. Dep. & Current Liabilities)			\$ 449,782.72		Restricted Cash (Sec. Dep., Reserve, Receipts, liabs)			\$ 327,823.49	
BW's Available Cash			\$ 322,727.13		PL's Available Cash			\$177,979.98	

Monthly Notes:

- For Income: Brentwood received \$43,264.81 in tenant income and Prairieland's received \$33,043 in tenant income.
- For expenses, it was a standard month for both Brentwood and Prairieland.
- Overall, both are in the black for the month and year-to-date.

HOUSING CHOICE VOUCHERS (HCV)

<u>ADMINISTRATIVE</u>	<u>Feb-25</u>	<u>Current YTD</u>
Operating Income	\$15,002.38	\$158,967.60
Operating Expenses	\$18,790.97	\$212,948.12
Net Revenue Income/(Loss)	(\$3,788.59)	(\$53,980.52)

<u>HAP</u>	<u>Feb-25</u>	<u>Current YTD</u>
Operating Income	\$89,336.00	\$974,828.00
Operating Expenses	\$85,187.40	\$958,684.62
Net Revenue Income/(Loss)	\$4,148.60	\$16,143.38

<u>Unrestricted Net Position (UNP)</u>	
Prior Month Balance	\$ -
Investment in Fixed Assets	
Monthly HCV Admin Revenue - Gain/(Loss)	\$ (3,778.59)
<i>Transfer to NRP or Adjustment</i>	
UNP Ending Balance Per VMS	\$ -

<u>Restricted Net Position (RNP)</u>	
Prior Month Balance	\$ 2,033.57
Investment in Fixed Assets	\$ -
Monthly HCV HAP Revenue - Gain/(Loss)	\$ (\$326.00)
<i>Adjustment/Transfer from COCC or UNP</i>	
RNP Ending Balance per VMS	\$ 1,707.57

Monthly Notes:

- HCV received \$14,993 in admin fee subsidy from HUD and shows an decrease in revenue of \$3,788.59 for the month with unrestricted net position having no balance.

Monthly Notes:

- HCV received \$89,336 in HAP subsidy and had a increase in revenue of \$4,148.60 Restricted Net Position shows a balance of \$1,707.57.

EMERGENCY HOUSING VOUCHERS (EHV)

<u>ADMINISTRATIVE</u>	<u>Feb-25</u>	<u>Current YTD</u>
Operating Income	\$ 525.00	\$ 6,154.00
Operating Expenses	\$ 384.61	\$ 4,690.12
Net Revenue Income/(Loss)	\$140.39	\$1,463.88

<u>HAP</u>	<u>Feb-25</u>	<u>Current YTD</u>
Operating Income	\$ 4,145.00	\$ 58,886.00
Operating Expenses	\$ 3,731.00	\$ 53,610.15
Net Revenue Income/(Loss)	\$414.00	\$5,275.85

<u>EHV (UNP)</u>	
Prior Month Balance	\$ 23,887.42
Monthly EHV Admin Revenue - Gain/(Loss)	\$ 140.39
EHV UNP Ending Balance	\$24,027.81

<u>EHV (RNP)</u>	
Prior Month Balance	\$ 3,676.85
Monthly EHV HAP Revenue - Gain/(Loss)	\$ 414.00
RNP Ending Balance per VMS	\$4,090.85

Monthly Notes:

- EHV received \$525 in admin fee subsidy from HUD and had an increase in revenue of \$140.39 for the month.

Monthly Notes:

- EHV received \$4,145 in HAP subsidy and had a increase in revenue of \$414 for the month.

MISCELLANEOUS

IDROP Bad Debt Submitted

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

Tenant Online Payments

<u>Property Sites</u>	<u>Feb-25</u>	<u>FYE 2025</u>
Moon Towers	\$ 4,439.36	\$ 47,669.38
Family Sites	\$ 15,846.00	\$ 59,372.45
Bluebell	\$ 777.00	\$ 43,411.00
Brentwood	\$ 6,921.00	\$ 43,505.00
Prairieland	\$ 5,281.00	\$ 117,320.68
Housing Choice Voucher	\$ 40.00	\$ 266,879.82
Fiscal Year 2022 Total	\$ 33,304.36	\$ 578,158.33

IDROP Bad Debt Collected

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

Monthly Bad Debt Reported	\$0.00
Historical Bad Debt	\$1,212,678.35

	<u>By IDROP</u>	<u>By Debtor</u>
Historical Bad Debt Collected	\$416,527.45	\$ 35,165.37
	37.25%	2.90%

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	15.00	15.00	0.00	165.00	165.00	180.00	0.00
REVENUE							
FEE REVENUE							
70710 Management Fees							
10-1-000-000-3810.000 Management Fee Inc	-43,519.99	-42,476.00	-1,043.99	-467,236.00	-465,326.88	-509,712.00	-8.71
10-1-000-000-3810.010 Mgmt Fees CFP	0.00	-12,624.75	12,624.75	-138,872.25	-100,000.00	-151,497.00	-33.99
Total Line 70710	-43,519.99	-55,100.75	11,580.76	-606,108.25	-565,326.88	-661,209.00	-14.50
70720 Asset Management Fees							
10-1-000-000-3820.000 Asset Mgmt Fee Inc	-4,240.00	-4,240.00	0.00	-46,640.00	-46,640.00	-50,880.00	-8.33
Total Line 70720	-4,240.00	-4,240.00	0.00	-46,640.00	-46,640.00	-50,880.00	-8.33
70730 Book Keeping Fees							
10-1-000-000-3830.000 Bookkeeping Fee Inc	-5,700.00	-5,822.00	122.00	-64,042.00	-63,367.50	-69,864.00	-9.30
Total Line 70730	-5,700.00	-5,822.00	122.00	-64,042.00	-63,367.50	-69,864.00	-9.30
70750 Other Fees							
10-1-000-000-3840.000 Other Fee Inc	-60.00	-50.00	-10.00	-550.00	-840.00	-600.00	40.00
10-1-000-000-3850.000 Inspection Income	0.00	-416.67	416.67	-4,583.37	0.00	-5,000.00	-100.00
10-1-000-000-3850.001 Maint Labor Income	-49,675.00	-57,439.00	7,764.00	-631,829.00	-648,588.75	-689,268.00	-5.90
10-1-000-000-3850.004 Admin Fee Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3850.005 Maint Fee Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3850.006 Safety/Security Fee Inc	-6,732.00	-6,732.00	0.00	-74,052.00	-74,052.00	-80,784.00	-8.33
10-1-000-000-3850.007 Mental Health Fee Inc	-6,732.00	-6,732.00	0.00	-74,052.00	-74,052.00	-80,784.00	-8.33
10-1-000-000-3850.008 Participant Fee Income	-6,732.00	-6,732.00	0.00	-74,052.00	-74,052.00	-80,784.00	-8.33
10-1-000-000-3850.010 Garb & Trash Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3850.020 Htg & Cooling Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3850.030 Snow Removal Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3850.050 Landscape & Grds Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3850.060 Unit Turnaround Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3850.070 Electrical Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3850.080 Plumbing Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3850.090 Exterminator Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3850.100 Janitorial Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3850.110 Routine Maint Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3850.120 Other Misc Inc	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70750	-69,931.00	-78,101.67	8,170.67	-859,118.37	-871,584.75	-937,220.00	-7.00
70700 TOTAL FEE REVENUE	-123,390.99	-143,264.42	19,873.43	-1,575,908.62	-1,546,919.13	-1,719,173.00	-10.02
OTHER REVENUE							
71100 Investment Income - Unrestricted							
10-1-000-000-3610.000 Interest Income	-486.66	-750.00	263.34	-8,250.00	-9,548.17	-9,000.00	6.09
10-1-000-000-3610.023 Interest Income - HRA	-1.11	-1.00	-0.11	-11.00	-11.10	-12.00	-7.50
Total Line 71100	-487.77	-751.00	263.23	-8,261.00	-9,559.27	-9,012.00	6.07
71500 Other Revenue							
10-1-000-000-3690.000 Other Income	0.00	-200.00	200.00	-2,200.00	0.00	-2,400.00	-100.00
10-1-000-000-3690.300 T.S. Income-Grants	0.00	0.00	0.00	0.00	-20,000.00	0.00	
10-1-001-000-3690.180 Shelter Income	-39,051.36	-20,875.00	-18,176.36	-229,625.00	-222,186.12	-250,500.00	-11.30
Total Line 71500	-39,051.36	-21,075.00	-17,976.36	-231,825.00	-242,186.12	-252,900.00	-4.24
TOTAL OTHER REVENUE	-39,539.13	-21,826.00	-17,713.13	-240,086.00	-251,745.39	-261,912.00	-3.88
70000 TOTAL REVENUE	-162,930.12	-165,090.42	2,160.30	-1,815,994.62	-1,798,664.52	-1,981,085.00	-9.21

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
EXPENSES							
ADMINISTRATIVE							
91100 Administrative Salaries							
10-1-000-000-4110.000 Admin Salaries	36,758.70	39,258.00	-2,499.30	431,838.00	423,748.26	471,096.00	-10.05
10-1-001-000-4110.000 Warm Shelter Salaries	13,287.00	15,000.00	-1,713.00	165,000.00	157,735.03	180,000.00	-12.37
Total Line 91100	50,045.70	54,258.00	-4,212.30	596,838.00	581,483.29	651,096.00	-10.69
91200 Auditing Fees							
10-1-000-000-4171.000 Audit Fee	0.00	267.00	-267.00	2,937.00	3,400.00	3,204.00	6.12
Total Line 91200	0.00	267.00	-267.00	2,937.00	3,400.00	3,204.00	6.12
91400 Advertising & Marketing							
10-1-000-000-4190.650 Advertising	227.50	83.33	144.17	916.63	727.84	1,000.00	-27.22
Total Line 91400	227.50	83.33	144.17	916.63	727.84	1,000.00	-27.22
91500 Benefit Contributions - Admin							
10-1-000-000-4110.500 Emp Benefit - Admin	13,381.56	13,666.67	-285.11	150,333.37	159,822.12	164,000.00	-2.55
10-1-000-000-4110.550 Benefit - Life Ins.	0.00	200.00	-200.00	2,200.00	6,818.22	2,400.00	184.09
10-1-001-000-4110.500 Warm Shelter Benefits	0.00	4,800.00	-4,800.00	52,800.00	15,009.49	57,600.00	-73.94
Total Line 91500	13,381.56	18,666.67	-5,285.11	205,333.37	181,649.83	224,000.00	-18.91
91600 Office Expense							
10-1-000-000-4140.000 Training - Staff	2,804.50	833.33	1,971.17	9,166.63	11,891.34	10,000.00	18.91
10-1-000-000-4180.000 Telephone	371.40	666.67	-295.27	7,333.37	8,535.49	8,000.00	6.69
10-1-000-000-4190.000 Other Sundry	473.59	416.67	56.92	4,583.37	9,007.17	5,000.00	80.14
10-1-000-000-4190.050 Office Rent Exp	600.00	600.00	0.00	6,600.00	6,600.00	7,200.00	-8.33
10-1-000-000-4190.100 Postage	684.61	200.00	484.61	2,200.00	3,206.67	2,400.00	33.61
10-1-000-000-4190.200 Office Supplies	195.11	166.67	28.44	1,833.37	1,158.13	2,000.00	-42.09
10-1-000-000-4190.250 Office Furniture	0.00	41.67	-41.67	458.37	-225.00	500.00	-145.00
10-1-000-000-4190.300 Paper Supplies	101.08	166.67	-65.59	1,833.37	666.06	2,000.00	-66.70
10-1-000-000-4190.400 Printing	0.00	100.00	-100.00	1,100.00	754.71	1,200.00	-37.11
10-1-000-000-4190.401 Printing Supplies	0.00	100.00	-100.00	1,100.00	2,365.72	1,200.00	97.14
10-1-000-000-4190.500 Printer/Copier Sup Cont	0.00	229.17	-229.17	2,520.87	1,859.80	2,750.00	-32.37
10-1-000-000-4190.550 Computers/Software	13,403.93	20.83	13,383.10	229.13	4,143.58	250.00	1,557.43
10-1-000-000-4190.600 Publications	0.00	20.83	-20.83	229.13	0.00	250.00	-100.00
10-1-000-000-4190.700 Member Dues/Fees	275.00	1,250.00	-975.00	13,750.00	-4,747.66	15,000.00	-131.65
10-1-000-000-4190.800 Internet Services	248.24	291.67	-43.43	3,208.37	2,465.68	3,500.00	-29.55
10-1-000-000-4190.850 IT Support	574.00	416.67	157.33	4,583.37	4,279.37	5,000.00	-14.41
Total Line 91600	19,731.46	5,520.85	14,210.61	60,729.35	51,961.06	66,250.00	-21.57
91700 Legal Expense							
10-1-000-000-4130.000 Legal Expense	800.00	800.00	0.00	8,800.00	8,000.00	9,600.00	-16.67
10-1-000-000-4190.900 Court Costs	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91700	800.00	800.00	0.00	8,800.00	8,000.00	9,600.00	-16.67
91800 Travel Expense							
10-1-000-000-4150.000 Travel - Staff	3,734.90	1,250.00	2,484.90	13,750.00	18,271.94	15,000.00	21.81
10-1-000-000-4150.010 Travel - Commissioners	0.00	750.00	-750.00	8,250.00	223.78	9,000.00	-97.51
10-1-000-000-4150.100 Mileage - Admin	0.00	125.00	-125.00	1,375.00	1,017.87	1,500.00	-32.14
Total Line 91800	3,734.90	2,125.00	1,609.90	23,375.00	19,513.59	25,500.00	-23.48
91900 Other Expense							
10-1-000-000-4120.400 Fee for Service Exp	329.06	500.00	-170.94	5,500.00	3,988.37	6,000.00	-33.53
10-1-000-000-4120.500 Other Fee Exp	0.00	8.33	-8.33	91.63	348.91	100.00	248.91
10-1-000-000-4140.010 Training - Commiss	0.00	250.00	-250.00	2,750.00	0.00	3,000.00	-100.00
10-1-000-000-4160.000 Consulting Services	-10,294.34	1,350.00	-11,644.34	14,850.00	455.00	16,200.00	-97.19
10-1-000-000-4190.950 Background Verif	0.00	20.00	-20.00	220.00	63.10	240.00	-73.71

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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 %
10-1-001-000-4120.400 Fee for Serv Exp - WS	0.00	59.00	-59.00	649.00	-22.12	708.00	-103.12
10-1-001-000-4190.000 Admin Supplies - WS	3,987.98	1,016.00	2,971.98	11,176.00	11,837.57	12,192.00	-2.91
Total Line 91900	-5,977.30	3,203.33	-9,180.63	35,236.63	16,670.83	38,440.00	-56.63
91000 TOTAL OPERATING EXPENSE - Admin	81,943.82	84,924.18	-2,980.36	934,165.98	863,406.44	1,019,090.00	-15.28
UTILITIES							
93100 Water-200 Elect-300 Gas-600 Sewer							
10-1-000-000-4310.000 Water	21.13	30.00	-8.87	330.00	213.13	360.00	-40.80
10-1-000-000-4315.000 Sewer	17.36	20.00	-2.64	220.00	188.18	240.00	-21.59
10-1-000-000-4320.000 Electric	304.02	375.00	-70.98	4,125.00	3,037.41	4,500.00	-32.50
10-1-000-000-4330.000 Gas	997.93	200.00	797.93	2,200.00	2,092.38	2,400.00	-12.82
10-1-001-000-4310.000 Water - W.S.	167.21	0.00	167.21	0.00	1,111.24	0.00	
10-1-001-000-4315.000 Sewer - W.S.	241.01	0.00	241.01	0.00	1,498.85	0.00	
10-1-001-000-4320.000 Electric - W.S.	466.86	0.00	466.86	0.00	4,197.37	0.00	
10-1-001-000-4330.000 Gas - W. S.	548.92	0.00	548.92	0.00	1,636.19	0.00	
Total Line 93100, 93200, 93300, 93600	2,764.44	625.00	2,139.44	6,875.00	13,974.75	7,500.00	86.33
93000 TOTAL UTILITIES EXPENSES	2,764.44	625.00	2,139.44	6,875.00	13,974.75	7,500.00	86.33
MAINTENANCE & OPERATIONS EXPENSE							
94100 Maintenance - Labor							
10-1-000-000-4410.000 Maint Labor	40,204.32	43,833.00	-3,628.68	482,163.00	467,555.52	525,996.00	-11.11
10-1-000-000-4410.010 Maint Admin Salary	167.18	175.00	-7.82	1,925.00	2,463.78	2,100.00	17.32
10-1-000-000-4410.100 Maint Labor - OT	732.47	810.00	-77.53	8,910.00	8,685.92	9,720.00	-10.64
Total Line 94100	41,103.97	44,818.00	-3,714.03	492,998.00	478,705.22	537,816.00	-10.99
94200 Maintenance - Materials/Supplies							
10-1-000-000-4420.010 Garbage&Trash Supp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4420.020 Htg & Cooling	0.00	10.00	-10.00	110.00	0.00	120.00	-100.00
10-1-000-000-4420.030 Snow Removal Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4420.050 Landscape/Grounds Sup	0.00	41.67	-41.67	458.37	1,093.10	500.00	118.62
10-1-000-000-4420.070 Electrical Supplies	0.00	10.00	-10.00	110.00	130.71	120.00	8.93
10-1-000-000-4420.080 Plumbing Supplies	0.00	10.00	-10.00	110.00	39.60	120.00	-67.00
10-1-000-000-4420.100 Janitorial Supplies	0.00	83.33	-83.33	916.63	126.73	1,000.00	-87.33
10-1-000-000-4420.110 Routine Maint. Supplies	7.99	20.83	-12.84	229.13	841.27	250.00	236.51
10-1-000-000-4420.120 Other Misc Supply	0.00	41.67	-41.67	458.37	346.00	500.00	-30.80
10-1-000-000-4420.125 Mileage	0.00	20.83	-20.83	229.13	17.95	250.00	-92.82
10-1-000-000-4420.126 Vehicle Supplies	0.00	62.50	-62.50	687.50	514.59	750.00	-31.39
10-1-001-000-4420.000 Maint Supplies-WS	0.00	0.00	0.00	0.00	180.83	0.00	
Total Line 94200	7.99	300.83	-292.84	3,309.13	3,290.78	3,610.00	-8.84
94300 Maintenance - Contracts							
10-1-000-000-4430.010 Garbage & Trash Cont	0.00	41.67	-41.67	458.37	184.80	500.00	-63.04
10-1-000-000-4430.020 Heating&Cooling Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.030 Snow Removal Contract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.050 Landscape & Grds Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.060 Unit Turnaround Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.070 Electrical Contract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.080 Plumbing Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.090 Extermination Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.100 Janitorial Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.110 Routine Maint Cont	0.00	0.00	0.00	0.00	-172.50	0.00	
10-1-000-000-4430.120 Other Misc Maint Cont	0.00	20.83	-20.83	229.13	356.40	250.00	42.56
10-1-000-000-4430.126 Vehicle Maint Cont	0.00	41.67	-41.67	458.37	430.93	500.00	-13.81
10-1-001-000-4430.000 Maint Contracts-WS	105.00	0.00	105.00	0.00	4,016.67	0.00	

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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 %
Total Line 94300 - (sub accts)	105.00	104.17	0.83	1,145.87	4,816.30	1,250.00	285.30
94500 Maintenance - Ordinary/Benefits							
10-1-000-000-4410.500 Maint Emp Benefit	16,246.26	18,658.00	-2,411.74	205,238.00	192,475.40	223,896.00	-14.03
10-1-000-000-4410.510 Maint Admin Benefits	85.55	186.00	-100.45	2,046.00	1,993.78	2,232.00	-10.67
Total Line 94500	16,331.81	18,844.00	-2,512.19	207,284.00	194,469.18	226,128.00	-14.00
94000 TOTAL MAINTENANCE EXPENSE	57,548.77	64,067.00	-6,518.23	704,737.00	681,281.48	768,804.00	-11.38
TOTAL PROTECTIVE SERVICES EXPENSE							
95100 Protective Services - Labor							
10-1-000-000-4481.000 Safety/Security Salary	4,069.50	4,431.00	-361.50	48,741.00	47,245.80	53,172.00	-11.15
10-1-000-000-4481.500 Safety/Security Benefits	2,493.10	2,546.00	-52.90	28,006.00	27,320.31	30,552.00	-10.58
Total Line 95100	6,562.60	6,977.00	-414.40	76,747.00	74,566.11	83,724.00	-10.94
95200 Protective Services - Contract							
10-1-000-000-4480.000 Protective Service	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4480.100 ADT Contract	142.79	200.00	-57.21	2,200.00	1,519.69	2,400.00	-36.68
10-1-000-000-4480.500 Other Security Contract	0.00	83.33	-83.33	916.63	0.00	1,000.00	-100.00
10-1-001-000-4480.100 ADT Contract-WS	57.23	0.00	57.23	0.00	591.37	0.00	
Total Line 95200	200.02	283.33	-83.31	3,116.63	2,111.06	3,400.00	-37.91
95000 TOTAL PROTECTIVE SERVICES EXP	6,762.62	7,260.33	-497.71	79,863.63	76,677.17	87,124.00	-11.99
INSURANCE PREMIUMS EXPENSE							
96110 120 130 - Property Liab Work Comp							
10-1-000-000-4510.010 Property Insurance	82.53	121.00	-38.47	1,331.00	1,230.96	1,452.00	-15.22
10-1-000-000-4510.020 Liability Insurance	36.96	0.00	36.96	0.00	405.21	0.00	
10-1-000-000-4510.030 Work Comp Insurance	2,893.02	2,613.00	280.02	28,743.00	28,841.61	31,356.00	-8.02
Total Line 96110, 96120, 96130	3,012.51	2,734.00	278.51	30,074.00	30,477.78	32,808.00	-7.10
96140 All Other Insurance							
10-1-000-000-4510.015 Equipment Insurance	17.10	17.00	0.10	187.00	178.82	204.00	-12.34
10-1-000-000-4510.025 PE & PO Insurance	715.51	700.00	15.51	7,700.00	7,608.70	8,400.00	-9.42
10-1-000-000-4510.035 Auto Insurance	50.00	51.00	-1.00	561.00	550.00	612.00	-10.13
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	768.00	14.61	8,448.00	8,337.52	9,216.00	-9.53
96100 TOTAL INSURANCE PREMIUM EXP	3,795.12	3,502.00	293.12	38,522.00	38,815.30	42,024.00	-7.64
GENERAL EXPENSES							
96200 Other General Expenses							
10-1-000-000-4590.000 Other General	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96200	0.00	0.00	0.00	0.00	0.00	0.00	
96210 Compensated Absences							
10-1-000-000-4110.001 Salaries Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4595.000 Compensated Absences	0.00	416.67	-416.67	4,583.37	0.00	5,000.00	-100.00
Total Line 96210	0.00	416.67	-416.67	4,583.37	0.00	5,000.00	-100.00
96000 TOTAL GENERAL EXPENSE	0.00	416.67	-416.67	4,583.37	0.00	5,000.00	-100.00
96900 TOTAL OPERATING EXPENSE	152,814.77	160,795.18	-7,980.41	1,768,746.98	1,674,155.14	1,929,542.00	-13.24
97000 NET REVENUE/EXPENSE - (GAIN)/LOSS	-10,115.35	-4,295.24	-5,820.11	-47,247.64	-124,509.38	-51,543.00	141.56

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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 %
MISCELLANEOUS EXPENSE							
97100 Extraordinary Maintenance							
10-1-000-000-4610.010 Extraordinary Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4610.020 Extraordinary Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4610.030 Extraordinary Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 97100	0.00	0.00	0.00	0.00	0.00	0.00	
97200 Casualty Losses - Non-capitalized							
10-1-000-000-4620.010 Casualty Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4620.020 Casualty Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4620.030 Casualty Contract Costs	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 97200	0.00	0.00	0.00	0.00	0.00	0.00	
97400 Depreciation Expense							
10-1-000-000-4800.000 Depreciation Exp COCC	760.50	1,000.00	-239.50	11,000.00	8,365.50	12,000.00	-30.29
Total Line 97400	760.50	1,000.00	-239.50	11,000.00	8,365.50	12,000.00	-30.29
TOTAL MISCELLANEOUS EXPENSE	760.50	1,000.00	-239.50	11,000.00	8,365.50	12,000.00	-30.29
90000 TOTAL EXPENSES	153,575.27	161,795.18	-8,219.91	1,779,746.98	1,682,520.64	1,941,542.00	-13.34
OTHER FINANCING SOURCES (USES)							
10010 Operating Transfer In							
Total Line 10010	0.00	0.00	0.00	0.00	0.00	0.00	
10020 Operating Transfer Out							
Total Line 10020	0.00	0.00	0.00	0.00	0.00	0.00	
10093 Xfer-In between Program & Project							
10-1-000-000-9111.000 Xfers In from Amps	0.00	-1,666.67	1,666.67	-18,333.37	0.00	-20,000.00	-100.00
Total Line 10093	0.00	-1,666.67	1,666.67	-18,333.37	0.00	-20,000.00	-100.00
10094 Xfer-Out between Program & Project							
10-1-000-000-9111.100 Xfers Out from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10094	0.00	0.00	0.00	0.00	0.00	0.00	
10100 TOTAL OTHER FINANCING SOURCES-USES	0.00	-1,666.67	1,666.67	-18,333.37	0.00	-20,000.00	-100.00
10000 EXCESS REVENUE/EXPENSE GAIN/-LOSS	-9,354.85	-4,961.91	-4,392.94	-54,581.01	-116,143.88	-59,543.00	95.06

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	177.00	177.00	0.00	1,947.00	1,947.00	2,124.00	0.00
REVENUE							
70300 Net Tenant Rent Revenue							
10-1-000-001-3110.000 Dwelling Rent	-38,441.00	-33,416.67	-5,024.33	-367,583.37	-427,610.00	-401,000.00	6.64
10-1-000-001-3111.000 Utility Allowance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70300	-38,441.00	-33,416.67	-5,024.33	-367,583.37	-427,610.00	-401,000.00	6.64
70400 Tenant Revenue - Other							
10-1-000-001-3120.000 Excess Utilities	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3130.000 Cable TV Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3190.000 Nondwell Rent	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3690.000 Other Income	0.00	-250.00	250.00	-2,750.00	-148.39	-3,000.00	-95.05
10-1-000-001-3690.100 Late Fees	-550.00	-500.00	-50.00	-5,500.00	-6,567.00	-6,000.00	9.45
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	-100.00	-2.08	-97.92	-22.88	-275.00	-25.00	1,000.00
10-1-000-001-3690.150 Laundry Income	-981.30	-1,000.00	18.70	-11,000.00	-11,769.50	-12,000.00	-1.92
10-1-000-001-3690.160 Vending Machine Inc	-135.04	-100.00	-35.04	-1,100.00	-1,094.86	-1,200.00	-8.76
10-1-000-001-3690.180 Labor	-851.25	-1,000.00	148.75	-11,000.00	-11,651.92	-12,000.00	-2.90
10-1-000-001-3690.200 Materials	-61.61	-208.33	146.72	-2,291.63	-2,047.41	-2,500.00	-18.10
10-1-000-001-3690.300 T.S. Income - Grants	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70400	-2,679.20	-3,060.41	381.21	-33,664.51	-33,554.08	-36,725.00	-8.63
70500 TOTAL TENANT REVENUE	-41,120.20	-36,477.08	-4,643.12	-401,247.88	-461,164.08	-437,725.00	5.35
70600 HUD PHA Operating Grants							
10-1-000-001-8020.000 Oper Sub - Curr Yr	-41,088.00	-47,288.00	6,200.00	-520,168.00	-523,436.00	-567,456.00	-7.76
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	-41,088.00	-47,288.00	6,200.00	-520,168.00	-523,436.00	-567,456.00	-7.76
10010 Operating Tranfers In - CFP							
10-1-000-001-3404.010 Other Inc - Operations	0.00	-12,083.33	12,083.33	-132,916.63	-100,000.00	-145,000.00	-31.03
Total Line 10010	0.00	-12,083.33	12,083.33	-132,916.63	-100,000.00	-145,000.00	-31.03
70800 Other Government Grants							
10-1-000-001-3404.000 Rev other gov grants	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70800	0.00	0.00	0.00	0.00	0.00	0.00	
71100 Investment Income - Unrestricted							
10-1-000-001-3610.000 Interest Income	-672.50	-1,000.00	327.50	-11,000.00	-9,263.48	-12,000.00	-22.80
Total Line 71100	-672.50	-1,000.00	327.50	-11,000.00	-9,263.48	-12,000.00	-22.80
71300 Proceeds from Disposition of Asset							
Total Line 71300	0.00	0.00	0.00	0.00	0.00	0.00	
71500 Other Revenue							
10-1-000-001-3190.050 Office Rent Income	-300.00	-300.00	0.00	-3,300.00	-3,300.00	-3,600.00	-8.33
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.	0.00	0.00	0.00	0.00	-34,002.00	0.00	
Total Line 71500	-300.00	-300.00	0.00	-3,300.00	-37,302.00	-3,600.00	936.17
70000 TOTAL REVENUE	-83,180.70	-97,148.41	13,967.71	-1,068,632.51	-1,131,165.56	-1,165,781.00	-2.97

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
EXPENSES							
ADMINISTRATIVE							
91100 Administrative Salaries							
10-1-000-001-4110.000 Admin Salaries	5,945.94	6,630.00	-684.06	72,930.00	70,483.01	79,560.00	-11.41
10-1-000-001-4110.200 Admin Exp - Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91100	5,945.94	6,630.00	-684.06	72,930.00	70,483.01	79,560.00	-11.41
91200 Auditing Fees							
10-1-000-001-4171.000 Audit Fee	0.00	267.00	-267.00	2,937.00	3,570.00	3,204.00	11.42
Total Line 91200	0.00	267.00	-267.00	2,937.00	3,570.00	3,204.00	11.42
91300 Management Fee							
10-1-000-001-4120.100 Management Fee Exp	14,001.78	13,681.00	320.78	150,491.00	150,285.88	164,172.00	-8.46
Total Line 91300	14,001.78	13,681.00	320.78	150,491.00	150,285.88	164,172.00	-8.46
91310 Book-keeping Fee							
10-1-000-001-4120.300 Bookkeeping Fee Exp	1,305.00	1,328.00	-23.00	14,608.00	14,475.00	15,936.00	-9.17
Total Line 91310	1,305.00	1,328.00	-23.00	14,608.00	14,475.00	15,936.00	-9.17
91500 Benefit Contributions - Admin							
10-1-000-001-4110.500 Admin Emp Benefit	1,953.93	2,706.00	-752.07	29,766.00	26,788.94	32,472.00	-17.50
Total Line 91500	1,953.93	2,706.00	-752.07	29,766.00	26,788.94	32,472.00	-17.50
91600 Office Expense							
10-1-000-001-4140.000 Training - Staff	0.00	163.83	-163.83	1,802.13	950.00	1,966.00	-51.68
10-1-000-001-4180.000 Telephone	214.98	283.33	-68.35	3,116.63	4,275.31	3,400.00	25.74
10-1-000-001-4190.100 Postage	52.44	79.17	-26.73	870.87	912.50	950.00	-3.95
10-1-000-001-4190.200 Office Supplies	68.77	66.67	2.10	733.37	601.21	800.00	-24.85
10-1-000-001-4190.250 Office Furniture	0.00	83.33	-83.33	916.63	0.00	1,000.00	-100.00
10-1-000-001-4190.300 Paper Supplies	45.49	100.00	-54.51	1,100.00	203.01	1,200.00	-83.08
10-1-000-001-4190.400 Printing	0.00	83.33	-83.33	916.63	288.65	1,000.00	-71.14
10-1-000-001-4190.401 Printing Supplies	0.00	58.33	-58.33	641.63	118.26	700.00	-83.11
10-1-000-001-4190.500 Printer/Copier Sup Cont	0.00	208.33	-208.33	2,291.63	1,648.95	2,500.00	-34.04
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	125.00	-125.00	1,375.00	700.00	1,500.00	-53.33
10-1-000-001-4190.800 Internet Services	87.11	91.67	-4.56	1,008.37	958.21	1,100.00	-12.89
10-1-000-001-4190.850 IT Support	0.00	83.33	-83.33	916.63	712.13	1,000.00	-28.79
Total Line 91600	468.79	1,426.32	-957.53	15,689.52	11,368.23	17,116.00	-33.58
91700 Legal Expense							
Total Line 91700	0.00	0.00	0.00	0.00	0.00	0.00	
91800 Travel Expense							
10-1-000-001-4150.000 Travel - Staff	0.00	97.50	-97.50	1,072.50	1,986.93	1,170.00	69.82
10-1-000-001-4150.010 Travel - Commissioners	0.00	0.00	0.00	0.00	513.65	0.00	
10-1-000-001-4150.100 Mileage - Admin	0.00	8.33	-8.33	91.63	0.00	100.00	-100.00
Total Line 91800	0.00	105.83	-105.83	1,164.13	2,500.58	1,270.00	96.90
91900 Other Expense							
10-1-000-001-4120.400 Fee for Service Exp	24.25	125.00	-100.75	1,375.00	1,130.65	1,500.00	-24.62
10-1-000-001-4120.500 Other Fee Exp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4120.700 Mental Health Fee	2,124.00	2,124.00	0.00	23,364.00	29,382.00	25,488.00	15.28
10-1-000-001-4120.800 Participant Fee	2,124.00	2,124.00	0.00	23,364.00	19,116.00	25,488.00	-25.00
10-1-000-001-4160.000 Consulting Services	0.00	125.00	-125.00	1,375.00	0.00	1,500.00	-100.00
10-1-000-001-4160.100 Inspection Expense	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4190.000 Other Sundry	0.00	16.67	-16.67	183.37	50.68	200.00	-74.66
10-1-000-001-4190.950 Background Verification	0.00	708.33	-708.33	7,791.63	3,789.96	8,500.00	-55.41
Total Line 91900	4,272.25	5,223.00	-950.75	57,453.00	53,469.29	62,676.00	-14.69

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Total Line 94200	2,689.73	6,150.00	-3,460.27	67,650.00	48,031.00	73,800.00	-34.92
94300 Maintenance - Contracts							
10-1-000-001-4330.010 Refuse	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4430.000 Maint Labor Contract	18,932.50	18,399.00	533.50	202,389.00	226,549.25	220,788.00	2.61
10-1-000-001-4430.010 Garbage & Trash Con	0.00	791.67	-791.67	8,708.37	6,565.41	9,500.00	-30.89
10-1-000-001-4430.020 Heating & Cooling Cont	540.00	708.33	-168.33	7,791.63	2,340.00	8,500.00	-72.47
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	1,750.00	2,633.84	19,250.00	52,308.92	21,000.00	149.09
10-1-000-001-4430.050 Landscape & Grds Cont	0.00	1,250.00	-1,250.00	13,750.00	804.00	15,000.00	-94.64
10-1-000-001-4430.060 Unit Turnaround Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4430.070 Electrical Contracts	0.00	250.00	-250.00	2,750.00	1,489.88	3,000.00	-50.34
10-1-000-001-4430.080 Plumbing Contracts	0.00	333.33	-333.33	3,666.63	12,496.09	4,000.00	212.40
10-1-000-001-4430.090 Extermination Contracts	14,300.00	3,750.00	10,550.00	41,250.00	67,929.00	45,000.00	50.95
10-1-000-001-4430.100 Janitorial Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4430.110 Routine Maint Cont	1,185.34	833.33	352.01	9,166.63	5,697.59	10,000.00	-43.02
10-1-000-001-4430.111 Flooring Contract	2,387.50	666.67	1,720.83	7,333.37	35,692.50	8,000.00	346.16
10-1-000-001-4430.120 Other Misc Cont Cost	0.00	208.33	-208.33	2,291.63	2,922.30	2,500.00	16.89
10-1-000-001-4430.121 Laundry Equip Contract	0.00	250.00	-250.00	2,750.00	1,025.00	3,000.00	-65.83
10-1-000-001-4430.126 Vehicle Maint Cont	0.00	41.67	-41.67	458.37	10.00	500.00	-98.00
10-1-000-001-4431.000 Trash Removal	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94300	41,729.18	29,232.33	12,496.85	321,555.63	415,829.94	350,788.00	18.54
94500 Maintenance - Ordinary/Benefits							
10-1-000-001-4410.500 Maint Emp Benefit	1,140.71	2,035.83	-895.12	22,394.13	12,115.80	24,430.00	-50.41
Total Line 94500	1,140.71	2,035.83	-895.12	22,394.13	12,115.80	24,430.00	-50.41
94000 TOTAL MAINTENANCE EXPENSES	47,788.62	41,955.33	5,833.29	461,508.63	501,647.82	503,464.00	-0.36
TOTAL PROTECTIVE SERVICES EXPENSE							
95200 Protective Services - Contract							
10-1-000-001-4480.000 Police Contract	0.00	208.33	-208.33	2,291.63	2,833.18	2,500.00	13.33
10-1-000-001-4480.006 Safety/Security Labor Fee	2,124.00	2,124.00	0.00	23,364.00	21,594.00	25,488.00	-15.28
10-1-000-001-4480.100 ADT Contract	212.26	241.67	-29.41	2,658.37	2,844.28	2,900.00	-1.92
10-1-000-001-4480.500 Other Security Contract	2,765.00	541.67	2,223.33	5,958.37	5,074.17	6,500.00	-21.94
Total Line 95200	5,101.26	3,115.67	1,985.59	34,272.37	32,345.63	37,388.00	-13.49
95300 Protective Services - Other							
Total Line 95300	0.00	0.00	0.00	0.00	0.00	0.00	
95000 TOTAL PROTECTIVE SERVICES EXP	5,101.26	3,115.67	1,985.59	34,272.37	32,345.63	37,388.00	-13.49
INSURANCE PREMIUMS EXPENSE							
96110 Property 120 Liab. 130 Work Comp							
10-1-000-001-4510.010 Property	5,552.20	4,966.00	586.20	54,626.00	54,913.90	59,592.00	-7.85
10-1-000-001-4510.020 Liability Insurance	443.51	444.00	-0.49	4,884.00	4,799.64	5,328.00	-9.92
10-1-000-001-4510.030 Work Comp Insurance	235.05	216.00	19.05	2,376.00	2,405.06	2,592.00	-7.21
Total Line 96110, 96120, 96130	6,230.76	5,626.00	604.76	61,886.00	62,118.60	67,512.00	-7.99
96140 All Other Insurance							
10-1-000-001-4510.015 Equipment Insurance	205.19	194.00	11.19	2,134.00	2,118.60	2,328.00	-8.99
10-1-000-001-4510.025 PE & PO Insurance	53.27	66.00	-12.73	726.00	662.95	792.00	-16.29
10-1-000-001-4510.035 Auto Insurance	50.00	51.00	-1.00	561.00	550.00	612.00	-10.13
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	311.00	-2.54	3,421.00	3,331.55	3,732.00	-10.73
96100 TOTAL INSURANCE PREMIUMS EXP	6,539.22	5,937.00	602.22	65,307.00	65,450.15	71,244.00	-8.13

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
GENERAL EXPENSES							
96200 Other General Expenses							
10-1-000-001-4590.000 Other General	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96200	0.00	0.00	0.00	0.00	0.00	0.00	
96210 Compensated Absences							
10-1-000-001-4110.001 Salaries Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4595.000 Compensated Absences	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96210	0.00	0.00	0.00	0.00	0.00	0.00	
96300 Payment In Lieu Of Taxes - PILOT							
10-1-000-001-4520.000 Pay in lieu of Tax	566.30	2,218.58	-1,652.28	24,404.38	29,567.62	26,623.00	11.06
Total Line 96300	566.30	2,218.58	-1,652.28	24,404.38	29,567.62	26,623.00	11.06
96400 Bad Debt - Tenant Rents							
10-1-000-001-4570.000 Collection Losses	3,689.68	1,666.67	2,023.01	18,333.37	18,294.37	20,000.00	-8.53
Total Line 96400	3,689.68	1,666.67	2,023.01	18,333.37	18,294.37	20,000.00	-8.53
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	4,255.98	3,885.25	370.73	42,737.75	47,861.99	46,623.00	2.66
96900 TOTAL OPERATING EXPENSE	127,562.02	102,638.72	24,923.30	1,129,025.92	1,137,647.32	1,231,665.00	-7.63
97000 NET REVENUE/EXPENSE (-Gain/Loss)	44,381.32	5,490.31	38,891.01	60,393.41	6,481.76	65,884.00	-90.16
MISCELLANEOUS EXPENSE							
97100 Extraordinary Maintenance							
10-1-000-001-4610.010 Extraordinary Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4610.020 Extraordinary Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4610.030 Extraordinary Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 97100	0.00	0.00	0.00	0.00	0.00	0.00	
97200 Casualty Losses - Non-capitalized							
10-1-000-001-4620.010 Casualty Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4620.020 Casualty Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4620.030 Casualty Contract Costs	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 97200	0.00	0.00	0.00	0.00	0.00	0.00	
97400 Depreciation Expense							
10-1-000-001-4800.000 Depreciation Exp MT	10,107.00	13,750.00	-3,643.00	151,250.00	111,177.00	165,000.00	-32.62
Total Line 97400	10,107.00	13,750.00	-3,643.00	151,250.00	111,177.00	165,000.00	-32.62
97500 Fraud Losses							
Total Line 97500	0.00	0.00	0.00	0.00	0.00	0.00	
97800 Dwelling Units Rent Expense							
Total Line 97800	0.00	0.00	0.00	0.00	0.00	0.00	
90000 TOTAL MISCELLANEOUS EXPENSE	10,107.00	13,750.00	-3,643.00	151,250.00	111,177.00	165,000.00	-32.62

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

	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)	54,488.32	19,240.31	35,248.01	211,643.41	117,658.76	230,884.00	-49.04

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	196.00	177.00	0.00	1,947.00	2,156.00	2,124.00	0.00
REVENUE							
70300 Net Tenant Rent Revenue							
10-1-000-002-3110.000 Dwelling Rent	-31,673.00	-20,416.67	-11,256.33	-224,583.37	-287,621.00	-245,000.00	17.40
10-1-000-002-3111.000 Utility Allowance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70300	-31,673.00	-20,416.67	-11,256.33	-224,583.37	-287,621.00	-245,000.00	17.40
70400 Tenant Revenue - Other							
10-1-000-002-3120.000 Excess Utilities	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3130.000 Cable TV Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3190.000 Nondwell Rent	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3690.000 Other Income	-911.23	-166.67	-744.56	-1,833.37	-1,464.75	-2,000.00	-26.76
10-1-000-002-3690.100 Late Fees	-1,075.00	-750.00	-325.00	-8,250.00	-11,300.00	-9,000.00	25.56
10-1-000-002-3690.120 Violation Fees	-35.00	-833.33	798.33	-9,166.63	-11,685.00	-10,000.00	16.85
10-1-000-002-3690.130 Court Cost Fees	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3690.140 Returned Check Charge	0.00	-8.33	8.33	-91.63	-100.00	-100.00	0.00
10-1-000-002-3690.150 Laundry Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3690.160 Vending Machine Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3690.180 Labor	-814.00	-1,583.33	769.33	-17,416.63	-14,645.50	-19,000.00	-22.92
10-1-000-002-3690.200 Materials	-786.55	-666.67	-119.88	-7,333.37	-8,679.44	-8,000.00	8.49
Total Line 70400	-3,621.78	-4,008.33	386.55	-44,091.63	-47,874.69	-48,100.00	-0.47
70500 TOTAL TENANT REVENUE	-35,294.78	-24,425.00	-10,869.78	-268,675.00	-335,495.69	-293,100.00	14.46
70600 HUD PHA Operating Grants							
10-1-000-002-8020.000 Oper Sub - Curr Yr	-74,127.00	-80,129.00	6,002.00	-881,419.00	-898,345.00	-961,548.00	-6.57
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	-74,127.00	-80,129.00	6,002.00	-881,419.00	-898,345.00	-961,548.00	-6.57
10010 Operating Tranfers In - CFP							
10-1-000-002-3404.010 Other Inc - Operations	0.00	-13,750.00	13,750.00	-151,250.00	-120,000.00	-165,000.00	-27.27
Total Line 70610	0.00	-13,750.00	13,750.00	-151,250.00	-120,000.00	-165,000.00	-27.27
70800 Other Government Grants							
10-1-000-002-3404.000 Rev other gov grants	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70800	0.00	0.00	0.00	0.00	0.00	0.00	
71100 Investment Income - Unrestricted							
10-1-000-002-3610.000 Interest Income	-735.75	-1,000.00	264.25	-11,000.00	-11,390.04	-12,000.00	-5.08
Total Line 71100	-735.75	-1,000.00	264.25	-11,000.00	-11,390.04	-12,000.00	-5.08
71300 Proceeds from Disposition of Asset							
Total Line 71300	0.00	0.00	0.00	0.00	0.00	0.00	
71500 Other Revenue							
10-1-000-002-3190.050 Office Rent Income	-300.00	-300.00	0.00	-3,300.00	-3,300.00	-3,600.00	-8.33
10-1-000-002-3195.000 Day Care Income	-200.00	-200.00	0.00	-2,200.00	-2,200.00	-2,400.00	-8.33
10-1-000-002-3690.300 T.S. Income - Grants	0.00	0.00	0.00	0.00	-300.00	0.00	
10-1-000-002-3850.000 Inspection Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3850.004 Admin Fee Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3850.005 Maint Fee Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3850.120 Other Misc Inc	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 71500	-500.00	-500.00	0.00	-5,500.00	-5,800.00	-6,000.00	-3.33
70000 TOTAL REVENUE	-110,657.53	-119,804.00	9,146.47	-1,317,844.00	-1,371,030.73	-1,437,648.00	-4.63
EXPENSES							

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
ADMINISTRATIVE							
91100 Administrative Salaries							
10-1-000-002-4110.000 Admin Salaries	7,137.00	7,833.00	-696.00	86,163.00	82,885.80	93,996.00	-11.82
10-1-000-002-4110.200 Admin Exp - Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91100	7,137.00	7,833.00	-696.00	86,163.00	82,885.80	93,996.00	-11.82
91200 Auditing Fees							
10-1-000-002-4171.000 Audit Fee	0.00	250.00	-250.00	2,750.00	3,910.00	3,000.00	30.33
Total Line 91200	0.00	250.00	-250.00	2,750.00	3,910.00	3,000.00	30.33
91300 Management Fee							
10-1-000-002-4120.100 Management Fee Exp	15,530.71	15,149.00	381.71	166,639.00	164,844.05	181,788.00	-9.32
Total Line 91300	15,530.71	15,149.00	381.71	166,639.00	164,844.05	181,788.00	-9.32
91310 Book-keeping Fee							
10-1-000-002-4120.300 Bookkeeping Fee Exp	1,447.50	1,470.00	-22.50	16,170.00	15,877.50	17,640.00	-9.99
Total Line 91310	1,447.50	1,470.00	-22.50	16,170.00	15,877.50	17,640.00	-9.99
91500 Benefit Contributions - Admin							
10-1-000-002-4110.500 Emp Benefit - Admin	2,384.17	2,602.00	-217.83	28,622.00	27,899.42	31,224.00	-10.65
Total Line 91500	2,384.17	2,602.00	-217.83	28,622.00	27,899.42	31,224.00	-10.65
91600 Office Expense							
10-1-000-002-4140.000 Training - Staff	599.00	250.00	349.00	2,750.00	1,549.00	3,000.00	-48.37
10-1-000-002-4180.000 Telephone	172.03	250.00	-77.97	2,750.00	4,144.53	3,000.00	38.15
10-1-000-002-4190.100 Postage	135.24	200.00	-64.76	2,200.00	2,032.46	2,400.00	-15.31
10-1-000-002-4190.200 Office Supplies	29.41	100.00	-70.59	1,100.00	589.14	1,200.00	-50.91
10-1-000-002-4190.250 Office Furniture	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4190.300 Paper Supplies	0.00	75.00	-75.00	825.00	566.15	900.00	-37.09
10-1-000-002-4190.400 Printing	151.73	0.00	151.73	0.00	1,481.50	0.00	
10-1-000-002-4190.401 Printing Supplies	0.00	0.00	0.00	0.00	118.26	0.00	
10-1-000-002-4190.500 Printer/Copier Sup Cont	0.00	125.00	-125.00	1,375.00	1,215.16	1,500.00	-18.99
10-1-000-002-4190.550 Computers/Software	0.00	20.83	-20.83	229.13	4,449.06	250.00	1,679.62
10-1-000-002-4190.700 Member Dues/Fees	0.00	166.67	-166.67	1,833.37	0.00	2,000.00	-100.00
10-1-000-002-4190.800 Internet Services	499.68	600.00	-100.32	6,600.00	7,088.05	7,200.00	-1.55
10-1-000-002-4190.850 IT Support	275.63	83.33	192.30	916.63	709.13	1,000.00	-29.09
Total Line 91600	1,862.72	1,870.83	-8.11	20,579.13	23,942.44	22,450.00	6.65
91700 Legal Expense							
Total Line 91700	0.00	0.00	0.00	0.00	0.00	0.00	
91800 Travel Expense							
10-1-000-002-4150.000 Travel - Staff	1,035.85	100.00	935.85	1,100.00	3,177.98	1,200.00	164.83
10-1-000-002-4150.010 Travel - Commissioners	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4150.100 Mileage - Admin	0.00	75.00	-75.00	825.00	779.49	900.00	-13.39
Total Line 91800	1,035.85	175.00	860.85	1,925.00	3,957.47	2,100.00	88.45
91900 Other Expense							
10-1-000-002-4120.400 Fee for Service Exp	25.12	100.00	-74.88	1,100.00	1,233.78	1,200.00	2.82
10-1-000-002-4120.500 Other Fee Exp	0.00	2,602.50	-2,602.50	28,627.50	20.15	31,230.00	-99.94
10-1-000-002-4120.700 Mental Health Fee	2,352.00	2,352.00	0.00	25,872.00	32,536.00	28,224.00	15.28
10-1-000-002-4120.800 Participant Fee	2,352.00	2,352.00	0.00	25,872.00	21,168.00	28,224.00	-25.00
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	5.00	-5.00	55.00	40.00	60.00	-33.33
10-1-000-002-4190.950 Background Verification	0.00	650.00	-650.00	7,150.00	25.24	7,800.00	-99.68
Total Line 91900	4,729.12	8,061.50	-3,332.38	88,676.50	55,023.17	96,738.00	-43.12
91000 TOTAL OPERATING EXPENSE - Admin	34,127.07	37,411.33	-3,284.26	411,524.63	378,339.85	448,936.00	-15.73

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Total Line 94200	15,069.04	11,804.17	3,264.87	129,845.87	126,641.21	141,650.00	-10.60
94300 Maintenance - Contracts							
10-1-000-002-4330.010 Refuse	8.46	0.00	8.46	0.00	98.52	0.00	
10-1-000-002-4430.000 Maint Labor Contract	25,779.50	33,778.00	-7,998.50	371,558.00	381,815.00	405,336.00	-5.80
10-1-000-002-4430.010 Garbage&Trash Cont	180.00	250.00	-70.00	2,750.00	3,056.28	3,000.00	1.88
10-1-000-002-4430.020 Heating&Cooling Cont	0.00	1,000.00	-1,000.00	11,000.00	741.25	12,000.00	-93.82
10-1-000-002-4430.030 Snow Removal Contract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4430.040 Elevator Maint Cont	0.00	0.00	0.00	0.00	176.00	0.00	
10-1-000-002-4430.050 Landscape & Grds Cont	0.00	1,666.67	-1,666.67	18,333.37	6,468.05	20,000.00	-67.66
10-1-000-002-4430.060 Unit Turnaround Cont	2,276.66	0.00	2,276.66	0.00	2,276.66	0.00	
10-1-000-002-4430.070 Electrical Contracts	0.00	25.00	-25.00	275.00	8,918.68	300.00	2,872.89
10-1-000-002-4430.080 Plumbing Contracts	750.00	1,166.67	-416.67	12,833.37	17,589.06	14,000.00	25.64
10-1-000-002-4430.090 Extermination Contracts	0.00	1,000.00	-1,000.00	11,000.00	14,987.00	12,000.00	24.89
10-1-000-002-4430.100 Reg Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4430.110 Routine Maint Cont	180.00	20.00	160.00	220.00	559.69	240.00	133.20
10-1-000-002-4430.111 Flooring Contract	0.00	4,333.33	-4,333.33	47,666.63	150,881.00	52,000.00	190.16
10-1-000-002-4430.120 Other Misc Cont Cost	0.00	83.33	-83.33	916.63	3,014.10	1,000.00	201.41
10-1-000-002-4430.121 Laundry Equip Contract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4430.126 Vehicle Maint Cont	0.00	25.00	-25.00	275.00	955.12	300.00	218.37
10-1-000-002-4431.000 Trash Removal	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94300	29,174.62	43,348.00	-14,173.38	476,828.00	591,536.41	520,176.00	13.72
94500 Maintenance - Ordinary/Benefits							
10-1-000-002-4410.500 Emp Benefit - Maint	1,283.30	2,273.00	-989.70	25,003.00	13,630.35	27,276.00	-50.03
Total Line 94500	1,283.30	2,273.00	-989.70	25,003.00	13,630.35	27,276.00	-50.03
94000 TOTAL MAINTENANCE EXPENSES	48,034.58	62,642.17	-14,607.59	689,063.87	760,687.92	751,706.00	1.19
TOTAL PROTECTIVE SERVICES EXPENSE							
95200 Protective Services - Contract							
10-1-000-002-4480.000 Police Contract	0.00	250.00	-250.00	2,750.00	3,137.30	3,000.00	4.58
10-1-000-002-4480.006 Safety/Security Labor Fee	2,352.00	1,960.00	392.00	21,560.00	23,912.00	23,520.00	1.67
10-1-000-002-4480.100 ADT Contract	340.13	241.67	98.46	2,658.37	3,831.83	2,900.00	32.13
10-1-000-002-4480.500 Other Security Contract	0.00	1,250.00	-1,250.00	13,750.00	1,809.60	15,000.00	-87.94
Total Line 95200	2,692.13	3,701.67	-1,009.54	40,718.37	32,690.73	44,420.00	-26.41
95300 Protective Services - Other							
Total Line 95300	0.00	0.00	0.00	0.00	0.00	0.00	
95000 TOTAL PROTECTIVE SERVICES EXP	2,692.13	3,701.67	-1,009.54	40,718.37	32,690.73	44,420.00	-26.41
INSURANCE PREMIUMS EXPENSE							
96110 Property 120 Liab. 130 Work Comp							
10-1-000-002-4510.010 Property Ins	4,985.75	5,239.00	-253.25	57,629.00	56,192.63	62,868.00	-10.62
10-1-000-002-4510.020 Liability Ins	490.42	492.00	-1.58	5,412.00	5,314.14	5,904.00	-9.99
10-1-000-002-4510.030 Work Comp Insurance	222.90	223.00	-0.10	2,453.00	2,282.28	2,676.00	-14.71
Total Line 96110 96120 96130	5,699.07	5,954.00	-254.93	65,494.00	63,789.05	71,448.00	-10.72
96140 All Other Insurance							
10-1-000-002-4510.015 Equipment Insurance	226.90	215.00	11.90	2,365.00	2,345.63	2,580.00	-9.08
10-1-000-002-4510.025 PE & PO Insurance	66.55	73.00	-6.45	803.00	750.91	876.00	-14.28
10-1-000-002-4510.035 Auto Insurance	200.00	204.00	-4.00	2,244.00	2,200.00	2,448.00	-10.13
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	492.00	1.45	5,412.00	5,296.54	5,904.00	-10.29
96100 TOTAL INSURANCE PREMIUMS EXP	6,192.52	6,446.00	-253.48	70,906.00	69,085.59	77,352.00	-10.69

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

	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 Salaries Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4595.000 Compensated Absences	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96210	0.00	0.00	0.00	0.00	0.00	0.00	
96300 Payment In Lieu Of Taxes - PILOT							
10-1-000-002-4520.000 Pay in lieu of Tax	2,490.30	2,165.83	324.47	23,824.13	26,629.76	25,990.00	2.46
Total Line 96300	2,490.30	2,165.83	324.47	23,824.13	26,629.76	25,990.00	2.46
96400 Bad Debt - Tenant Rents							
10-1-000-002-4570.000 Collection Losses	5,939.70	0.00	5,939.70	0.00	22,873.02	0.00	
Total Line 96400	5,939.70	0.00	5,939.70	0.00	22,873.02	0.00	
96800 Severance Expense							
10-1-000-002-4530.000 Term Leave Pay	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96800	0.00	0.00	0.00	0.00	0.00	0.00	
96000 TOTAL OTHER GENERAL EXPENSES	8,430.00	2,165.83	6,264.17	23,824.13	49,502.78	25,990.00	90.47
96900 TOTAL OPERATING EXPENSE	109,552.51	117,243.67	-7,691.16	1,289,680.37	1,341,968.23	1,406,924.00	-4.62
97000 NET REVENUE/EXPENSE (-Gain/Loss)	-1,105.02	-2,560.33	1,455.31	-28,163.63	-29,062.50	-30,724.00	-5.41
MISCELLANEOUS EXPENSE							
97100 Extraordinary Maintenance							
10-1-000-002-4610.010 Extraordinary Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4610.020 Extraordinary Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4610.030 Extraordinary Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 97100	0.00	0.00	0.00	0.00	0.00	0.00	
97200 Casualty Losses - Non-capitalized							
10-1-000-002-4620.010 Casualty Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4620.020 Casualty Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4620.030 Casualty Contract Costs	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 97200	0.00	0.00	0.00	0.00	0.00	0.00	
97400 Depreciation Expense							
10-1-000-002-4800.000 Depreciation Exp Fam	22,203.00	31,250.00	-9,047.00	343,750.00	244,233.00	375,000.00	-34.87
Total Line 97400	22,203.00	31,250.00	-9,047.00	343,750.00	244,233.00	375,000.00	-34.87
97500 Fraud Losses							
Total Line 97500	0.00	0.00	0.00	0.00	0.00	0.00	
97800 Dwelling Units Rent Expense							
Total Line 97800	0.00	0.00	0.00	0.00	0.00	0.00	
90000 TOTAL MISCELLANEOUS EXPENSE	22,203.00	31,250.00	-9,047.00	343,750.00	244,233.00	375,000.00	-34.87

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

	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)	21,097.98	28,689.67	-7,591.69	315,586.37	215,170.50	344,276.00	-37.50

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	51.00	177.00	0.00	1,947.00	561.00	2,124.00	0.00
REVENUE							
70300 Net Tenant Rent Revenue							
10-1-000-006-3110.000 Dwelling Rent	-15,796.00	-14,583.33	-1,212.67	-160,416.63	-174,267.00	-175,000.00	-0.42
10-1-000-006-3111.000 Utility Allowance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70300	-15,796.00	-14,583.33	-1,212.67	-160,416.63	-174,267.00	-175,000.00	-0.42
70400 Tenant Revenue - Other							
10-1-000-006-3120.000 Excess Utilities	0.00	-6.25	6.25	-68.75	-50.00	-75.00	-33.33
10-1-000-006-3130.000 Cable TV Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3190.000 Nondwell Rent	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3690.000 Other Income	0.00	-7.50	7.50	-82.50	479.00	-90.00	-632.22
10-1-000-006-3690.100 Late Fees	-250.00	-83.33	-166.67	-916.63	-1,325.00	-1,000.00	32.50
10-1-000-006-3690.120 Violation Fees	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3690.130 Court Cost Fees	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3690.140 Returned Check Charge	-50.00	-2.08	-47.92	-22.88	-125.00	-25.00	400.00
10-1-000-006-3690.150 Laundry Income	-614.25	-541.67	-72.58	-5,958.37	-5,895.25	-6,500.00	-9.30
10-1-000-006-3690.160 Vending Machine Inc	-84.10	-33.33	-50.77	-366.63	-358.48	-400.00	-10.38
10-1-000-006-3690.180 Labor	-87.00	-125.00	38.00	-1,375.00	-312.75	-1,500.00	-79.15
10-1-000-006-3690.200 Materials	-5.00	-33.33	28.33	-366.63	-56.00	-400.00	-86.00
10-1-000-006-3690.300 T.S. Income - Grants	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70400	-1,090.35	-832.49	-257.86	-9,157.39	-7,643.48	-9,990.00	-23.49
70500 TOTAL TENANT REVENUE	-16,886.35	-15,415.82	-1,470.53	-169,574.02	-181,910.48	-184,990.00	-1.66
70600 HUD PHA Operating Grants							
10-1-000-006-8020.000 Oper Sub - Curr Yr	-7,604.00	-9,379.25	1,775.25	-103,171.75	-102,788.00	-112,551.00	-8.67
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	-7,604.00	-9,379.25	1,775.25	-103,171.75	-102,788.00	-112,551.00	-8.67
10010 Operating Tranfers In - CFP							
10-1-000-006-3404.010 Other Inc - Operations	0.00	-3,333.33	3,333.33	-36,666.63	-30,000.00	-40,000.00	-25.00
Total Line 70610	0.00	-3,333.33	3,333.33	-36,666.63	-30,000.00	-40,000.00	-25.00
70800 Other Government Grants							
10-1-000-006-3404.000 Rev other gov grants	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70800	0.00	0.00	0.00	0.00	0.00	0.00	
71100 Investment Income - Unrestricted							
10-1-000-006-3610.000 Interest Income	-265.23	-229.17	-36.06	-2,520.87	-4,011.48	-2,750.00	45.87
Total Line 71100	-265.23	-229.17	-36.06	-2,520.87	-4,011.48	-2,750.00	45.87
71300 Proceeds from Disposition of Asset							
Total Line 71300	0.00	0.00	0.00	0.00	0.00	0.00	
71500 Other Revenue							
10-1-000-006-3190.050 Office Rent Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3195.000 Day Care Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3690.300 T.S. Income - Grants	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.000 Inspection Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.004 Admin Fee Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.005 Maint Fee Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.120 Other Misc Inc	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 71500	0.00	0.00	0.00	0.00	0.00	0.00	
70000 TOTAL REVENUE	-24,755.58	-28,357.57	3,601.99	-311,933.27	-318,709.96	-340,291.00	-6.34

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Knox County Housing Authority
FDS Income Statement - AMP 3 Bluebell
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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
EXPENSES							
ADMINISTRATIVE							
91100 Administrative Salaries							
10-1-000-006-4110.000 Admin Salaries	1,677.06	1,870.00	-192.94	20,570.00	19,762.69	22,440.00	-11.93
10-1-000-006-4110.200 Admin Exp - Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91100	1,677.06	1,870.00	-192.94	20,570.00	19,762.69	22,440.00	-11.93
91200 Auditing Fees							
10-1-000-006-4171.000 Audit Fee	0.00	100.00	-100.00	1,100.00	1,020.00	1,200.00	-15.00
Total Line 91200	0.00	100.00	-100.00	1,100.00	1,020.00	1,200.00	-15.00
91300 Management Fee							
10-1-000-006-4120.100 Management Fee Exp	4,023.50	3,942.00	81.50	43,362.00	43,213.95	47,304.00	-8.65
Total Line 91300	4,023.50	3,942.00	81.50	43,362.00	43,213.95	47,304.00	-8.65
91310 Book-keeping Fee							
10-1-000-006-4120.300 Bookkeeping Exp	375.00	383.00	-8.00	4,213.00	4,162.50	4,596.00	-9.43
Total Line 91310	375.00	383.00	-8.00	4,213.00	4,162.50	4,596.00	-9.43
91500 Benefit Contributions - Admin							
10-1-000-006-4110.500 Emp Benefit - Admin	551.10	764.00	-212.90	8,404.00	7,505.04	9,168.00	-18.14
Total Line 91500	551.10	764.00	-212.90	8,404.00	7,505.04	9,168.00	-18.14
91600 Office Expense							
10-1-000-006-4140.000 Training - Staff	0.00	46.17	-46.17	507.87	0.00	554.00	-100.00
10-1-000-006-4180.000 Telephone	426.39	383.33	43.06	4,216.63	5,292.05	4,600.00	15.04
10-1-000-006-4190.100 Postage	7.59	8.33	-0.74	91.63	72.87	100.00	-27.13
10-1-000-006-4190.200 Office Supplies	0.00	6.25	-6.25	68.75	213.20	75.00	184.27
10-1-000-006-4190.250 Office Furniture	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4190.300 Paper Supplies	0.00	16.67	-16.67	183.37	311.23	200.00	55.62
10-1-000-006-4190.400 Printing	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4190.401 Printing Supplies	0.00	8.33	-8.33	91.63	167.67	100.00	67.67
10-1-000-006-4190.500 Printer/Copier	0.00	0.00	0.00	0.00	0.00	0.00	
Supply/Cont							
10-1-000-006-4190.550 Computers/Software	0.00	0.00	0.00	0.00	1,483.02	0.00	
10-1-000-006-4190.700 Member Dues/Fees	0.00	83.33	-83.33	916.63	0.00	1,000.00	-100.00
10-1-000-006-4190.800 Internet Services	0.00	237.50	-237.50	2,612.50	2,392.93	2,850.00	-16.04
10-1-000-006-4190.850 IT Support	0.00	41.67	-41.67	458.37	180.00	500.00	-64.00
Total Line 91600	433.98	831.58	-397.60	9,147.38	10,112.97	9,979.00	1.34
91700 Legal Expense							
Total Line 91700	0.00	0.00	0.00	0.00	0.00	0.00	
91800 Travel Expense							
10-1-000-006-4150.000 Travel - Staff	0.00	27.50	-27.50	302.50	14.74	330.00	-95.53
10-1-000-006-4150.010 Travel - Commissioners	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4150.100 Mileage - Admin	0.00	4.17	-4.17	45.87	0.00	50.00	-100.00
Total Line 91800	0.00	31.67	-31.67	348.37	14.74	380.00	-96.12
91900 Other Expense							
10-1-000-006-4120.400 Fee for Service Exp	5.66	45.83	-40.17	504.13	356.91	550.00	-35.11
10-1-000-006-4120.500 Other Fee Exp	0.00	764.00	-764.00	8,404.00	1.61	9,168.00	-99.98
10-1-000-006-4120.700 Mental Health Fee	612.00	612.00	0.00	6,732.00	8,466.00	7,344.00	15.28
10-1-000-006-4120.800 Participant Fee	612.00	612.00	0.00	6,732.00	5,508.00	7,344.00	-25.00
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	91.63	46.51	100.00	-53.49
10-1-000-006-4190.950 Background Verification	0.00	16.67	-16.67	183.37	50.48	200.00	-74.76
Total Line 91900	1,229.66	2,058.83	-829.17	22,647.13	14,429.51	24,706.00	-41.60

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Knox County Housing Authority
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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Total Line 94200	1,573.71	2,454.16	-880.45	26,995.76	22,322.61	29,450.00	-24.20
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	4,858.00	5,262.00	-404.00	57,882.00	39,717.00	63,144.00	-37.10
10-1-000-006-4430.010 Garbage & Trash Cont	0.00	333.33	-333.33	3,666.63	3,840.99	4,000.00	-3.98
10-1-000-006-4430.020 Heating & Cooling Cont	1,935.00	3,750.00	-1,815.00	41,250.00	4,275.00	45,000.00	-90.50
10-1-000-006-4430.030 Snow Removal Contract	0.00	41.67	-41.67	458.37	65.00	500.00	-87.00
10-1-000-006-4430.040 Elevator Maint Cont	1,080.00	208.33	871.67	2,291.63	7,032.43	2,500.00	181.30
10-1-000-006-4430.050 Landscape & Grds Cont	0.00	208.33	-208.33	2,291.63	392.00	2,500.00	-84.32
10-1-000-006-4430.060 Unit Turnaround Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4430.070 Electrical Contracts	0.00	83.33	-83.33	916.63	294.02	1,000.00	-70.60
10-1-000-006-4430.080 Plumbing Contracts	0.00	333.33	-333.33	3,666.63	2,274.00	4,000.00	-43.15
10-1-000-006-4430.090 Extermination Contracts	1,500.00	208.33	1,291.67	2,291.63	12,980.50	2,500.00	419.22
10-1-000-006-4430.100 Janitorial Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4430.110 Routine Maint Cont	318.11	583.33	-265.22	6,416.63	1,773.66	7,000.00	-74.66
10-1-000-006-4430.111 Flooring Contract	0.00	666.67	-666.67	7,333.37	8,486.76	8,000.00	6.08
10-1-000-006-4430.120 Other Misc. Cont Cost	0.00	0.00	0.00	0.00	780.30	0.00	
10-1-000-006-4430.121 Laundry Equip Contract	276.00	166.67	109.33	1,833.37	466.00	2,000.00	-76.70
10-1-000-006-4430.126 Vehicle Maint Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4431.000 Trash Removal	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94300	9,967.11	11,845.32	-1,878.21	130,298.52	82,377.66	142,144.00	-42.05
94500 Maintenance - Ordinary/Benefits							
10-1-000-006-4410.500 Maint Emp Benefit	342.24	593.00	-250.76	6,523.00	3,634.92	7,116.00	-48.92
Total Line 94500	342.24	593.00	-250.76	6,523.00	3,634.92	7,116.00	-48.92
94000 TOTAL MAINTENANCE EXPENSES	12,551.76	16,253.48	-3,701.72	178,788.28	116,036.54	195,042.00	-40.51
TOTAL PROTECTIVE SERVICES EXPENSE							
95200 Protective Services - Contract							
10-1-000-006-4480.000 Police Contract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4480.006 Safety/Security Labor Fee	612.00	510.00	102.00	5,610.00	6,222.00	6,120.00	1.67
10-1-000-006-4480.100 ADT Contract	150.45	150.00	0.45	1,650.00	5,003.39	1,800.00	177.97
10-1-000-006-4480.500 Other Security Contract	1,490.00	333.33	1,156.67	3,666.63	3,093.19	4,000.00	-22.67
Total Line 95200	2,252.45	993.33	1,259.12	10,926.63	14,318.58	11,920.00	20.12
95300 Protective Services - Other							
Total Line 95300	0.00	0.00	0.00	0.00	0.00	0.00	
95000 TOTAL PROTECTIVE SERVICES EXP	2,252.45	993.33	1,259.12	10,926.63	14,318.58	11,920.00	20.12
INSURANCE PREMIUMS EXPENSE							
96110 Property 120 Liab. 130 Work Comp							
10-1-000-006-4510.010 Property Insurance	1,769.77	1,600.00	169.77	17,600.00	17,649.68	19,200.00	-8.07
10-1-000-006-4510.020 Liability Insurance	127.93	129.00	-1.07	1,419.00	1,390.18	1,548.00	-10.20
10-1-000-006-4510.030 Work Comp	25.98	29.00	-3.02	319.00	265.13	348.00	-23.81
Total Line 96110 96120 96130	1,923.68	1,758.00	165.68	19,338.00	19,304.99	21,096.00	-8.49
96140 All Other Insurance							
10-1-000-006-4510.015 Equipment Insurance	59.19	57.00	2.19	627.00	613.56	684.00	-10.30
10-1-000-006-4510.025 PE & PO Insurance	13.18	8.00	5.18	88.00	88.63	96.00	-7.68
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	65.00	7.37	715.00	702.19	780.00	-9.98
96100 TOTAL INSURANCE PREMIUMS EXP	1,996.05	1,823.00	173.05	20,053.00	20,007.18	21,876.00	-8.54

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Knox County Housing Authority
FDS Income Statement - AMP 3 Bluebell
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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 Absences							
10-1-000-006-4110.001 Salaries Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4595.000 Compensated Absences	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96210	0.00	0.00	0.00	0.00	0.00	0.00	
96300 Payment In Lieu Of Taxes - PILOT							
10-1-000-006-4520.000 Pay in lieu of Tax	855.31	1,233.25	-377.94	13,565.75	14,720.46	14,799.00	-0.53
Total Line 96300	855.31	1,233.25	-377.94	13,565.75	14,720.46	14,799.00	-0.53
96400 Bad Debt - Tenant Rents							
10-1-000-006-4570.000 Collection Losses	919.86	0.00	919.86	0.00	3,370.56	0.00	
Total Line 96400	919.86	0.00	919.86	0.00	3,370.56	0.00	
96800 Severance Expense							
10-1-000-006-4530.000 Term Leave Pay	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96800	0.00	0.00	0.00	0.00	0.00	0.00	
96000 TOTAL OTHER GENERAL EXPENSES	1,775.17	1,233.25	541.92	13,565.75	18,091.02	14,799.00	22.24
96900 TOTAL OPERATING EXPENSE	34,659.88	34,377.48	282.40	378,152.28	301,479.78	412,530.00	-26.92
97000 NET REVENUE/EXPENSE (-Gain/Loss)	9,904.30	6,019.91	3,884.39	66,219.01	-17,230.18	72,239.00	-123.85
MISCELLANEOUS EXPENSE							
97100 Extraordinary Maintenance							
10-1-000-006-4610.010 Extraordinary Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4610.020 Extraordinary Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4610.030 Extraordinary Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 97100	0.00	0.00	0.00	0.00	0.00	0.00	
97200 Casualty Losses - Non-capitalized							
10-1-000-006-4620.010 Casualty Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4620.020 Casualty Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4620.030 Casualty Contract Costs	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 97200	0.00	0.00	0.00	0.00	0.00	0.00	
97400 Depreciation Expense							
10-1-000-006-4800.000 Depreciation Exp BB	3,575.00	0.00	3,575.00	0.00	39,325.00	0.00	
Total Line 97400	3,575.00	0.00	3,575.00	0.00	39,325.00	0.00	
97500 Fraud Losses							
Total Line 97500	0.00	0.00	0.00	0.00	0.00	0.00	
97800 Dwelling Units Rent Expense							
Total Line 97800	0.00	0.00	0.00	0.00	0.00	0.00	
90000 TOTAL MISCELLANEOUS EXPENSE	3,575.00	0.00	3,575.00	0.00	39,325.00	0.00	

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

	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)	13,479.30	6,019.91	7,459.39	66,219.01	22,094.82	72,239.00	-69.41

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Knox County Housing Authority
FDS Income Statement - Brentwood
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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	72.00	72.00	0.00	792.00	792.00	864.00	0.00
REVENUE							
70300 Net Tenant Rent Revenue							
60-1-000-000-5120.000 Rent - Brentwood	-31,811.00	-28,909.33	-2,901.67	-318,002.63	-328,358.00	-346,912.00	-5.35
60-1-000-000-5125.000 PHA Rent	-9,224.00	-11,000.00	1,776.00	-121,000.00	-103,328.00	-132,000.00	-21.72
60-1-000-000-5220.000 Vacancies - BW	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5320.000 Rent Adjustments	-979.00	0.00	-979.00	0.00	-1,225.00	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	-42,014.00	-39,909.33	-2,104.67	-439,002.63	-432,911.00	-478,912.00	-9.61
70400 Tenant Revenue - Other							
60-1-000-000-5910.000 Laundry Income	-1,051.25	-625.00	-426.25	-6,875.00	-6,958.75	-7,500.00	-7.22
60-1-000-000-5920.000 Bad Check Charges	0.00	-3.33	3.33	-36.63	-65.00	-40.00	62.50
60-1-000-000-5920.100 Deposits Forfeited	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5922.000 Labor & Materials	0.00	-600.00	600.00	-6,600.00	-6,646.53	-7,200.00	-7.69
60-1-000-000-5923.000 Misc Charges	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5925.000 Late Charges	-199.56	-60.00	-139.56	-660.00	-2,081.56	-720.00	189.11
60-1-000-000-5926.000 Violation Charges	0.00	-40.42	40.42	-444.62	-500.00	-485.00	3.09
60-1-000-000-5930.000 Retained HAP	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70400	-1,250.81	-1,328.75	77.94	-14,616.25	-16,251.84	-15,945.00	1.92
70500 TOTAL TENANT REVENUE	-43,264.81	-41,238.08	-2,026.73	-453,618.88	-449,162.84	-494,857.00	-9.23
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	-703.25	-700.00	-3.25	-7,700.00	-5,514.63	-8,400.00	-34.35
60-1-000-000-5410.025 Interest Inc - Sec Dep	-0.52	-0.58	0.06	-6.38	-6.18	-7.00	-11.71
Total Line 71100	-703.77	-700.58	-3.19	-7,706.38	-5,520.81	-8,407.00	-34.33
71400 Fraud Recovery							
Total Line 71400	0.00	0.00	0.00	0.00	0.00	0.00	
71500 Other Revenue							
60-1-000-000-5127.000 Office Rent Receipt	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5900.000 Other Income	0.00	-16.67	16.67	-183.37	-46.00	-200.00	-77.00
60-1-000-000-5901.000 Income - LR Amps	0.00	-83.33	83.33	-916.63	0.00	-1,000.00	-100.00
Total Line 71500	0.00	-100.00	100.00	-1,100.00	-46.00	-1,200.00	-96.17
72000 Investment Income - Restricted							
60-1-000-000-5440.000 Rep Res Interest	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5450.000 Residual Res Int Inc	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 72000	0.00	0.00	0.00	0.00	0.00	0.00	
70000 TOTAL REVENUE	-43,968.58	-42,038.66	-1,929.92	-462,425.26	-454,729.65	-504,464.00	-9.86

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
EXPENSES							
ADMINISTRATIVE							
91100 Administrative Salaries							
60-1-000-000-6310.000 Admin Salaries	1,383.74	1,507.00	-123.26	16,577.00	12,977.46	18,084.00	-28.24
60-1-000-000-6330.000 Manager Salaries	2,499.76	2,875.00	-375.24	31,625.00	30,749.24	34,500.00	-10.87
Total Line 91100	3,883.50	4,382.00	-498.50	48,202.00	43,726.70	52,584.00	-16.84
91200 Auditing Fees							
60-1-000-000-6350.000 Audit	0.00	117.00	-117.00	1,287.00	1,360.00	1,404.00	-3.13
Total Line 91200	0.00	117.00	-117.00	1,287.00	1,360.00	1,404.00	-3.13
91300 Management Fee							
60-1-000-000-6320.000 Management Fees	3,905.00	3,744.00	161.00	41,184.00	41,249.00	44,928.00	-8.19
Total Line 91300	3,905.00	3,744.00	161.00	41,184.00	41,249.00	44,928.00	-8.19
91310 Book-keeping Fee							
60-1-000-000-6351.000 Bookkeeping Fees	532.50	540.00	-7.50	5,940.00	5,887.50	6,480.00	-9.14
Total Line 91310	532.50	540.00	-7.50	5,940.00	5,887.50	6,480.00	-9.14
91400 Advertising & Marketing							
60-1-000-000-6210.000 Advertising	0.00	30.00	-30.00	330.00	0.00	360.00	-100.00
Total Line 91400	0.00	30.00	-30.00	330.00	0.00	360.00	-100.00
91500 Benefit Contributions - Admin							
60-1-000-000-6310.500 Admin Benefits	346.63	374.00	-27.37	4,114.00	3,179.72	4,488.00	-29.15
60-1-000-000-6330.500 Manager's Benefits	889.40	1,033.00	-143.60	11,363.00	10,873.02	12,396.00	-12.29
Total Line 91500	1,236.03	1,407.00	-170.97	15,477.00	14,052.74	16,884.00	-16.77
91600 Office Expense							
60-1-000-000-6250.000 Misc Rent Expense	63.70	125.00	-61.30	1,375.00	904.49	1,500.00	-39.70
60-1-000-000-6311.000 Office Exp - BW	98.41	202.50	-104.09	2,227.50	2,433.50	2,430.00	0.14
60-1-000-000-6311.050 Office Rental Exp	298.00	271.50	26.50	2,986.50	3,113.00	3,258.00	-4.45
60-1-000-000-6311.100 Phone/Internet Exp	173.52	116.67	56.85	1,283.37	1,462.35	1,400.00	4.45
60-1-000-000-6311.150 IT Support	0.00	166.67	-166.67	1,833.37	901.79	2,000.00	-54.91
60-1-000-000-6311.200 Office Furniture	0.00	16.67	-16.67	183.37	0.00	200.00	-100.00
Total Line 91600	633.63	899.01	-265.38	9,889.11	8,815.13	10,788.00	-18.29
91700 Legal Expense							
60-1-000-000-6340.000 Legal	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91700	0.00	0.00	0.00	0.00	0.00	0.00	
91800 Travel Expense							
60-1-000-000-6365.000 Travel - Staff	0.00	100.00	-100.00	1,100.00	259.47	1,200.00	-78.38
60-1-000-000-6365.010 Travel - Commissioners	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6365.100 Mileage, Staff - BW	87.77	110.00	-22.23	1,210.00	1,218.80	1,320.00	-7.67
Total Line 91800	87.77	210.00	-122.23	2,310.00	1,478.27	2,520.00	-41.34
91900 Other Expense							
60-1-000-000-6350.700 Mental Health Fee	864.00	864.00	0.00	9,504.00	9,504.00	10,368.00	-8.33
60-1-000-000-6350.800 Participant Fee	864.00	864.00	0.00	9,504.00	9,504.00	10,368.00	-8.33
60-1-000-000-6352.500 Other Fee Exp	0.00	1.67	-1.67	18.37	90.00	20.00	350.00
60-1-000-000-6360.000 Training - Staff	0.00	166.67	-166.67	1,833.37	437.50	2,000.00	-78.13
60-1-000-000-6360.010 Training - Commiss	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6380.000 Consulting Services	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6380.100 Inspection Expense	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6380.500 Translating Services	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6390.000 Fee for Service Exp	22.70	50.00	-27.30	550.00	257.90	600.00	-57.02
60-1-000-000-6399.000 Other Administrative	36.49	83.33	-46.84	916.63	68.99	1,000.00	-93.10
Total Line 91900	1,787.19	2,029.67	-242.48	22,326.37	19,862.39	24,356.00	-18.45
91000 TOTAL OPERATING EXPENSE - Admin	12,065.62	13,358.68	-1,293.06	146,945.48	136,431.73	160,304.00	-14.89

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
UTILITIES							
93100 Water,200 Elect,300 Gas,600 Sewer							
60-1-000-000-6450.000 Utilites - Electric	793.71	425.00	368.71	4,675.00	5,679.47	5,100.00	11.36
60-1-000-000-6451.000 Utilities - Water	938.08	900.00	38.08	9,900.00	11,168.39	10,800.00	3.41
60-1-000-000-6452.000 Utilities - Gas	429.07	125.00	304.07	1,375.00	1,429.38	1,500.00	-4.71
60-1-000-000-6453.000 Utilities - Sewer	2,232.19	1,800.00	432.19	19,800.00	25,973.24	21,600.00	20.25
Total Line 93100, 93200, 93300, 93600	4,393.05	3,250.00	1,143.05	35,750.00	44,250.48	39,000.00	13.46
93000 TOTAL UTILITIES EXPENSES	4,393.05	3,250.00	1,143.05	35,750.00	44,250.48	39,000.00	13.46
MAINTENANCE & OPERATIONS EXPENSE							
94100 Maintenance - Labor							
60-1-000-000-6510.000 Maint Salaries	3,892.80	4,141.67	-248.87	45,558.37	45,211.28	49,700.00	-9.03
60-1-000-000-6510.100 OT Maintenance	96.88	200.00	-103.12	2,200.00	693.06	2,400.00	-71.12
60-1-000-000-6510.200 Maint from Amps	0.00	166.67	-166.67	1,833.37	402.50	2,000.00	-79.88
Total Line 94100	3,989.68	4,508.34	-518.66	49,591.74	46,306.84	54,100.00	-14.41
94200 Maintenance - Materials/Supplies							
60-1-000-000-6515.010 Garbage/Trash Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6515.020 Heat/Cool Supplies	0.00	166.67	-166.67	1,833.37	361.00	2,000.00	-81.95
60-1-000-000-6515.030 Snow Removal Supplies	0.00	58.33	-58.33	641.63	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	12.53	250.00	-237.47	2,750.00	449.25	3,000.00	-85.03
60-1-000-000-6515.070 Electrical Supplies	0.00	135.00	-135.00	1,485.00	1,108.18	1,620.00	-31.59
60-1-000-000-6515.080 Plumbing Supplies	1,408.69	400.00	1,008.69	4,400.00	4,642.79	4,800.00	-3.28
60-1-000-000-6515.090 Extermination Supplies	0.00	16.67	-16.67	183.37	0.00	200.00	-100.00
60-1-000-000-6515.100 Janitorial Supplies	0.00	150.00	-150.00	1,650.00	425.29	1,800.00	-76.37
60-1-000-000-6515.110 Routine Maint. Supplies	957.31	983.33	-26.02	10,816.63	8,748.12	11,800.00	-25.86
60-1-000-000-6515.114 Painting Supplies - BW	436.80	140.00	296.80	1,540.00	1,894.01	1,680.00	12.74
60-1-000-000-6515.115 Refrigerators	575.00	275.00	300.00	3,025.00	4,747.00	3,300.00	43.85
60-1-000-000-6515.116 Stoves	0.00	150.00	-150.00	1,650.00	0.00	1,800.00	-100.00
60-1-000-000-6515.120 Misc. Other Supplies	0.00	62.50	-62.50	687.50	189.72	750.00	-74.70
60-1-000-000-6515.500 Small Tools/Equipment	0.00	16.67	-16.67	183.37	79.99	200.00	-60.01
Total Line 94200	3,390.33	2,804.17	586.16	30,845.87	22,645.35	33,650.00	-32.70
94300 Maintenance - Contracts							
60-1-000-000-6520.010 Garbage/Trash Contract	1,200.00	1,183.33	16.67	13,016.63	11,357.40	14,200.00	-20.02
60-1-000-000-6520.020 Heat/Cool Contract	0.00	291.67	-291.67	3,208.37	0.00	3,500.00	-100.00
60-1-000-000-6520.030 Snow Removal Contract	0.00	166.67	-166.67	1,833.37	0.00	2,000.00	-100.00
60-1-000-000-6520.040 Roofing Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6520.050 Landscape&Grds Cont	0.00	916.67	-916.67	10,083.37	1,066.00	11,000.00	-90.31
60-1-000-000-6520.060 Unit Turn Contract	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6520.070 Electrical Contract	0.00	65.00	-65.00	715.00	0.00	780.00	-100.00
60-1-000-000-6520.080 Plumbing Contract	495.00	666.67	-171.67	7,333.37	2,349.43	8,000.00	-70.63
60-1-000-000-6520.090 Extermination Contract	0.00	485.00	-485.00	5,335.00	4,914.00	5,820.00	-15.57
60-1-000-000-6520.100 Janitorial Contract	0.00	97.92	-97.92	1,077.12	900.00	1,175.00	-23.40
60-1-000-000-6520.110 Routine Maint. Contract	154.00	1,491.67	-1,337.67	16,408.37	3,064.30	17,900.00	-82.88
60-1-000-000-6520.111 Carpet Repr/Repl Cont.	0.00	1,383.33	-1,383.33	15,216.63	3,188.00	16,600.00	-80.80
60-1-000-000-6520.120 Misc. Other Contracts	0.00	1,766.67	-1,766.67	19,433.37	0.00	21,200.00	-100.00
Total Line 94300 - (sub acct)	1,849.00	8,514.60	-6,665.60	93,660.60	26,839.13	102,175.00	-73.73
94500 Maintenance - Ordinary/Benefits							
60-1-000-000-6510.500 Maint. Employee Ben.	1,538.12	1,666.67	-128.55	18,333.37	18,444.81	20,000.00	-7.78
Total Line 94500	1,538.12	1,666.67	-128.55	18,333.37	18,444.81	20,000.00	-7.78
94000 TOTAL MAINTENANCE EXPENSES	10,767.13	17,493.78	-6,726.65	192,431.58	114,236.13	209,925.00	-45.58
TOTAL PROTECTIVE SERVICES EXPENSE							

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
95100 Protective Services - Labor							
Total Line 95100	0.00	0.00	0.00	0.00	0.00	0.00	
95200 Protective Services - Contract							
60-1-000-000-6580.006 Safety/Sec Labor Fee	864.00	720.00	144.00	7,920.00	9,504.00	8,640.00	10.00
60-1-000-000-6580.100 ADT Contract	132.47	99.00	33.47	1,089.00	1,186.85	1,188.00	-0.10
60-1-000-000-6580.500 Other Safety Contracts	0.00	61.67	-61.67	678.37	295.50	740.00	-60.07
Total Line 95200	996.47	880.67	115.80	9,687.37	10,986.35	10,568.00	3.96
95300 Protective Services - Other							
Total Line 95300	0.00	0.00	0.00	0.00	0.00	0.00	
95000 TOTAL PROTECTIVE SERVICES EXP	996.47	880.67	115.80	9,687.37	10,986.35	10,568.00	3.96
INSURANCE PREMIUMS EXPENSE							
96110 Property Insurance							
60-1-000-000-6720.000 Property Insurance	1,776.06	1,583.00	193.06	17,413.00	17,515.74	18,996.00	-7.79
Total Line 96110	1,776.06	1,583.00	193.06	17,413.00	17,515.74	18,996.00	-7.79
96120 Liability Insurance							
60-1-000-000-6721.000 Liability Insurance	160.63	181.00	-20.37	1,991.00	1,914.35	2,172.00	-11.86
Total Line 96120	160.63	181.00	-20.37	1,991.00	1,914.35	2,172.00	-11.86
96130 Workmen's Compensation							
60-1-000-000-6722.000 Work Comp Insurance	253.48	302.00	-48.52	3,322.00	2,589.47	3,624.00	-28.55
Total Line 96130	253.48	302.00	-48.52	3,322.00	2,589.47	3,624.00	-28.55
96140 All Other Insurance							
60-1-000-000-6720.500 Equipment Insurance	74.32	79.00	-4.68	869.00	844.12	948.00	-10.96
60-1-000-000-6721.500 PE & PO Insuranace	83.25	91.00	-7.75	1,001.00	938.40	1,092.00	-14.07
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	170.00	-12.43	1,870.00	1,782.52	2,040.00	-12.62
96100 TOTAL INSURANCE PREMIUMS EXP	2,347.74	2,236.00	111.74	24,596.00	23,802.08	26,832.00	-11.29
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	41.67	-41.67	458.37	0.00	500.00	-100.00
Total Line 96210	0.00	41.67	-41.67	458.37	0.00	500.00	-100.00
96300 Payment In Lieu Of Taxes - PILOT							
60-1-000-000-6710.000 PILOT - Real Estate Tax	1,881.05	2,264.42	-383.37	24,908.62	19,433.03	27,173.00	-28.48
Total Line 96300	1,881.05	2,264.42	-383.37	24,908.62	19,433.03	27,173.00	-28.48
96400 Bad Debt - Tenant Rents							
60-1-000-000-6370.000 Bad Debt	-646.33	266.67	-913.00	2,933.37	975.22	3,200.00	-69.52
Total Line 96400	-646.33	266.67	-913.00	2,933.37	975.22	3,200.00	-69.52
96000 TOTAL OTHER GENERAL EXPENSES	1,234.72	2,572.76	-1,338.04	28,300.36	20,408.25	30,873.00	-33.90
INTEREST & AMORTIZATION EXPENSE							
96710 Interest of Mortgage/Bond Payable							
60-1-000-000-6810.000 Interest Exp Payable	0.00	1,440.00	-1,440.00	15,840.00	14,005.00	17,280.00	-18.95
60-1-000-000-6860.000 Security Deposit Interest	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96710	0.00	1,440.00	-1,440.00	15,840.00	14,005.00	17,280.00	-18.95
96700 TOTAL INTEREST EXP & AMORT	0.00	1,440.00	-1,440.00	15,840.00	14,005.00	17,280.00	-18.95
96900 TOTAL OPERATING EXPENSE	31,804.73	41,231.89	-9,427.16	453,550.79	364,120.02	494,782.00	-26.41
97000 NET REVENUE/EXPENSE (GAIN/-LOSS)	-12,163.85	-806.77	-11,357.08	-8,874.47	-90,609.63	-9,682.00	835.86

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	65.00	72.00	0.00	792.00	715.00	864.00	0.00
REVENUE							
70300 Net Tenant Rent Revenue							
60-1-000-001-5120.000 Rent - Prairieland	-28,831.00	-28,277.00	-554.00	-311,047.00	-296,363.00	-339,324.00	-12.66
60-1-000-001-5125.000 PHA Rent	-3,762.00	-3,083.00	-679.00	-33,913.00	-38,030.00	-36,996.00	2.79
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	225.00	0.00	225.00	0.00	1,787.00	0.00	
60-1-000-001-5970.000 Excess Rent	0.00	-400.00	400.00	-4,400.00	-4,924.00	-4,800.00	2.58
60-1-000-001-5971.000 Excess Rent to HUD	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70300	-32,368.00	-31,760.00	-608.00	-349,360.00	-337,530.00	-381,120.00	-11.44
70400 Tenant Revenue - Other							
60-1-000-001-5910.000 Laundry Income	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5920.000 Bad Check Charges	-50.00	-3.33	-46.67	-36.63	-165.00	-40.00	312.50
60-1-000-001-5920.100 Deposits Forfeited	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5922.000 Labor & Materials	-350.00	-625.00	275.00	-6,875.00	-4,099.71	-7,500.00	-45.34
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	-100.00	-175.00	-1,100.00	-2,775.00	-1,200.00	131.25
60-1-000-001-5926.000 Violation Charges	0.00	-42.50	42.50	-467.50	-595.00	-510.00	16.67
60-1-000-001-5930.000 Retained HAP	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70400	-675.00	-770.83	95.83	-8,479.13	-7,634.71	-9,250.00	-17.46
70500 TOTAL TENANT REVENUE	-33,043.00	-32,530.83	-512.17	-357,839.13	-345,164.71	-390,370.00	-11.58
70600 HUD PHA Operating Grants							
60-1-000-001-5126.000 HAP - Prairie S8	-5,162.00	-4,600.00	-562.00	-50,600.00	-59,927.00	-55,200.00	8.56
60-1-000-001-5500.000 HUD Interest Payment	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70600	-5,162.00	-4,600.00	-562.00	-50,600.00	-59,927.00	-55,200.00	8.56
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	-0.42	-0.42	0.00	-4.62	-4.96	-5.00	-0.80
Total Line 71100	-0.42	-0.42	0.00	-4.62	-4.96	-5.00	-0.80
71400 Fraud Recovery							
Total Line 71400	0.00	0.00	0.00	0.00	0.00	0.00	
71500 Other Revenue							
60-1-000-001-5127.000 Office Rent Receipt	-298.00	-271.50	-26.50	-2,986.50	-3,113.00	-3,258.00	-4.45
60-1-000-001-5900.000 Other Income	0.00	0.00	0.00	0.00	-389.00	0.00	
60-1-000-001-5901.000 Income - LR Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 71500	-298.00	-271.50	-26.50	-2,986.50	-3,502.00	-3,258.00	7.49
72000 Investment Income - Restricted							
60-1-000-001-5440.000 Rep Res Interest	0.00	-178.00	178.00	-1,958.00	-2,021.38	-2,136.00	-5.37
60-1-000-001-5450.000 Residual Res Int Inc	0.00	-4.50	4.50	-49.50	-4.10	-54.00	-92.41
Total Line 72000	0.00	-182.50	182.50	-2,007.50	-2,025.48	-2,190.00	-7.51
70000 TOTAL REVENUE	-38,503.42	-37,585.25	-918.17	-413,437.75	-410,624.15	-451,023.00	-8.96

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
EXPENSES							
ADMINISTRATIVE							
91100 Administrative Salaries							
60-1-000-001-6310.000 Admin Salaries	1,383.76	1,507.00	-123.24	16,577.00	12,977.64	18,084.00	-28.24
60-1-000-001-6330.000 Manager's Salaries	2,499.74	2,875.00	-375.26	31,625.00	30,749.00	34,500.00	-10.87
Total Line 91100	3,883.50	4,382.00	-498.50	48,202.00	43,726.64	52,584.00	-16.84
91200 Auditing Fees							
60-1-000-001-6350.000 Audit	0.00	650.00	-650.00	7,150.00	1,190.00	7,800.00	-84.74
Total Line 91200	0.00	650.00	-650.00	7,150.00	1,190.00	7,800.00	-84.74
91300 Management Fee							
60-1-000-001-6320.000 Management Fees	3,575.00	3,380.00	195.00	37,180.00	37,570.00	40,560.00	-7.37
Total Line 91300	3,575.00	3,380.00	195.00	37,180.00	37,570.00	40,560.00	-7.37
91310 Book-keeping Fee							
60-1-000-001-6351.000 Bookkeeping Fees	487.50	488.00	-0.50	5,368.00	5,362.50	5,856.00	-8.43
Total Line 91310	487.50	488.00	-0.50	5,368.00	5,362.50	5,856.00	-8.43
91400 Advertising & Marketing							
60-1-000-001-6210.000 Advertising	0.00	33.33	-33.33	366.63	0.00	400.00	-100.00
Total Line 91400	0.00	33.33	-33.33	366.63	0.00	400.00	-100.00
91500 Benefit Contributions - Admin							
60-1-000-001-6310.500 Admin Benefits	346.65	374.00	-27.35	4,114.00	3,179.91	4,488.00	-29.15
60-1-000-001-6330.500 Manager's Benefits	889.37	1,033.00	-143.63	11,363.00	10,872.79	12,396.00	-12.29
Total Line 91500	1,236.02	1,407.00	-170.98	15,477.00	14,052.70	16,884.00	-16.77
91600 Office Expense							
60-1-000-001-6250.000 Misc. Rent Expense	63.69	108.33	-44.64	1,191.63	776.76	1,300.00	-40.25
60-1-000-001-6311.000 Office Exp - PL	98.38	202.50	-104.12	2,227.50	2,499.00	2,430.00	2.84
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	173.51	116.67	56.84	1,283.37	1,462.13	1,400.00	4.44
60-1-000-001-6311.150 IT Support	275.62	166.67	108.95	1,833.37	1,177.33	2,000.00	-41.13
60-1-000-001-6311.200 Office Furniture	0.00	16.67	-16.67	183.37	0.00	200.00	-100.00
Total Line 91600	611.20	610.84	0.36	6,719.24	5,915.22	7,330.00	-19.30
91700 Legal Expense							
60-1-000-001-6340.000 Legal	0.00	117.00	-117.00	1,287.00	0.00	1,404.00	-100.00
Total Line 91700	0.00	117.00	-117.00	1,287.00	0.00	1,404.00	-100.00
91800 Travel Expense							
60-1-000-001-6365.000 Travel - Staff	0.00	100.00	-100.00	1,100.00	259.47	1,200.00	-78.38
60-1-000-001-6365.010 Travel - Commissioners	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6365.100 Mileage, Staff - PL	87.77	100.00	-12.23	1,100.00	1,493.91	1,200.00	24.49
Total Line 91800	87.77	200.00	-112.23	2,200.00	1,753.38	2,400.00	-26.94
91900 Other Expense							
60-1-000-001-6350.700 Mental Health Fee	780.00	780.00	0.00	8,580.00	8,580.00	9,360.00	-8.33
60-1-000-001-6350.800 Participant Fee	780.00	780.00	0.00	8,580.00	8,580.00	9,360.00	-8.33
60-1-000-001-6352.500 Other Fee Exp	0.00	1.67	-1.67	18.37	40.00	20.00	100.00
60-1-000-001-6360.000 Training - Staff	0.00	166.67	-166.67	1,833.37	437.50	2,000.00	-78.13
60-1-000-001-6360.010 Training - Commiss	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6380.000 Consulting Services	0.00	83.33	-83.33	916.63	0.00	1,000.00	-100.00
60-1-000-001-6380.100 Inspection Expense	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6380.500 Translating Services	0.00	116.67	-116.67	1,283.37	0.00	1,400.00	-100.00
60-1-000-001-6390.000 Fee for Service Exp	23.77	45.83	-22.06	504.13	214.00	550.00	-61.09
60-1-000-001-6399.000 Other Administrative	36.49	0.00	36.49	0.00	2,655.11	0.00	
Total Line 91900	1,620.26	1,974.17	-353.91	21,715.87	20,506.61	23,690.00	-13.44
91000 TOTAL OPERATING EXPENSE - Admin	11,501.25	13,242.34	-1,741.09	145,665.74	130,077.05	158,908.00	-18.14

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
UTILITIES							
93100 Water,200 Elect,300 Gas,600 Sewer							
60-1-000-001-6450.000 Utilities Electric	733.14	310.00	423.14	3,410.00	4,383.88	3,720.00	17.85
60-1-000-001-6451.000 Utilities Water	1,223.85	1,035.00	188.85	11,385.00	12,553.50	12,420.00	1.07
60-1-000-001-6452.000 Utilities Gas	265.83	140.00	125.83	1,540.00	1,531.98	1,680.00	-8.81
60-1-000-001-6453.000 Utilities Sewer	2,769.80	2,200.00	569.80	24,200.00	28,923.23	26,400.00	9.56
Total Line 93100, 93200, 93300, 93600	4,992.62	3,685.00	1,307.62	40,535.00	47,392.59	44,220.00	7.17
93000 TOTAL UTILITIES EXPENSES	4,992.62	3,685.00	1,307.62	40,535.00	47,392.59	44,220.00	7.17
MAINTENANCE & OPERATIONS EXPENSE							
94100 Maintenance - Labor							
60-1-000-001-6510.000 Maintenance Salaries	3,892.80	4,141.67	-248.87	45,558.37	45,211.28	49,700.00	-9.03
60-1-000-001-6510.100 OT Maintenance	96.89	200.00	-103.11	2,200.00	693.12	2,400.00	-71.12
60-1-000-001-6510.200 Maint from Amps	0.00	166.67	-166.67	1,833.37	0.00	2,000.00	-100.00
Total Line 94100	3,989.69	4,508.34	-518.65	49,591.74	45,904.40	54,100.00	-15.15
94200 Maintenance - Materials/Supplies							
60-1-000-001-6515.010 Garbage/Trash Supples	0.00	0.00	0.00	0.00	482.20	0.00	
60-1-000-001-6515.020 Heat/Cool Supplies	0.00	185.00	-185.00	2,035.00	1,533.22	2,220.00	-30.94
60-1-000-001-6515.030 Snow Removal Supplies	0.00	58.33	-58.33	641.63	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	604.72	450.00	154.72	4,950.00	3,322.45	5,400.00	-38.47
60-1-000-001-6515.070 Electrical Supplies	64.76	100.00	-35.24	1,100.00	896.49	1,200.00	-25.29
60-1-000-001-6515.080 Plumbing Supplies	747.14	656.67	90.47	7,223.37	3,897.68	7,880.00	-50.54
60-1-000-001-6515.090 Extermination Supplies	0.00	25.00	-25.00	275.00	0.00	300.00	-100.00
60-1-000-001-6515.100 Janitorial Supplies	61.72	60.00	1.72	660.00	648.32	720.00	-9.96
60-1-000-001-6515.110 Routine Maint. Supplies	686.02	666.67	19.35	7,333.37	5,192.77	8,000.00	-35.09
60-1-000-001-6515.114 Painting Supplies - PL	0.00	185.00	-185.00	2,035.00	751.39	2,220.00	-66.15
60-1-000-001-6515.115 Refrigerators	0.00	275.00	-275.00	3,025.00	0.00	3,300.00	-100.00
60-1-000-001-6515.116 Stoves	0.00	225.00	-225.00	2,475.00	0.00	2,700.00	-100.00
60-1-000-001-6515.120 Other Misc. Supplies	0.00	83.33	-83.33	916.63	190.39	1,000.00	-80.96
60-1-000-001-6515.500 Small Tools/Equipment	0.00	33.33	-33.33	366.63	0.00	400.00	-100.00
Total Line 94200	2,164.36	3,003.33	-838.97	33,036.63	16,914.91	36,040.00	-53.07
94300 Maintenance - Contracts							
60-1-000-001-6520.010 Garbage/Trash Contract	798.55	725.00	73.55	7,975.00	8,011.14	8,700.00	-7.92
60-1-000-001-6520.020 Heat/Cool Contract	0.00	375.00	-375.00	4,125.00	1,464.90	4,500.00	-67.45
60-1-000-001-6520.030 Snow Removal Contract	0.00	166.67	-166.67	1,833.37	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	1,341.67	-1,341.67	14,758.37	3,000.00	16,100.00	-81.37
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	183.37	0.00	200.00	-100.00
60-1-000-001-6520.080 Plumbing Contract	0.00	550.00	-550.00	6,050.00	205.19	6,600.00	-96.89
60-1-000-001-6520.090 Extermin Contract	0.00	283.33	-283.33	3,116.63	1,606.50	3,400.00	-52.75
60-1-000-001-6520.100 Janitorial	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6520.110 Routine Main. Contract	0.00	75.00	-75.00	825.00	636.57	900.00	-29.27
60-1-000-001-6520.111 Carpet Repr/Repl Cont.	0.00	1,118.33	-1,118.33	12,301.63	0.00	13,420.00	-100.00
60-1-000-001-6520.120 Other Misc. Contracts	0.00	1,333.33	-1,333.33	14,666.63	0.00	16,000.00	-100.00
Total Line 94300 - (sub acct)	798.55	5,985.00	-5,186.45	65,835.00	14,924.30	71,820.00	-79.22
94500 Maintenance - Ordinary/Benefits							
60-1-000-001-6510.500 Maint.Benefits	1,538.20	1,666.67	-128.47	18,333.37	18,445.46	20,000.00	-7.77
Total Line 94500	1,538.20	1,666.67	-128.47	18,333.37	18,445.46	20,000.00	-7.77
94000 TOTAL MAINTENANCE EXPENSES	8,490.80	15,163.34	-6,672.54	166,796.74	96,189.07	181,960.00	-47.14
TOTAL PROTECTIVE SERVICES EXPENSE							

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
95100 Protective Services - Labor							
Total Line 95100	0.00	0.00	0.00	0.00	0.00	0.00	
95200 Protective Services - Contract							
60-1-000-001-6580.006 Safety/Sec Labor Fee	780.00	780.00	0.00	8,580.00	8,580.00	9,360.00	-8.33
60-1-000-001-6580.100 ADT Contract	132.44	98.00	34.44	1,078.00	1,186.65	1,176.00	0.91
60-1-000-001-6580.500 Other Safety Contracts	0.00	30.00	-30.00	330.00	143.25	360.00	-60.21
Total Line 95200	912.44	908.00	4.44	9,988.00	9,909.90	10,896.00	-9.05
95300 Protective Services - Other							
Total Line 95300	0.00	0.00	0.00	0.00	0.00	0.00	
95000 TOTAL PROTECTIVE SERVICES EXP	912.44	908.00	4.44	9,988.00	9,909.90	10,896.00	-9.05
INSURANCE PREMIUMS EXPENSE							
96110 Property Insurance							
60-1-000-001-6720.000 Prpoerty Insurance	1,582.45	1,250.00	332.45	13,750.00	17,235.08	15,000.00	14.90
Total Line 96110	1,582.45	1,250.00	332.45	13,750.00	17,235.08	15,000.00	14.90
96120 Liability Insurance							
60-1-000-001-6721.000 Liability Insurance	162.05	165.00	-2.95	1,815.00	1,764.37	1,980.00	-10.89
Total Line 96120	162.05	165.00	-2.95	1,815.00	1,764.37	1,980.00	-10.89
96130 Workmen's Compensation							
60-1-000-001-6722.000 Work Comp Insurance	253.48	291.67	-38.19	3,208.37	2,589.47	3,500.00	-26.02
Total Line 96130	253.48	291.67	-38.19	3,208.37	2,589.47	3,500.00	-26.02
96140 All Other Insurance							
60-1-000-001-6720.500 Equipment Insurance	74.97	66.67	8.30	733.37	778.73	800.00	-2.66
60-1-000-001-6721.500 PE & PO Insuranace	83.25	91.00	-7.75	1,001.00	938.40	1,092.00	-14.07
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	157.67	0.55	1,734.37	1,717.13	1,892.00	-9.24
96100 TOTAL INSURANCE PREMIUMS EXP	2,156.20	1,864.34	291.86	20,507.74	23,306.05	22,372.00	4.18
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	1,641.77	1,440.25	201.52	15,842.75	17,412.67	17,283.00	0.75
Total Line 96300	1,641.77	1,440.25	201.52	15,842.75	17,412.67	17,283.00	0.75
96400 Bad Debt - Tenant Rents							
60-1-000-001-6370.000 Bad Debt	-1,012.90	87.50	-1,100.40	962.50	1,649.82	1,050.00	57.13
Total Line 96400	-1,012.90	87.50	-1,100.40	962.50	1,649.82	1,050.00	57.13
96000 TOTAL OTHER GENERAL EXPENSES	628.87	1,527.75	-898.88	16,805.25	19,062.49	18,333.00	3.98
INTEREST & AMORTIZATION EXPENSE							
96710 Interest of Mortgage/Bond Payable							
60-1-000-001-6810.000 Interest Exp Payable	0.00	1,500.00	-1,500.00	16,500.00	14,004.95	18,000.00	-22.19
60-1-000-001-6860.000 Sec Dep Int	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96710	0.00	1,500.00	-1,500.00	16,500.00	14,004.95	18,000.00	-22.19
96700 TOTAL INTEREST EXP & AMORT	0.00	1,500.00	-1,500.00	16,500.00	14,004.95	18,000.00	-22.19
96900 TOTAL OPERATING EXPENSE	28,682.18	37,890.77	-9,208.59	416,798.47	339,942.10	454,689.00	-25.24
97000 NET REVENUE/EXPENSE (GAIN/-LOSS)	-9,821.24	305.52	-10,126.76	3,360.72	-70,682.05	3,666.00	-2,028.04

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Total PUM (including Port Outs)	280.00	280.00	0.00	3,080.00	3,080.00	3,360.00	0.00
ADMIN REVENUE							
ADMIN OPERATING INCOME							
Admin Fee Subsidy							
30-1-000-000-8026.500 Admin Fee Sub - Cur Yr	-14,993.00	-12,496.17	-2,496.83	-137,457.87	-156,509.00	-149,954.00	4.37
Total Admin Fee Subsidy	-14,993.00	-12,496.17	-2,496.83	-137,457.87	-156,509.00	-149,954.00	4.37
Interest Income							
30-1-000-000-3300.000 Int Reserve	-9.38	-5.00	-4.38	-55.00	-82.60	-60.00	37.67
Surplus-Admin							
30-1-000-000-3610.000 Interest Income	0.00	0.00	0.00	0.00	0.00	0.00	
Total Interest Income	-9.38	-5.00	-4.38	-55.00	-82.60	-60.00	37.67
Other Income							
30-1-000-000-3300.010 Inc - Portable	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-3300.100 Fraud Recovery - Admin	0.00	-140.00	140.00	-1,540.00	-2,376.00	-1,680.00	41.43
30-1-000-000-3300.170 Admin Fees Port	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-3690.000 Other Income	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-3690.100 Other Income - Admin	0.00	0.00	0.00	0.00	0.00	0.00	
Total Other Income	0.00	-140.00	140.00	-1,540.00	-2,376.00	-1,680.00	41.43
TOTAL ADMIN OPERATING INCOME	-15,002.38	-12,641.17	-2,361.21	-139,052.87	-158,967.60	-151,694.00	4.79
ADMIN EXPENSES							
ADMIN OPERATING EXPENSE							
Admin Salaries							
30-1-000-000-4110.000 Admin Salaries	7,779.07	9,266.00	-1,486.93	101,926.00	93,644.05	111,192.00	-15.78
Total Admin Salaries	7,779.07	9,266.00	-1,486.93	101,926.00	93,644.05	111,192.00	-15.78
Audit Fee Expense							
30-1-000-000-4171.000 Audit Fee	0.00	200.00	-200.00	2,200.00	2,550.00	2,400.00	6.25
Total Audit Fee Expense	0.00	200.00	-200.00	2,200.00	2,550.00	2,400.00	6.25
Fee Expense							
30-1-000-000-4120.100 Management Fees	2,400.00	2,460.00	-60.00	27,060.00	27,024.00	29,520.00	-8.46
30-1-000-000-4120.300 Bookkeep. Fees	1,500.00	1,538.00	-38.00	16,918.00	16,890.00	18,456.00	-8.49
Total Fees Expense	3,900.00	3,998.00	-98.00	43,978.00	43,914.00	47,976.00	-8.47
Benefit Contribution Expense							
30-1-000-000-4110.500 Emp Benefit - Admin	4,398.16	3,713.00	685.16	40,843.00	47,558.53	44,556.00	6.74
Total Benefit Contribution Exp	4,398.16	3,713.00	685.16	40,843.00	47,558.53	44,556.00	6.74
Office Expense							
30-1-000-000-4180.000 Telephone	43.03	96.17	-53.14	1,057.87	1,809.91	1,154.00	56.84
30-1-000-000-4190.100 Postage	102.87	166.67	-63.80	1,833.37	1,832.88	2,000.00	-8.36
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	275.00	429.09	300.00	43.03
30-1-000-000-4190.401 Printing Supplies	0.00	16.67	-16.67	183.37	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	458.37	1,268.00	500.00	153.60
Total Office Expense	145.90	346.18	-200.28	3,807.98	5,339.88	4,154.00	28.55

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Legal & Travel Expense							
30-1-000-000-4130.000 Legal Expense	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4150.000 Travel - Staff	0.00	100.00	-100.00	1,100.00	829.45	1,200.00	-30.88
Total Legal & Travel Expense	0.00	100.00	-100.00	1,100.00	829.45	1,200.00	-30.88
Other Expense							
30-1-000-000-4120.400 Fee for Service Fee	16.00	16.00	0.00	176.00	177.00	192.00	-7.81
30-1-000-000-4120.700 Mental Health Fee	0.00	0.00	0.00	0.00	280.00	0.00	
30-1-000-000-4140.000 Training - Staff	0.00	166.67	-166.67	1,833.37	814.00	2,000.00	-59.30
30-1-000-000-4160.000 Publications	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4160.300 Consulting Services	0.00	0.00	0.00	0.00	2,773.00	0.00	
30-1-000-000-4160.500 Translating/Interp Serv.	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4190.000 Other Sundry	20.76	166.67	-145.91	1,833.37	456.04	2,000.00	-77.20
30-1-000-000-4190.200 Inspection Exp	0.00	416.67	-416.67	4,583.37	0.00	5,000.00	-100.00
30-1-000-000-4190.700 Member Dues/Fees	0.00	83.33	-83.33	916.63	0.00	1,000.00	-100.00
30-1-000-000-4190.950 Background Verification	1,258.45	20.83	1,237.62	229.13	8,044.75	250.00	3,117.90
30-1-000-000-4480.006 Safety/Security Labor Fee	0.00	0.00	0.00	0.00	-280.00	0.00	
30-1-000-000-4480.100 ADT Contract	71.98	35.92	36.06	395.12	395.89	431.00	-8.15
Total Other Expense	1,367.19	906.09	461.10	9,966.99	12,660.68	10,873.00	16.44
Maintenance Expense							
30-1-000-000-4420.126 Vehicle Supplies	48.34	8.33	40.01	91.63	175.47	100.00	75.47
30-1-000-000-4430.126 Vehicle Maint Cont	0.00	0.00	0.00	0.00	0.00	0.00	
Total Maintenance Expense	48.34	8.33	40.01	91.63	175.47	100.00	75.47
TOTAL ADMIN EXPENSE	17,638.66	18,537.60	-898.94	203,913.60	206,672.06	222,451.00	-7.09
Insurance Premiums Expense							
30-1-000-000-4510.025 PE & PO Insurance	83.25	55.00	28.25	605.00	1,093.65	660.00	65.70
30-1-000-000-4510.030 Work Comp Insurance	305.85	200.00	105.85	2,200.00	2,202.29	2,400.00	-8.24
30-1-000-000-4510.035 Auto Insurance	50.00	51.00	-1.00	561.00	550.00	612.00	-10.13
Total Insurance Premium Expenses	439.10	306.00	133.10	3,366.00	3,845.94	3,672.00	4.74
TOTAL INSURANCE EXPENSE	439.10	306.00	133.10	3,366.00	3,845.94	3,672.00	4.74
General Expense							
30-1-000-000-4110.001 Salaries Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4570.100 Collection Loss Admin	374.00	0.00	374.00	0.00	-764.79	0.00	
30-1-000-000-4580.000 Sec Dep Pmt Exp	299.00	0.00	299.00	0.00	2,063.00	0.00	
30-1-000-000-4590.010 Admin Gen Exp-Port	40.21	250.00	-209.79	2,750.00	1,131.91	3,000.00	-62.27
Total General Expense	713.21	250.00	463.21	2,750.00	2,430.12	3,000.00	-19.00
TOTAL GENERAL EXPENSE	713.21	250.00	463.21	2,750.00	2,430.12	3,000.00	-19.00
TOTAL EXPENSES - ADMIN	18,790.97	19,093.60	-302.63	210,029.60	212,948.12	229,123.00	-7.06
ADMIN (Profit)/Loss	3,788.59	6,452.43	-2,663.84	70,976.73	53,980.52	77,429.00	-30.28
MISCELLANEOUS EXPENSE							
Depreciation Expense							
30-1-000-000-4800.000 Dpreciation Expense	464.00	465.00	-1.00	5,115.00	5,104.00	5,580.00	-8.53
Total Depreciation Expense	464.00	465.00	-1.00	5,115.00	5,104.00	5,580.00	-8.53
TOTAL MISC EXPENSE	464.00	465.00	-1.00	5,115.00	5,104.00	5,580.00	-8.53
TOTAL ADMIN EXPENSES w/ DEPR EXP	18,955.97	19,558.60	-602.63	215,144.60	215,989.12	234,703.00	-7.97
ADMIN (Profit)/Loss w/ Depreciation	4,252.59	6,917.43	-2,664.84	76,091.73	59,084.52	83,009.00	-28.82
HAP REVENUE							

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - HCV (ADMIN & HAP)
February, 2025

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
HAP Income							
30-1-000-000-3300.200 Fraud Recovery - HAP	0.00	-140.00	140.00	-1,540.00	-2,376.00	-1,680.00	41.43
30-1-000-000-3300.500 Int Reserve Surplus-HAP	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-8026.000 HAP Subsidy - Cur Yr	-89,336.00	-88,348.33	-987.67	-971,831.63	-972,452.00	-1,060,180.00	-8.27
30-1-000-000-8027.000 Ann Contr - Pr Yr	0.00	0.00	0.00	0.00	0.00	0.00	
Total Income	-89,336.00	-88,488.33	-847.67	-973,371.63	-974,828.00	-1,061,860.00	-8.20
TOTAL HAP INCOME	-89,336.00	-88,488.33	-847.67	-973,371.63	-974,828.00	-1,061,860.00	-8.20
HAP EXPENSES							
HAP Expenses							
30-1-000-000-4715.010 HAP Tenant Pmts	82,176.00	76,875.00	5,301.00	845,625.00	907,169.00	922,500.00	-1.66
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	1,690.00	108.33	1,581.67	1,191.63	24,140.00	1,300.00	1,756.92
30-1-000-000-4715.050 HAP Homeownership	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4715.070 HAP Port Out Pmts	947.00	6,000.00	-5,053.00	66,000.00	26,793.21	72,000.00	-62.79
Total HAP Expenses	84,813.00	82,983.33	1,829.67	912,816.63	958,102.21	995,800.00	-3.79
TOTAL HAP EXPENSE	84,813.00	82,983.33	1,829.67	912,816.63	958,102.21	995,800.00	-3.79
General HAP Expenses							
30-1-000-000-4570.200 Collection Loss HUD	374.40	24.17	350.23	265.87	582.41	290.00	100.83
Total General HAP Expenses	374.40	24.17	350.23	265.87	582.41	290.00	100.83
TOTAL GENERAL HAP EXPENSES	374.40	24.17	350.23	265.87	582.41	290.00	100.83
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	85,187.40	83,007.50	2,179.90	913,082.50	958,684.62	996,090.00	-3.76
Remaining HAP (to)/from Reserve	-4,148.60	-5,480.83	1,332.23	-60,289.13	-16,143.38	-65,770.00	-75.45

Date:
Time:
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Knox County Housing Authority
INCOME STATEMENT - EHV (HAP & ADMIN)
February, 2025

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Total PUM (including Port Outs)	15.00	0.00	0.00	0.00	165.00	0.00	0.00
EHV - HAP INCOME STATEMENT							
<u>EHV - HAP INCOME</u>							
HAP Income							
30-1-000-001-8026.000 EHV HAP Subsidy Inc	-4,145.00	-4,507.08	362.08	-49,577.88	-58,886.00	-54,085.00	8.88
Total HAP Income	-4,145.00	-4,507.08	362.08	-49,577.88	-58,886.00	-54,085.00	8.88
TOTAL HAP INCOME	-4,145.00	-4,507.08	362.08	-49,577.88	-58,886.00	-54,085.00	8.88
<u>EHV - HAP EXPENSE</u>							
HAP Expenses							
30-1-000-001-4715.010 EHV HAP Tenant Pmts	3,630.00	4,000.00	-370.00	44,000.00	49,876.00	48,000.00	3.91
30-1-000-001-4715.040 EHV HAP Utility Pmts	101.00	507.08	-406.08	5,577.88	2,977.00	6,085.00	-51.08
30-1-000-001-4715.070 EHV HAP Port Out Pmts	0.00	0.00	0.00	0.00	757.15	0.00	
Total HAP Expense	3,731.00	4,507.08	-776.08	49,577.88	53,610.15	54,085.00	-0.88
TOTAL HAP EXPENSE	3,731.00	4,507.08	-776.08	49,577.88	53,610.15	54,085.00	-0.88
EHV HAP (to)/from Reserve	-414.00	0.00	-414.00	0.00	-5,275.85	0.00	
EHV - ADMIN INCOME STATEMENT							
ADMIN INCOME - EHV							
<u>EHV - ADMIN INCOME</u>							
Admin Fee Subsidy							
30-1-000-001-8026.500 EHV Ongo Admin Sub	-525.00	-1,363.83	838.83	-15,002.13	-6,154.00	-16,366.00	-62.40
30-1-000-001-8026.501 EHV Preliminary Fee Inc	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-001-8026.502 EHV Service Fee Inc	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-001-8026.503 EHV Placement Fee Inc	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-001-8026.504 EHV Issuance Fee Inc	0.00	0.00	0.00	0.00	0.00	0.00	
Total Admin Fee Subsidy	-525.00	-1,363.83	838.83	-15,002.13	-6,154.00	-16,366.00	-62.40
Interest Income							
Total Interest Income	0.00	0.00	0.00	0.00	0.00	0.00	
Other Income							
Total Other Income	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL EHV ADMIN INCOME	-525.00	-1,363.83	838.83	-15,002.13	-6,154.00	-16,366.00	-62.40

Date:
Time:
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Knox County Housing Authority
INCOME STATEMENT - EHV (HAP & ADMIN)
February, 2025

	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	118.13	158.33	-40.20	1,741.63	931.91	1,900.00	-50.95
30-1-000-001-4110.200 Admin Exp - Amps	0.00	125.00	-125.00	1,375.00	0.00	1,500.00	-100.00
30-1-000-001-4110.500 EHV Emp Benefit Exp	69.98	100.00	-30.02	1,100.00	552.06	1,200.00	-54.00
30-1-000-001-4120.100 EHV Management Fee	84.00	132.00	-48.00	1,452.00	1,140.00	1,584.00	-28.03
30-1-000-001-4120.300 EHV Bookkeeping Fee	52.50	82.50	-30.00	907.50	712.50	990.00	-28.03
30-1-000-001-4130.200 EHV Other Ongoing	60.00	0.00	60.00	0.00	840.00	0.00	
Total Ongoing Admin Expenses	384.61	597.83	-213.22	6,576.13	4,176.47	7,174.00	-41.78
TOTAL ONGOING ADMIN EXPENSES	384.61	597.83	-213.22	6,576.13	4,176.47	7,174.00	-41.78
<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	0.00	0.00	0.00	0.00	0.00	0.00	
Exp							
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	384.61	597.83	-213.22	6,576.13	4,176.47	7,174.00	-41.78
EHV ADMINI (Profit)/Loss	-140.39	-766.00	625.61	-8,426.00	-1,977.53	-9,192.00	-78.49

Knox County Housing Authority
BOARD - COCC CASH FLOW STATEMENT
February 28, 2025

COCC - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	162,930.12	165,090.42	-2,160.30	1,798,664.52	1,981,085.00	-9.21
TOTAL OPERATING INCOME	162,930.12	165,090.42	-2,160.30	1,798,664.52	1,981,085.00	-9.21
OPERATING EXPENSE						
Total Administration Expenses	81,943.82	84,924.18	-2,980.36	863,406.44	1,019,090.00	-15.28
Total Tenant Service Expenses	0.00	0.00	0.00	0.00	0.00	
Total Utility Expenses	2,764.44	625.00	2,139.44	13,974.75	7,500.00	86.33
Total Maintenance Expenses	57,548.77	64,067.00	-6,518.23	681,281.48	768,804.00	-11.38
Total Protective Expenses	6,762.62	7,260.33	-497.71	76,677.17	87,124.00	-11.99
General Expenses	3,795.12	3,918.67	-123.55	38,815.30	47,024.00	-17.46
TOTAL ROUTINE OPERATING EXPENSES	152,814.77	160,795.18	-7,980.41	1,674,155.14	1,929,542.00	-13.24
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	152,814.77	160,795.18	-7,980.41	1,674,155.14	1,929,542.00	-13.24
NET REVENUE/-EXPENSE PROFIT/-LOSS	10,115.35	4,295.24	5,820.11	124,509.38	51,543.00	141.56
Total Depreciation Expense						
Total Depreciation Expense	760.50	1,000.00	-239.50	8,365.50	12,000.00	-30.29
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	9,354.85	3,295.24	6,059.61	116,143.88	39,543.00	193.72

Knox County Housing Authority
BOARD - AMP001 CASH FLOW STATEMENT
February 28, 2025

MOON TOWERS - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	83,180.70	97,148.41	-13,967.71	1,131,165.56	1,165,781.00	-2.97
TOTAL OPERATING INCOME	83,180.70	97,148.41	-13,967.71	1,131,165.56	1,165,781.00	-2.97
OPERATING EXPENSE						
Total Administration Expenses	29,717.69	33,137.15	-3,419.46	352,410.93	397,646.00	-11.38
Total Tenant Service Expenses	1,381.31	316.66	1,064.65	5,997.02	3,800.00	57.82
Total Utility Expenses	32,777.94	14,291.66	18,486.28	131,933.78	171,500.00	-23.07
Total Maintenance Expenses	47,788.62	41,955.33	5,833.29	501,647.82	503,464.00	-0.36
Total Protective Service Expenses	5,101.26	3,115.67	1,985.59	32,345.63	37,388.00	-13.49
General Expenses	10,795.20	9,822.25	972.95	113,312.14	117,867.00	-3.86
TOTAL ROUTINE OPERATING EXPENSES	127,562.02	102,638.72	24,923.30	1,137,647.32	1,231,665.00	-7.63
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	127,562.02	102,638.72	24,923.30	1,137,647.32	1,231,665.00	-7.63
NET REVENUE/EXPENSE PROFIT/-LOSS	-44,381.32	-5,490.31	-38,891.01	-6,481.76	-65,884.00	-90.16
Total Depreciation Expense						
Total Depreciation Expense	10,107.00	13,750.00	-3,643.00	111,177.00	165,000.00	-32.62
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	-54,488.32	-19,240.31	-35,248.01	-117,658.76	-230,884.00	-49.04

Knox County Housing Authority
BOARD - AMP002 CASH FLOW STATEMENT
February 28, 2025

FAMILY - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	110,657.53	119,804.00	-9,146.47	1,371,030.73	1,437,648.00	-4.63
TOTAL OPERATING INCOME	110,657.53	119,804.00	-9,146.47	1,371,030.73	1,437,648.00	-4.63
OPERATING EXPENSE						
Total Administration Expenses	36,087.07	39,371.33	-3,284.26	399,899.85	472,456.00	-15.36
Total Tenant Service Expenses	1,354.65	150.00	1,204.65	8,876.43	1,800.00	393.14
Total Utility Expenses	6,770.02	2,766.67	4,003.35	21,323.45	33,200.00	-35.77
Total Maintenance Expenses	48,026.12	62,642.17	-14,616.05	760,589.40	751,706.00	1.18
Total Protective Service Expenses	2,692.13	3,701.67	-1,009.54	32,690.73	44,420.00	-26.41
General Expenses	14,622.52	8,611.83	6,010.69	118,588.37	103,342.00	14.75
TOTAL ROUTINE OPERATING EXPENSES	109,552.51	117,243.67	-7,691.16	1,341,968.23	1,406,924.00	-4.62
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	109,552.51	117,243.67	-7,691.16	1,341,968.23	1,406,924.00	-4.62
NET REVENUE/EXPENSE PROFIT/-LOSS						
	1,105.02	2,560.33	-1,455.31	29,062.50	30,724.00	-5.41
Total Depreciation Expense						
Total Depreciation Expense	22,203.00	31,250.00	-9,047.00	244,233.00	375,000.00	-34.87
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	-21,097.98	-28,689.67	7,591.69	-215,170.50	-344,276.00	-37.50

Knox County Housing Authority
BOARD - AMP003 CASH FLOW STATEMENT
February 28, 2025

BLUEBELL - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	24,755.58	28,357.57	-3,601.99	318,709.96	340,291.00	-6.34
TOTAL OPERATING INCOME	24,755.58	28,357.57	-3,601.99	318,709.96	340,291.00	-6.34
OPERATING EXPENSE						
Total Administration Expenses	8,800.30	10,491.08	-1,690.78	105,831.40	125,893.00	-15.94
Total Tenant Service Expenses	41.30	500.00	-458.70	132.67	6,000.00	-97.79
Total Utility Expenses	7,242.85	3,083.34	4,159.51	27,062.39	37,000.00	-26.86
Total Maintenance Expenses	12,551.76	16,253.48	-3,701.72	116,036.54	195,042.00	-40.51
Total Protective Service Expenses	2,252.45	993.33	1,259.12	14,318.58	11,920.00	20.12
General Expenses	3,771.22	3,056.25	714.97	38,098.20	36,675.00	3.88
TOTAL ROUTINE OPERATING EXPENSES	34,659.88	34,377.48	282.40	301,479.78	412,530.00	-26.92
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	34,659.88	34,377.48	282.40	301,479.78	412,530.00	-26.92
NET REVENUE/EXPENSE PROFIT/-LOSS						
	-9,904.30	-6,019.91	-3,884.39	17,230.18	-72,239.00	-123.85
Total Depreciation Expense						
	3,575.00	0.00	3,575.00	39,325.00	0.00	
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	-13,479.30	-6,019.91	-7,459.39	-22,094.82	-72,239.00	-69.41

Knox County Housing Authority
BOARD - HCV CASH FLOW STATEMENT
February 28, 2025

	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
HCV - OPERATING STATEMENT						
ADMIN OPERATING INCOME						
Total Admin Operating Income	15,002.38	12,641.17	2,361.21	158,967.60	151,694.00	4.79
TOTAL ADMIN OPERATING INCOME	15,002.38	12,641.17	2,361.21	158,967.60	151,694.00	4.79
OPERATING EXPENSES						
Total Admin Expenses	13,602.34	14,279.35	-677.01	159,459.70	171,352.00	-6.94
Total Fees Expenses	3,916.00	4,214.00	-298.00	46,921.00	50,568.00	-7.21
Total General Expenses	973.63	600.25	373.38	4,504.42	7,203.00	-37.46
TOTAL OPERATING EXPENSES	18,491.97	19,093.60	-601.63	210,885.12	229,123.00	-7.96
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	18,491.97	19,093.60	-601.63	210,885.12	229,123.00	-7.96
NET REVENUE PROFIT/-LOSS	-3,489.59	-6,452.43	2,962.84	-51,917.52	-77,429.00	-32.95
Total Depreciation Expense	464.00	465.00	-1.00	5,104.00	5,580.00	-8.53
NET REVENUE w/Deprecitation PROFIT/-LOSS	-3,953.59	-6,917.43	2,963.84	-57,021.52	-83,009.00	-31.31

HAP - OPERATING STATEMENT

HAP INCOME						
Total Income	89,336.00	88,488.33	847.67	974,828.00	1,061,860.00	-8.20
TOTAL HAP INCOME	89,336.00	88,488.33	847.67	974,828.00	1,061,860.00	-8.20
HAP EXPENSES						
Total HAP Expenses	84,813.00	82,983.33	1,829.67	958,102.21	995,800.00	-3.79
Total General HAP Expenses	374.40	24.17	350.23	582.41	290.00	100.83
TOTAL HAP EXPENSES	85,187.40	83,007.50	2,179.90	958,684.62	996,090.00	-3.76
Total Prior Year Adj HAP	0.00	0.00	0.00	0.00	0.00	
REMAINING HAP from RESERVE +/-LOSS	4,148.60	5,480.83	-1,332.23	16,143.38	65,770.00	-75.45

Knox County Housing Authority
BOARD - BRENTWOOD CASH FLOW STATEMENT
February 28, 2025

BRENTWOOD - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	43,968.58	42,038.66	1,929.92	454,729.65	504,464.00	-9.86
TOTAL OPERATING INCOME	43,968.58	42,038.66	1,929.92	454,729.65	504,464.00	-9.86
OPERATING EXPENSE						
Total Administration Expenses	6,981.79	9,339.68	-2,357.89	90,180.45	112,076.00	-19.54
Total Fee Expenses	4,437.50	4,285.67	151.83	47,226.50	51,428.00	-8.17
Total Utilities Expenses	4,393.05	3,250.00	1,143.05	44,250.48	39,000.00	13.46
Total Maintenance Expenses	11,763.60	18,374.45	-6,610.85	125,222.48	220,493.00	-43.21
Total Taxes & Insurance Expense	4,228.79	4,542.09	-313.30	43,235.11	54,505.00	-20.68
Total Financial Expenses	0.00	1,440.00	-1,440.00	14,005.00	17,280.00	-18.95
TOTAL ROUTINE OPERATING EXPENSE	31,804.73	41,231.89	-9,427.16	364,120.02	494,782.00	-26.41
Total Amortization Expense	0.00	0.00	0.00	0.00	0.00	
Total Provision for Reserve	0.00	0.00	0.00	0.00	0.00	
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Transfers In/Out	0.00	0.00	0.00	0.00	0.00	
TOTAL ALL EXPENSES BEFORE DEPRECIATION	31,804.73	41,231.89	-9,427.16	364,120.02	494,782.00	-26.41
NET REVENUE PROFIT/-LOSS						
	12,163.85	806.77	11,357.08	90,609.63	9,682.00	835.86
Total Depreciation Expense						
	9,873.00	8,333.33	1,539.67	108,603.00	100,000.00	8.60
NET REVENUE w/Depreciation PROFIT/-LOSS	2,290.85	-7,526.56	9,817.41	-17,993.37	-90,318.00	-80.08

Knox County Housing Authority
BOARD - PRAIRIELAND CASH FLOW STATEMENT
February 28, 2025

PRAIRIELAND - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	38,503.42	37,585.25	918.17	410,624.15	451,023.00	-8.96
TOTAL OPERATING INCOME	38,503.42	37,585.25	918.17	410,624.15	451,023.00	-8.96
OPERATING EXPENSE						
Total Administration Expenses	6,425.85	9,460.17	-3,034.32	88,754.37	113,522.00	-21.82
Total Fee Expenses	4,062.50	3,869.67	192.83	42,972.50	46,436.00	-7.46
Total Utilities Expenses	4,992.62	3,685.00	1,307.62	47,392.59	44,220.00	7.17
Total Maintenance Expenses	9,403.24	16,071.34	-6,668.10	106,098.97	192,856.00	-44.99
Total Taxes & Insurance Expense	3,797.97	3,304.59	493.38	40,718.72	39,655.00	2.68
Total Financial Expenses	0.00	1,500.00	-1,500.00	14,004.95	18,000.00	-22.19
TOTAL ROUTINE OPERATING EXPENSE	28,682.18	37,890.77	-9,208.59	339,942.10	454,689.00	-25.24
Total Amortization Expense	0.00	0.00	0.00	0.00	0.00	
Total Provision for Reserve	0.00	0.00	0.00	0.00	0.00	
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Transfers In/Out	0.00	-1,814.83	1,814.83	0.00	-21,778.00	-100.00
TOTAL ALL EXPENSES BEFORE DEPRECIATION	28,682.18	36,075.94	-7,393.76	339,942.10	432,911.00	-21.48
NET REVENUE PROFIT/-LOSS						
	9,821.24	1,509.31	8,311.93	70,682.05	18,112.00	290.25
Total Depreciation Expense						
	7,235.00	7,210.50	24.50	79,585.00	86,526.00	-8.02
NET REVENUE w/Depreciation PROFIT/-LOSS	2,586.24	-5,701.19	8,287.43	-8,902.95	-68,414.00	-86.99

Knox County Housing Authority
BOARD - LOW RENT CASH FLOW STATEMENT
February 28, 2025

COCC, MT, FAMILY, BB COMBINED OS	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	342,472.57	389,525.40	-47,052.83	4,397,384.65	4,674,305.00	-5.92
TOTAL OPERATING INCOME	342,472.57	389,525.40	-47,052.83	4,397,384.65	4,674,305.00	-5.92
OPERATING EXPENSE						
Total Administration Expenses	139,273.90	147,048.74	-7,774.84	1,536,988.65	1,764,585.00	-12.90
Total Tenant Service Expenses	2,777.26	966.66	1,810.60	15,006.12	11,600.00	29.36
Total Utility Expenses	48,131.25	20,766.67	27,364.58	185,850.72	249,200.00	-25.42
Total Maintenance Expenses	165,810.27	184,917.98	-19,107.71	2,055,357.74	2,219,016.00	-7.38
Total Protective Service Expenses	16,751.23	15,071.00	1,680.23	155,440.74	180,852.00	-14.05
General Expenses	32,984.06	25,409.00	7,575.06	308,814.01	304,908.00	1.28
TOTAL ROUTINE OPERATING EXPENSES	405,727.97	394,180.05	11,547.92	4,257,457.98	4,730,161.00	-9.99
Total Non-Routine Expense	0.00	0.00	0.00	0.00	0.00	
Total Other Credit & Charges	0.00	0.00	0.00	0.00	0.00	
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	
Total Prov. for Operating Reserve	0.00	0.00	0.00	0.00	0.00	
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
TOTAL OPERATING EXPENSES	405,727.97	394,180.05	11,547.92	4,257,457.98	4,730,161.00	-9.99
NET REVENUE/EXPENSE PROFIT/-LOSS						
	-63,255.40	-4,654.65	-58,600.75	139,926.67	-55,856.00	-350.51
Total Depreciation Expense						
	36,645.50	46,000.00	-9,354.50	403,100.50	552,000.00	-26.97
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	-99,900.90	-50,654.65	-49,246.25	-263,173.83	-607,856.00	-56.70

Knox County Housing Authority
BOARD - AHP CASH FLOW STATEMENT
February 28, 2025

BRENTWOOD & PRAIRIELAND COMBINED	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	82,472.00	79,623.91	2,848.09	865,353.80	955,487.00	-9.43
TOTAL OPERATING INCOME	82,472.00	79,623.91	2,848.09	865,353.80	955,487.00	-9.43
OPERATING EXPENSE						
Total Administration Expenses	13,407.64	18,799.85	-5,392.21	178,934.82	225,598.00	-20.68
Total Fee Expenses	8,500.00	8,155.34	344.66	90,199.00	97,864.00	-7.83
Total Utilities Expenses	9,385.67	6,935.00	2,450.67	91,643.07	83,220.00	10.12
Total Maintenance Expenses	21,166.84	34,445.79	-13,278.95	231,321.45	413,349.00	-44.04
Total Taxes & Insurance Expense	8,026.76	7,846.68	180.08	83,953.83	94,160.00	-10.84
Total Financial Expenses	0.00	2,940.00	-2,940.00	28,009.95	35,280.00	-20.61
TOTAL ROUTINE OPERATING EXPENSE	60,486.91	79,122.66	-18,635.75	704,062.12	949,471.00	-25.85
Total Amortization Expense	0.00	0.00	0.00	0.00	0.00	
Total Provision for Reserve	0.00	0.00	0.00	0.00	0.00	
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Transfers In/Out	0.00	-1,814.83	1,814.83	0.00	-21,778.00	-100.00
TOTAL ALL EXPENSES BEFORE DEPRECIATION	60,486.91	77,307.83	-16,820.92	704,062.12	927,693.00	-24.11
NET REVENUE PROFIT/-LOSS						
	21,985.09	2,316.08	19,669.01	161,291.68	27,794.00	480.31
Total Depreciation Expense						
	17,108.00	15,543.83	1,564.17	188,188.00	186,526.00	0.89
NET REVENUE w/Depreciation PROFIT/-LOSS	4,877.09	-13,227.75	18,104.84	-26,896.32	-158,732.00	-83.06

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

	Current Period	Last Year Same	Variance	Current Year
AMP001 - MOON TOWERS				
Salaries	10,128.87	9,720.96	407.91	122,943.03
Employee W/H Payments	0.00	0.00	0.00	0.00
Fee Expenses	21,349.03	18,317.86	3,031.17	233,859.53
Administrative Expenses	468.79	2,077.44	-1,608.65	21,279.45
Teneant Services	1,381.31	89.28	1,292.03	5,997.02
Utilities	32,777.94	18,188.66	14,589.28	131,933.78
Maint/Protective Serv - Supplies/Conts	49,520.17	30,722.79	18,797.38	495,881.57
Mileage	0.00	0.00	0.00	0.00
Insurance & General Expenses	10,795.20	10,956.71	-161.51	113,312.14
Non-Routine Expense	0.00	0.00	0.00	0.00
TOTAL MOON TOWERS CLAIMS	126,421.31	90,073.70	36,347.61	1,125,206.52
AMP002 - FAMILY				
Salaries	12,028.79	9,301.48	2,727.31	139,665.17
Employee W/H Payments	0.00	0.00	0.00	0.00
Fee Expenses	23,667.33	20,223.73	3,443.60	257,239.48
Administrative Expenses	2,898.57	2,223.16	675.41	31,875.15
Teneant Services	1,354.65	0.00	1,354.65	8,876.43
Utilities	6,770.02	2,983.86	3,786.16	21,323.45
Maint/Protective Serv - Supplies/Conts	46,406.16	89,315.39	-42,909.23	735,411.36
Mileage	0.00	0.00	0.00	0.00
Insurance & General Expenses	14,622.52	9,885.84	4,736.68	118,588.37
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL FAMILY CLAIMS	107,748.04	133,933.46	-26,185.42	1,312,979.41
AMP003 - BLUEBELL				
Salaries	2,896.86	1,080.14	1,816.72	34,969.08
Employee W/H Payments	0.00	0.00	0.00	0.00
Fee Expenses	6,138.16	5,354.59	783.57	67,318.97
Administrative Expenses	433.98	649.03	-215.05	11,244.70
Teneant Services	41.30	0.00	41.30	132.67
Utilities	7,242.85	3,329.49	3,913.36	27,062.39
Maint/Protective Serv - Supplies/Conts	13,793.27	6,508.99	7,284.28	118,880.85
Mileage	0.00	0.00	0.00	0.00
Insurance & General Expenses	3,771.22	3,012.91	758.31	38,098.20
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL BLUEBELL CLAIMS	34,317.64	19,935.15	14,382.49	297,706.86
COCC				
Salaries	120,863.04	124,883.03	-4,019.99	1,436,307.52
Employee W/H Payments	-1,902.52	-876.35	-1,026.17	-1,884.41
Fee Expenses	329.06	279.60	49.46	3,966.25
Administrative Expenses	18,187.50	15,491.81	2,695.69	96,307.07
Teneant Services	0.00	0.00	0.00	0.00
Utilities	1,340.44	752.90	587.54	5,531.10
Maint/Protective Serv - Supplies/Conts	150.78	907.82	-757.04	5,411.32
Mileage	0.00	0.00	0.00	17.95
Insurance & General Expenses	3,795.12	3,469.46	325.66	38,815.30
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL COCC CLAIMS	142,763.42	144,908.27	-2,144.85	1,584,472.10
COMBINED - AMP1, AMP2, AMP3, & COCC				
Salaries	148,683.81	144,985.61	3,698.20	1,763,265.87
Employee W/H Payments	-1,902.52	-876.35	-1,026.17	-1,884.41
Fee Expenses	51,483.58	44,175.78	7,307.80	562,733.14
Administrative Expenses	73,472.42	64,617.22	8,855.20	723,090.60
Teneant Services	2,777.26	89.28	2,687.98	15,006.12
Utilities	49,555.25	25,254.91	24,300.34	194,294.37
Maint/Protective Serv - Supplies/Conts	110,032.61	127,454.99	-17,422.38	1,360,373.97
Mileage	0.00	0.00	0.00	17.95
Insurance & General Expenses	32,984.06	27,324.92	5,659.14	308,814.01
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL LOW RENT CLAIMS	467,086.47	433,026.36	34,060.11	4,925,711.62

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

	Current Period	Last Year Same Period	Variance
BRENTWOOD			
Salaries	10,647.33	10,490.96	156.37
Employee W/H Payments	0.00	0.00	0.00
Management Fees	4,437.50	4,224.50	213.00
Administrative Expenses	134.26	747.48	-613.22
Utilities	4,393.05	3,579.58	813.47
Maintenance Supplies/Contracts	5,239.33	8,889.96	-3,650.63
Security, Tax, & Insurance Expenses	5,225.26	4,563.43	661.83
Finacial Expenses	0.00	1,405.64	-1,405.64
TOTAL BRENTWOOD CLAIMS	30,076.73	33,901.55	-3,824.82
PRAIRIELAND			
Salaries	10,647.41	10,490.98	156.43
Employee W/H Payments	0.00	0.00	0.00
Management Fees	4,062.50	3,867.50	195.00
Administrative Expenses	-253.67	1,976.44	-2,230.11
Utilities	4,992.62	4,620.21	372.41
Maintenance Supplies/Contracts	2,962.91	3,461.14	-498.23
Security, Taxes, & Insurance Expenses	4,710.41	4,155.37	555.04
Financial Expenses	0.00	1,405.64	-1,405.64
TOTAL PRAIRIELAND CLAIMS	27,122.18	29,977.28	-2,855.10
AHP - BRENTWOOD & PRAIRIELAND			
Salaries	21,294.74	20,981.94	312.80
Employee W/H Payments	0.00	0.00	0.00
Management Fees	8,500.00	8,092.00	408.00
Administrative Expenses	-119.41	2,723.92	-2,843.33
Utilities	9,385.67	8,199.79	1,185.88
Maintenance Supplies	8,202.24	12,351.10	-4,148.86
Security, Tax, & Insurance Expenses	9,935.67	8,718.80	1,216.87
Financial Expenses	0.00	2,811.28	-2,811.28
TOTAL AHP CLAIMS	57,198.91	63,878.83	-6,679.92
HOUSING CHOICE VOUCHER - HCV			
Salaries	12,177.23	12,904.50	-727.27
Employee W/H Payments	0.00	0.00	0.00
Management Fees	3,916.00	4,573.50	-657.50
Administrative Expenses	1,425.11	2,754.52	-1,329.41
General Expense-Admin	1,152.31	857.48	294.83
Total HCV Expenses	18,670.65	21,090.00	-2,419.35
HAP Expenses	84,813.00	83,753.00	1,060.00
General Expenses	374.40	260.40	114.00
Total HAP Expenses	85,187.40	84,013.40	1,174.00
TOTAL HCV CLAIMS	103,858.05	105,103.40	-1,245.35

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

	Current Period	Last Year Same	Current Year	Cumulative
CFG 2024 -				
Admin / Operations	0.00	0.00	350,000.00	350,000.00
General CFP Activity	0.00	0.00	0.00	0.00
TOTAL CFG 2024 CLAIMS	0.00	0.00	350,000.00	350,000.00
CFG 2023 - \$1,514,974				
Admin / Operations	0.00	0.00	0.00	350,000.00
General CFP Activity	5,303.00	0.00	912,575.83	912,575.83
TOTAL CFG 2023 CLAIMS	5,303.00	0.00	912,575.83	1,262,575.83
CFG 2022 - \$1,467,361				
Admin. / Operations	0.00	0.00	0.00	300,000.00
General CFP Activity	0.00	0.00	643,575.49	1,172,369.98
TOTAL CFG 2022 CLAIMS	0.00	0.00	643,575.49	1,472,369.98
CFG 2021 - \$1,209,310				
Admin / Operations	0.00	0.00	0.00	300,000.00
General CFP Activity	0.00	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	740,212.65
TOTAL CFG 2020 CLAIMS	0.00	0.00	0.00	1,040,212.65
CFG 2019 - \$1,083,874				
Admin. / Operations	0.00	0.00	0.00	300,000.00
General CFP Activity	0.00	0.00	0.00	783,874.00
TOTAL CFG 2019 CLAIMS	0.00	0.00	0.00	1,083,874.00
TOTAL CFG GRANT(S) CLAIMS	5,303.00	0.00	1,906,151.32	6,418,342.46

Knox County Housing Authority
CLAIMS REPORT TOTALS
Febuary, 2025

	Current Period	Last Year Same	Variance	Current Year
TOTALS				
<hr/>				
<u>LOW RENT</u>				
AMP001 - MOON TOWERS	127,562.02	90,073.70	37,488.32	1,137,647.32
AMP002 - FAMILY	109,552.51	133,933.46	-24,380.95	1,341,968.23
AMP003 - BLUEBELL	34,659.88	19,935.15	14,724.73	301,479.78
COCC	150,912.25	151,166.91	-254.66	1,672,270.73
TOTAL LOW RENT	422,686.66	395,109.22	27,577.44	4,453,366.06
<u>A.H.P.</u>				
BRENTWOOD	31,804.73	34,621.55	-2,816.82	364,120.02
PRAIRIELAND	28,682.18	30,627.28	-1,945.10	339,942.10
TOTAL A.H.P.	60,486.91	65,248.83	-4,761.92	704,062.12
<u>HOUSING CHOICE VOUCHER - HCV</u>				
HCV (Administrative Only)	18,670.65	21,090.00	-2,419.35	212,376.76
TOTAL HCV	18,670.65	21,090.00	-2,419.35	212,376.76
<u>GRANTS</u>				
CAPITAL FUND GRANT 2024	0.00	0.00	0.00	350,000.00
CAPITAL FUND GRANT 2023	5,303.00	0.00	5,303.00	912,575.83
CAPITAL FUND GRANT 2022	0.00	0.00	0.00	643,575.49
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	5,303.00	0.00	5,303.00	1,906,151.32
<hr/>				
TOTAL CLAIMS FOR MONTH	507,147.22	481,448.05	25,699.17	7,275,956.26

BOARD MEMO

216 W. Simmons St.
Galesburg, IL 61401

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

www.knoxcountyhousing.org

TO: Board of Commissioners
Knox County Housing Authority

DATE: 03/21/2025

FROM: Derek Antoine 
Executive Director

BOARD MEETING: 03/25/2025

SUBJECT: Application for Payment #9 – Mechanical Service Inc.

Executive Summary

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

- Replacement of furnaces and air conditioning at 154 dwelling units and replacement of other HVAC systems at two offices and three Community Buildings; and
- Replacement of lighting at common areas, office spaces, and maintenance facilities at Moon Towers, Woodland Bend, Cedar Creek Place, Whispering Hollow, and Bluebell Tower with some exterior lighting upgrades as well.

To date, all lighting work has been completed with the exception of a few follow-up items. MSI will be on site during the week of 03/17/2025 and 03/24/2025 to complete lawn restoration and seeding at all sites as well as repair a camera cable that was cut during the trenching for new lights at Woodland Bend. Additionally, there are about 10-12 lights at Blue Bell Tower that need trim work to be completed as well as a few minor items from the site visit on 03/21/2025.

There have been a few issues discovered with the installation of furnaces. MSI has responded quickly to fix them. Once the Certificate of Substantial Completion is issued, the one-year warranty for all work related to this project will commence.

Alliance Architecture was present for a site visit on 03/21/2025. They have reviewed and signed approval for Pay Request 9. There should be one final pay request forthcoming that includes the retainage.

Fiscal Impact

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

Recommendation

It is the recommendation of the Executive Director the Board of Commissioners of the Knox County Housing Authority approve Application for Payment #9 from Mechanical Service Inc. in the amount of \$69,523.56 for the period to 03/18/2025.

APPLICATION AND CERTIFICATE FOR PAYMENT

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

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

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

ARCHITECT: Allience Architecture
 929 Lincolnway East, Suite 200
 South Bend, IN 45601

CONTRACT FOR: Lighting & Furnace Replacement

APPLICATION NO. Pay App 9 Distribution to:
 CONTRACT DATE: 5/6/2024 OWNER
 PERIOD TO: 3/18/2025 CONTRACTOR
 ARCHITECT

MSI JOB NO: 192-24
 PROJECT NO:

CONTRACTOR'S SUMMARY OF WORK

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

1. ORIGINAL CONTRACT AMOUNT \$ 1,456,900.00
2. NET CHANGE BY CHANGE ORDERS \$ 32,630.00
3. CONTRACT AMOUNT TO DATE (Line 1 +/-) \$ 1,489,530.00
4. TOTAL COMPLETED AND STORED TO DATE (Column G on Continuation Page) \$ 1,488,689.48
5. RETAINAGE:
 - a. 10.00% of Completed Work (Columns D + E on Continuation Page) \$ 148,868.95
 - b. 10.00% of Stored Material (Column F on Continuation Page) \$ -
6. TOTAL EARNED LESS RETAINAGE (Line 4 minus Line 5 Total) \$ 1,339,820.53
7. LESS PREVIOUS APPLICATIONS FOR PAYMENT (Line 6 from prior Application) \$ 1,270,296.97
8. CURRENT PAYMENT DUE \$ 69,523.56
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 minus Line 6) \$ 149,709.47

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in Previous	\$ 101,230.00	\$ 68,600.00
Total approved this month	TOTALS \$ 101,230.00	\$ 68,600.00
NET CHANGES by Change Order	\$ -	\$ -

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

CONTRACTOR: Mechanical Service, Inc.

By: ABenedict Date: 3/21/2025
Adam Benedict, Vice President

State of: ILLINOIS
 County of: KNOX

Subscribed and sworn to before me this 21ST day of MARCH 2025

Notary Public: Cynthia K. Marquith
 My Commission Expires: 07-25-2027

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

ARCHITECT'S CERTIFICATE FOR PAYMENT

Architect's signature below is his assurance to Owner, concerning the payment herein applied for, that:
 (1) Architect has inspected the Work represented by this Application, (2) such Work has been completed to the extent indicated in this Application, and the quality of workmanship and materials conforms with the Contract Documents; (3) these Application for Payment accurately states the amount of Work completed and payment due therefor, and (4) Architect knows of no reason why payment should not be made.

AMOUNT CERTIFIED 69,523.56 Date: 3-21-25

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

By: [Signature] Date: 3-21-25

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

BOARD MEMO

216 W. Simmons St.
Galesburg, IL 61401

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

www.knoxcountyhousing.org

TO: Board of Commissioners
Knox County Housing Authority

DATE: 03/21/2025

FROM: Derek Antoine 
Executive Director

BOARD MEETING: 03/25/2025

SUBJECT: Hein Construction—Proposed Change Order 7

Executive Summary

At the 02/23/2021 Board meeting, a contract was approved with Hein Construction to complete 504 Renovations at the Family Sites. This is being done to ensure that the agency is fully compliant with Section 504 of the Rehabilitation Act. The work will include the following:

- Modifications throughout the agency common areas;
- Elevator modernization at Bluebell Tower; and
- Interior and site modifications to 10 two-bedroom units at the Family Sites

Hein Construction has requested a Change Order that would reduce the General Requirements Allowance from \$38,193.39 to \$0.00. The specific items are listed in the attached change order. The contract amount would be unchanged. Change Order 6 was approved at the September 2024 meeting at which time it was stated that the remaining allowance amount will be utilized for the accessibility modifications to the boardroom.

All the work outlined above has been completed. The Certificate of Substantial Completion was previously established as 08/11/2023 for this project.

Alliance Architecture has reviewed and approved this proposed change order.

This change order submission meets the requirements of HUD -5370 and the Procurement Handbook for Public Housing Agencies (7460.8 rev-2) in that the request would not result in an increase in the contract amount.

Fiscal Impact

This project will be funded through Capital Fund Program years 2019 and 2020 as approved at the 02/23/2021 Regular Meeting of the Board. Such expenses are eligible and allowable under federal guidelines located at 2 CFR 200—Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards. The Contract sum of \$1,262,000.00 will be unchanged by this change order.

Recommendation

It is the recommendation of the Executive Director that the Board of Commissioners of the Knox County Housing Authority approve the proposed Change Order 7 from Hein Construction as outlined in the Board Memo resulting in reducing the General Requirements Allowance from \$38,193.39 to \$0.00.

CHANGE ORDER

Owner x
Architect x
Contractor x



PROJECT: 504 MODIFICATIONS -PHASE 3
Knox County Housing Authority
Galesburg, Illinois

CHANGE ORDER NO. 7

DATE: March 20, 2025

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

CONTRACT FOR: Total Construction

CONTRACT DATE: 3/1/21

You are hereby directed to make the following changes:

- 1. Furnish labor and material to renovate Moon Towers Board Room Kitchenette and adjacent Restroom; replace corridor entry door. All to be in accordance with the attached PCO from Hein Construction dated 3/18/25. ADD \$ 38,193.39
- 2. Reduce General Requirements Allowance from \$38,193.39 to \$0.00. DEDUCT \$ (38,193.39)
- 3. Items enumerated herein do not required a construction time increase; therefore, there is no change in date of Substantial Completion. NO COST CHANGE

NET CHANGE \$ 0.00

The original Contract Sum was \$ 1,262,000.00
 Net Change by previous Change Orders \$ 0.00
 The Contract Sum prior to this Change Order was \$ 1,262,000.00
 The Contract Sum will be **UNCHANGED** by this Change Order \$ 0.00
 The Contract Sum including this Change Order \$ 1,262,000.00
 The Contract Time will be **UNCHANGED**.
 The Date of Completion as of the date of this Change Order therefore is. August 15, 2023

ALLIANCE ARCHITECTURE
 Architect
 929 Lincolnway East, Suite 200
 South Bend, IN 46601

HEIN CONSTRUCTION
 CO., INC.
 Contractor
 9130 N. Industrial Road
 Peoria, IL 61615

KNOX COUNTY
 HOUSING AUTHORITY
 Owner
 255 West Tompkins Street
 Galesburg, IL 61401

By:
 Andrew J. Mollison

By: _____
 David C. Marshall

By: _____
 Derek Antoine

Date: March 20, 2025

Date: _____

Date: _____

HEIN CONSTRUCTION CO., INC.

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

PROPOSED CHANGE ORDER

PROJECT: KCHA 504 Mod Phase 3

TO: Alliance Architects/Knox County Housing Auth

DATE: 03/18/2025

Proposed Change Order: 7 Revised

DESCRIPTION: Boardroom cabinets and bathroom modifications per COR 7 sheet 2.

ADDED: New ADA cabinet layout. New boardroom door to match bathroom door. Added LVT in lieu of VCT. Added strobes to bathroom and boardroom.

This will come out of the Allowance.

<u>ITEM</u>	<u>UM</u>	<u>QUANTITY</u>	<u>COST</u>	<u>TOTAL</u>
Materials		1	\$9,738.15	\$ 9,738.15
Hein Labor		72	\$ 68.56	\$ 4,936.32
Hein Carpenter		56	\$ 75.82	\$4,245.92
Scott Painting				\$2,453.00
Flooring Union				\$2,700.00
Electrical Amp				\$3,820.00
Plumbing Amp				\$11,800.00
Credit Hein Original Casework Mod. Allowance				(\$1,500.00)
<u>TOTAL CHANGE ORDER REQUEST</u>				<u>\$38,193.39</u>

Respectfully Submitted

Dave Marshall VP/Project Manager
Hein Construction Co., Inc.

BOARD MEMO

216 W. Simmons St.
Galesburg, IL 61401

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

www.knoxcountyhousing.org

TO: Board of Commissioners
Knox County Housing Authority

DATE: 03/21/2025

FROM: Derek Antoine 
Executive Director

BOARD MEETING: 03/25/2025

SUBJECT: Application for Payment #21-FINAL – Hein Construction

Executive Summary

At the 02/23/2021 Board meeting, a contract was approved with Hein Construction to complete 504 Renovations at the Family Sites. This is being done to ensure that the agency is fully compliant with Section 504 of the Rehabilitation Act. The work will include the following:

- Modifications throughout the agency common areas;
- Elevator modernization at Bluebell Tower; and
- Interior and site modifications to 10 two-bedroom units at the Family Sites

The date of substantial completion of the project was previously established as 08/11/2023, which was also the date of commencement of applicable warranties required by the contract documents. All work under this project was completed at that time except for the renovation of the boardroom at Moon Towers. The board room renovations were completed at the end of January 2025. The delay was due in part to wait time for materials as well as scheduling issues.

Alliance Architecture was on site for a visit on 03/21/2025. Alliance Architecture has reviewed and signed approval for Pay Request #21. This is the final pay request for this project.

Fiscal Impact

This application for payment will be paid from 2019 and 2020 Capital Fund grants as approved at the 02/23/2021 Regular Meeting of the Board.

Recommendation

The pending recommendation of the Executive Director the Board of Commissioners of the Knox County Housing Authority approve Application for Payment #21 from Hein Construction in the amount of \$128,054.35 for the period to 03/20/2025.

APPLICATION AND CERTIFICATE FOR PAYMENT

AIA® DOCUMENT G732™ - 2009

TO OWNER:	Knox Co. Housing Authority 255 W Tompkins St Galesburg, IL 61401	PROJECT:	KCHA-504 Modifications-PH 3 Various Sites Galesburg, IL 61401	APPLICATION NO: 21	Distribution to: <input checked="" type="checkbox"/> OWNER <input checked="" type="checkbox"/> CONSTRUCTION MANAGER <input checked="" type="checkbox"/> ARCHITECT <input type="checkbox"/> CONTRACTOR <input type="checkbox"/> FIELD <input type="checkbox"/> OTHER
FROM		VIA CONTRACTOR:	Hein Construction Co., Inc 56 N. Cedar St. Galesburg, IL 61401	PERIOD TO: 3/20/2025	
Sub-Contractor	Hein Construction Co., Inc. 56 N. Cedar St. Galesburg, IL 61401	VIA ARCHITECT:	Alliance Architects	CONTRACT DATE:	
CONTRACT FOR:	General Contractor			PROJECT NO: 21-2144	

CONTRACTOR'S APPLICATION FOR PAYMENT

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

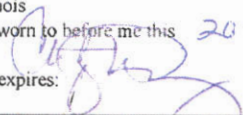
1. ORIGINAL CONTRACT SUM	\$	1,262,000.00
2. NET CHANGES IN THE WORK	\$	
3. CONTRACT SUM TO DATE (Line 1 + 2)	\$	1,262,000.00
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$	1,262,000.00
5. RETAINAGE:		
a. 0 % of Completed Work (Column D + E on G703)	\$	0.00
b. 10 % of Stored Material (Column F on G703) Total Retainage (Lines 5a + 5b or Total in Column I of G703)	\$	0.00
6. TOTAL EARNED LESS RETAINAGE (Line 4 minus Line 5 Total)	\$	1,262,000.00
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$	1,133,945.64
8. CURRENT PAYMENT DUE	\$	128,054.35 128,054.36
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 minus Line 6)	\$	0.00

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner		\$
Total approved this month including		\$
TOTALS	\$0.00	\$0.00
NET CHANGES IN THE WORK		

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

CONTRACTOR: **HEIN CONSTRUCTION CO., INC.**

By:  Date: **3/20/25**

State of: Illinois County of: Knox
Subscribed and sworn to before me this **20th** day of **March 2025**
Notary Public: 
My Commission expires:



CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on evaluation of the data comprising this application, the Construction Manager and Architect certify to the Owner that to the best of their knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$ **128,054.35**

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

CONSTRUCTION MANAGER:

By: _____ Date: _____

ARCHITECT: (NOTE: If multiple Prime Contractors are responsible for performing portions of the Project, the Architect's Certification is not required.)

By:  Date: **03.21.2025**

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

RESOLUTION 2025-02

3/25/2025

Board of Commissioners

Derek Antoine, Executive Director

RE: Approval of Bad Debt Charge-Offs for the period ending March 31, 2025.

Article I. Background

It is the policy of the Knox County Housing Authority to write off all uncollectable debt owed from previous program participants. An effective asset management program includes activities that enable the Knox County Housing Authority to accurately reflect the value of its receivables and other assets and ensure that resources are not devoted to the recovery of uncollectible receivables. The timely identification of probable and estimable losses is an essential element in appropriately measuring the value of the KCHA's assets. Therefore, the write-off process is a critical component of the financial management activities.

Write-off recommendations are made by each program manager upon the determination that the program area or accounting operation, despite its best recovery efforts, cannot recover the asset. Write-offs may also be appropriate when the general ledger account balances are insupportable, or other auditors have identified the need to adjust the records, and management has agreed with the auditors.

Write-offs occur when the KCHA removes the corresponding amount of an uncollectible, unreconciled, or unsubstantiated asset from the general ledger. On a quarterly basis, each program should evaluate the recoverability of its assets to quantify and recognize amounts to be written off. Each quarter the program managers will report to the finance coordinator the level of actual write-offs vs. its original estimated write-offs.

Once approved by the Board of Commissioners, uncollectable receivables will be turned over to the Illinois Debt Recovery Offset Portal (IDROP) for collection attempt. Additionally, at this point, the uncollectible receivables will be written off in KCHA accounting software and adjustment entries will be made to the general ledger.

Article II. Recommendation

It is the recommendation of the Executive Director that the Board resolve the presented debts in the amount of \$28,425.75 effective for the period ending March 31, 2025.

RESOLUTION 2025-02

3/25/2025

Board of Commissioners

Derek Antoine, Executive Director

RE: Approval of Bad Debt Charge-Offs for the period ending March 31, 2025.

4th Quarter Charge-offs – FYE 2025

Moon Towers		
<i>Debt Identifier</i>	<i>Notes</i>	<i>Debt Owed</i>
MT 032-8		\$1,389.00
MT 046-7		\$88.50
MT 067-6		\$165.00
MT 072-9		\$38.00
MT 078-2		\$2,784.75
MT 082-8		\$709.50
MT 090-12		\$81.00
MT 105-11		\$858.50
MT 112-13		\$54.00
		\$6,168.25

Family Sites		
<i>Debt Identifier</i>	<i>Notes</i>	<i>Debt Owed</i>
FAM 331-18		\$5,183.50
FAM 270-21		\$1,330.00
FAM 296-17		\$6,748.25
FAM 254-16		\$309.00
FAM 291-22		\$1,532.00
FAM 383-17		\$4,092.25
		\$19,195.00

Bluebell		
<i>Debt Identifier</i>	<i>Notes</i>	<i>Debt Owed</i>
BB 427-5		\$233.50
		\$233.50

Brentwood & Prairieland		
<i>Debt Identifier</i>	<i>Notes</i>	<i>Debt Owed</i>
BW H7-4		\$101.00
BW F4-4		\$169.00
PL 41-7		\$136.00
PL 31-7		\$151.00
PL 15-3		\$2,272.00
		\$2,829.00

Total: \$28,425.75

RESOLUTION 2025-02

3/25/2025

Board of Commissioners

Derek Antoine, Executive Director

RE: Approval of Bad Debt Charge-Offs for the period ending March 31, 2025.

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

1. The above recitals are true and correct, and together with the report from the Executive Director, form the Board's actions as set forth in this Resolution.
2. The Board of Commissioners of the Knox County Housing Authority hereby approves the charge-off of uncollectible debt in the amount of \$28,425.75 for the period ending March 31, 2025.
3. The Executive Director or designee is hereby authorized to charge off uncollectible debt on behalf of the Knox County Housing Authority as provided in this Resolution.
4. This Resolution shall be effective in accordance with federal regulations and be effective as of March 31, 2025.

RESOLVED: March 25, 2025

Jared Hawkinson, Chairperson

Sara Robison, Vice-Chairperson

Derek Antoine, Secretary/Executive Director (Attest)

RESOLUTION 2025-03

03/21/2025

Board of Commissioners

Derek Antoine, Executive Director

RE: Adoption of Small Purchase Procurement – Supply/Service Vendor List FYE 03/31/2026

Article I. Background

Small purchase procedures are a simplified method for acquiring supplies, materials, and services (including professional and construction) that do not exceed the PHA's small purchase threshold. These procedures are the simplest method of procurement and will be used for the vast majority of a PHA's purchases. The Knox County Housing Authority's small purchase threshold, as established by the State of Illinois (30 ILCS 500/20-20), has been set at the following limit:

- Construction \$100,000.00

Public Housing Authorities (PHAs) are governed by the Code of Federal Regulations, which sets forth the guidelines, policies, and procedures by which a PHA is required to follow in the administration federal assistance funding. The HUD Procurement Handbook 7460.8 REV 2 requires public housing agencies to develop procurement policies and agency specific operational procedures to ensure internal control.

2 CFR §200.319(a) states "All procurement transactions will be conducted in a manner providing full and open competition consistent with the standards of this section (Subpart D – Post Federal Award Requirements." 2 CFR §200.319(a)(1-7) clarifies actions or situations that are deemed restrictive on open competition, and thus prohibited from any procurement action. These situations include placing unreasonable requirements on firms, requiring unnecessary and excessive bonding, noncompetitive pricing practices between firms, organizational conflicts of interest, specifying "brand name" product without allowing equivalent products to be offered, or any other arbitrary action in a procurement process. Further, 2 CFR §200.319(b) goes on to list the use of "in-State" or geographical preferences in the evaluation of bids and proposals. 2 CFR §200.319(c) requires PHAs to maintain written selection procedures for each procurement transaction, ensuring all solicitations include a clear and accurate description of the requirements for the product or services to be procured, clearly identify requirements which bidders must fulfill, and specify all factors to be used in evaluating bids or proposals.

2 CFR §200.323(a) establishes requirements to conduct cost or price analysis for each procurement action. Simply stated, price analysis must consist of a comparison of quotations to each other and to other sources of pricing information (e.g., past prices paid, catalog prices, etc.). Before making an award, PHAs must determine that the proposed price is fair and reasonable. Finally, 2 CFR §200.318(i) stipulates PHAs must maintain records sufficient to detail the history of procurement, including but not limited to the following: rationale for the procurement method, selection or rejection methodology, and the basis for contract price.

2 CFR §200.318(c) requires that agencies maintain a written code of standards governing the performance of their employees engaged in the award and administration of contracts. Members of the



Board of Commissioners, PHA employees, and any others serving in an official position or acting as an agent of the PHA (hereafter referred to as employees, officers, or agents) must discharge their duties impartially to ensure fair competitive access to procurement opportunities by responsible contractors. Moreover, employees, officers, and agents should conduct themselves in such a manner as to foster the public's confidence in the integrity of the PHA procurement organization and process. Any attempt to realize personal gain through PHA employment or to serve as an officer or agent of the PHA through actions inconsistent with the proper discharge of duties is a breach of public trust.

Effective with the FYE 2013 procurement actions, a renewal clause was added to each procurement action on this list. Basically stated, as long as contractual obligations were satisfactorily met and cost was only modified through a reasonable method (cost of inflation increase, material price increase, etc.), contracts would be renewed on an annual basis for two additional one-year terms.

Article II. Recommendation

It is the recommendation of the Executive Director the Board of Commissioners adopt the Small Purchase Procurement – Supply/Service Vendor List, effective for the fiscal year commencing 04/01/2025 and ending 03/31/2026.

RESOLUTION 2025-03

03/21/2025

Board of Commissioners

Derek Antoine, Executive Director

Adoption of Small Purchase Procurement – Supply/Service Vendor List FYE 03/31/2026

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

1. The above recitals are true and correct, and together with the report from the Executive Director, form the Board's actions as set forth in this Resolution.
2. The proposed Small Purchase Procurement – Supply/Service Vendor List for fiscal year-ending 03/31/2026 is hereby approved and adopted.
3. The solicitation and selection process used in procuring said goods and services is compliant with state and federal requirements.
4. This Resolution shall be carried out in accordance with agency policy, procedures, and federal regulations and be effective as of 04/01/2025.

RESOLVED: March 25, 2025

Jared Hawkinson, Chairperson

Sara Robison, Vice-Chairperson

Derek Antoine, Secretary/Executive Director (Attest)

KCHA Vendor List FYE 03/31/2026

Category	FYE 2025	FYE 2026	Contract Year
Service/Maintenance			
On-Call Plumbing Services	AMP Mechanical Services	AMP Mechanical Services	2nd
On-Call HVAC Services	AMP Mechanical Services	AMP Mechanical Services	2nd
On-Call Sewer & Drain Services	Mechanical Service Inc.	AMP Mechanical Services	2nd
On-Call Electrical Services	AMP Mechanical Services	AMP Mechanical Services	2nd
Asbestos Abatement	Iowa Illinois Taylor Insulation	Iowa Illinois Taylor Insulation	2nd
Fire Protection	Getz Fire Equipment	Getz Fire Equipment ABC Fire Extinguisher	2nd 2nd
Trash Removal	Waste Management	Waste Management	2nd
Pest Control	American Pest Control	American Pest Control	1st
Lawn Service	Liqui-Green Lawn Care	Liqui-Green Lawn Care	2nd
Flooring Installation	Union Flooring Services	CAD Construction, Inc.	1st
On-Call Carpet Replacement	Union Flooring Services		1st
Parts/Supplies			
Appliances	GE Appliances	GE Appliances	2nd
Appliance Parts	PDQ Partscription Dey Distributing	PDQ PartScription	2nd 2nd
General Maint. Supplies/ Paint/Hardware	HD Supply Sherwin Williams	HD Supply Sherwin-Williams	U.S. Communities State of IL Joint Purchasing
Janitorial Supplies			
Janitorial Supplies	Office Specialists, Inc. Wilson Paper Company Greenwood Cleaning Systems	Office Specialists, Inc. Wilson Paper Company	3rd 3rd
Administrative			
IT Service	Office Specialists, Inc.	Office Specialists, Inc.	2nd
Office Supplies	Staples Advantage	Staples Advantage	
Security Camera Service	Thompson Electronics	Thompson Electronics	1st
Shredding Services	AAA Certified Confidential	AAA Certified Confidential	1st
Printing Services	Allegra	Allegra	3rd

RESOLUTION 2025-04

03/25/2025

Board of Commissioners

Derek Antoine, Executive Director

RE: Approval of the Knox County Housing Authority Annual Operating Budget FYE 03/31/2026

Article I. Background

The Department of Housing and Urban Development (HUD) requires public housing authorities (PHA) to submit an annual budget prior to the start of the agency’s fiscal year. The Knox County Housing Authority’s Annual Comprehensive Budget continues to reflect the mission and goals of the agency through responsible stewardship of federal funding. The budget is the recommended financial plan for an agency’s fiscal year.

The Knox County Housing Authority realistically anticipates the following revenue/expense for fiscal year ending March 31, 2025:

REVENUE

TOTAL REVENUE (PH)	(\$2,878,831.00)
TOTAL REVENUE (COCC)	\$ (1,902,023.00)
TOTAL REVENUE (HCVP)	\$ (1,178,740.00)
TOTAL REVENUE (AHP)	\$ (1,035,017.00)
TOTAL ANTICIPATED REVENUE (KCHA)	\$ (6,994,611.00)

EXPENSE

TOTAL ANTICIPATED ADMINISTRATIVE EXPENSE	\$ 2,421,513.00
TOTAL ANTICIPATED TENANT/PARTICIPANT SERVICES EXPENSE	\$ 3,680.00
TOTAL ANTICIPATED UTILITIES EXPENSE	\$ 322,448.00
TOTAL ANTICIPATED MAINTENANCE EXPENSE	\$ 2,461,087.00
TOTAL ANTICIPATED PROTECTIVE SERVICES EXPENSE	\$ 192,798.00
TOTAL ANTICIPATED INSURANCE EXPENSE	\$ 290,390.00
TOTAL ANTICIPATED GENERAL EXPENSE	\$ 172,144.00
TOTAL INTEREST & AMORTIZATION	\$ 29,000.00
TOTAL ANTICIPATED HAP EXPENSE	\$ 1,040,170.00

TOTAL ANTICIPATED EXPENSE (KCHA)	\$ 6,933,230.00
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TOTAL ANTICIPATED TRANSFERS	\$ 61,381.00
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TOTAL ANTICIPATED (REVENUE)/EXPENSE - KCHA	\$ -
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These figures were calculated using a historical three-year average, forecasting current spending levels over a twelve-month period, and factoring for year-over-year increases. A breakdown by program is included with this resolution.

Further highlights and assumptions of the budget submission include:

- KCHA's FYE 2026 Annual Comprehensive Budget has been compiled and presented in accordance with the requirements of HUD's asset management budgeting model.
- Overall, KCHA anticipates an operating surplus of \$61,381.00.
- Dwelling rental income is calculated based on historical occupancy rates at each site.
- Subsidy eligibility is based on a 96.54% proration of eligibility for the public housing operating fund, which is believed to be an appropriate estimate as stated in HUD's Explanation of CY 2024 Obligations and the current continuing resolution.
- Housing Choice Voucher program operating shortfall will be supplemented from HCV HUD Held Reserves and COCC fund transfers.
- The Housing Choice Voucher Program funding is expected to be prorated at 99.5% of eligibility for housing assistance payments, and 91.0% for administrative fees. It is anticipated the agency will reduce staffing in FYE 2026 to align program spending with funding.
- Family is projected to operate under a surplus budget, while Moon Towers and Bluebell Tower are operating at a deficit budget, with shortfall supplemented by reserves.
- All three public housing AMPs will receive an operational transfer from the CY 2025 Capital Fund, totaling \$350,000.
- AHP (Brentwood Manor and Prairieland Townhouse Apartments) shall operate at a surplus budget for FYE 2026. It is anticipated the additional projected income will be used towards closing out the bond in place for the properties.

Article II. Recommendation

It is the recommendation of the Executive Director the Board of Commissioners resolve to approve the agency operating budget for fiscal year-ending 03/31/2026.

RESOLUTION 2025-04

03/25/2025

Board of Commissioners

Derek Antoine, Executive Director

Approval of the Knox County Housing Authority Annual Operating Budget FYE 03/31/2026

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

1. The above recitals are true and correct, and together with the report from the Executive Director, form the Board's actions as set forth in this Resolution.
2. The proposed Knox County Housing Authority Operational Budget for FYE 03/31/2026 is hereby approved and adopted.
3. The Operational Budget for FYE 03/31/2026 is in compliance with the requirements set forth in HUD guidance, the Code of Federal Regulations, and generally accepted accounting principles set forth by the Governmental Accounting Standards Board.
4. This Resolution shall be carried out in accordance with federal regulations and be effective as of 04/01/2025.

RESOLVED: March 25, 2025

Jared Hawkinson, Chairperson

Sara Robison, Vice-Chairperson

Derek Antoine, Secretary/Executive Director (Attest)



EXECUTIVE DIRECTOR REPORT

January 2025

REGULAR MEETING
KCHA BOARD OF COMMISSIONERS
Tuesday, February 4, 2025
Moon Towers Conference Room
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 03/31/2025:

Date	Commissioner	Training Description	Location	Hours
04/10-04/12	Hawkinson, Jared	Nelrod ACC	Las Vegas, NV	12.0
04/10-04/12	Carson, LaToya	Nelrod ACC	Las Vegas, NV	12.0
02/26-02/28	Hawkinson, Jared	Nelrod ACC	Las Vegas, NV	12.0
				36.0

The following table details monthly and annual costs (to date) incurred by the agency for **commissioner** training and development for FYE 03/31/2025:

Month	Training Events	Training Hours	Total Cost	Avg Cost per Hour	Training Budget	% to Budget	Variance
Apr-24	2	24.0	\$ 1,643.40	\$ 68.48	\$ 1,250.00	131.47%	\$ 393.40
May-24	0	0.0	\$ -	\$ -	\$ 1,250.00	0.00%	\$ (1,250.00)
Jun-24	0	0.0	\$ -	\$ -	\$ 1,250.00	0.00%	\$ (1,250.00)
Jul-24	0	0.0	\$ -	\$ -	\$ 1,250.00	0.00%	\$ (1,250.00)
Aug-24	0	0.0	\$ -	\$ -	\$ 1,250.00	0.00%	\$ (1,250.00)
Sep-24	0	0.0	\$ -	\$ -	\$ 1,250.00	0.00%	\$ (1,250.00)
Oct-24	0	0.0	\$ -	\$ -	\$ 1,250.00	0.00%	\$ (1,250.00)
Nov-24	0	0.0	\$ -	\$ -	\$ 1,250.00	0.00%	\$ (1,250.00)
Dec-24	0	0.0	\$ -	\$ -	\$ 1,250.00	0.00%	\$ (1,250.00)
Jan-25	0	0.0	\$ -	\$ -	\$ 1,250.00	0.00%	\$ (1,250.00)
Feb-25	0	0.0	\$ -	\$ -	\$ 1,250.00	0.00%	\$ (1,250.00)
Mar-25			\$ -	\$ -		0.00%	
FYE 2025	2	24.0	\$ 1,643.40	\$ 68.48	\$ 13,750.00	11.95%	\$ (12,106.60)

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		80.0%
Total Authority	3	3	3	3	1	32.5%

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

FYE 2025	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	%
Hawkinson, Jared (C)	1	1	1	1	1	1	1	1	1	1			90.9%
Robison, Sara (VC)	1	1	1	1				1			1		54.5%
Riley, Joseph		1		1	1		1	1	1	1	1		72.7%
Carson, LaToya		1	1				1			1	1		45.5%
St. George, Dena	1			1		1							27.3%
Range, Joey	1	1	1		1				1				45.5%
Dena Simkins	1	1	1	1	1	1	1	1	1	1	1		100.0%
Antoine, Derek (ED)	1	1	1	1	1	1	1	1	1	1	1		100.0%

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

Board Governance Survey Status	REQ	KCHA	RESULT
Does the Board have the required number of members?	5	7	Meets Requirement
Does the Board include a participant of KCHA programs?	YES	YES	Meets Requirement
Number of Board meetings:	11	11	Meets Requirement
Average meeting attendance:	75.0%	62.3%	Fails Requirement
Methods of disseminating information about Board meetings and minutes.	YES	YES	Meets requirement
Role of Board in evaluating Executive Director performance and compensation	YES	YES	Meets requirement
Role of Board in reviewing financial statements/PHA's financial health.	YES	YES	Meets Requirement
Timeliness of budget adoption by Board.	3/31	03/25	Meets requirement
Are the results of quality control testing communicated to the Board?	YES	YES	Meets requirement

EXECUTIVE SUMMARY

CAPITAL GRANT STATUS/PERFORMANCE

2024 CFP Grant IL01P08550124

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

CFP Budget by Line Item

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

CFP Planned Work Items

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

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

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

EXECUTIVE SUMMARY

2023 CFP Grant IL01P08550123

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

CFP Budget by Line Item

Budget Line Item (BLI)	Original	Current	Obligated	%	Expended	%
1406 Transfer to Operations	\$ 250,000.00	\$ 250,000.00	\$ 250,000.00	100.0%	\$ 250,000.00	100.0%
1410 CFP Administration	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	100.0%	\$ 100,000.00	100.0%
1480 General Capital Activity	\$ 1,169,740.00	\$ 1,169,740.00	\$ 1,147,551.02	98.1%	\$ 912,575.83	78.0%
	\$ -	\$ -	\$ -	0.0%	\$ -	0.0%
Total Capital Fund Program	\$ 1,519,740.00	\$ 1,519,740.00	\$ 1,497,551.02	98.5%	\$ 1,262,575.83	83.1%

CFP Planned Work Items

CFP Planned Activity	Original	Current	Obligated	%	Expended	%
1480 A&E MT	\$ 21,000.00	\$ 21,000.00	\$ 21,000.00	100.0%	\$ -	0.0%
1480 HVAC & Lighting	\$ 1,126,551.02	\$ 1,126,551.02	\$ 1,126,551.02	100.0%	\$ 912,575.83	81.0%
1480 Elavator Repair/Upgrade	\$ 22,188.98	\$ 22,188.98	\$ -	0.0%	\$ -	0.0%
	\$ -	\$ -	\$ -	0.0%	\$ -	0.0%
	\$ -	\$ -	\$ -	0.0%	\$ -	0.0%
	\$ -	\$ -	\$ -	0.0%	\$ -	0.0%
	\$ -	\$ -	\$ -	0.0%	\$ -	0.0%
	\$ -	\$ -	\$ -	0.0%	\$ -	0.0%
	\$ -	\$ -	\$ -	0.0%	\$ -	0.0%
	\$ -	\$ -	\$ -	0.0%	\$ -	0.0%
	\$ -	\$ -	\$ -	0.0%	\$ -	0.0%
Total Capital Fund Program	\$ 1,169,740.00	\$ 1,169,740.00	\$ 1,147,551.02	98.1%	\$ 912,575.83	78.0%

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

CFP Grant IL01P08550123 is 98.5% obligated, and 83.1% expended. This grant must be obligated at 90% (executed contracts) by 04/22/2025, and fully expended by 04/22/2027.

EXECUTIVE SUMMARY

2022 CFP Grant IL01P08550122

- Obligation End Date (OED): 04/22/2024
- Expenditure End Date (EED): 04/22/2026

CFP Budget by Line Item

Budget Line Item (BLI)	Original	Current	Obligated	%	Expended	%
1406 Transfer to Operations	\$ 200,000.00	\$ 200,000.00	\$ 200,000.00	100.0%	\$ 200,000.00	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	\$ 1,172,370.00	\$ 1,172,370.00	\$ 1,172,370.00	100.0%	\$ 1,172,369.98	100.0%
	\$ -	\$ -	\$ -	0.0%	\$ -	0.0%
Total Capital Fund Program	\$ 1,472,370.00	\$ 1,472,370.00	\$ 1,472,370.00	100.0%	\$ 1,472,369.98	100.0%

CFP Planned Work Items

CFP Planned Activity	Original	Current	Obligated	%	Expended	%
1480 A&E Services	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	100.0%	\$ 90,713.24	90.7%
1480 504 Phase 4	\$ 412,317.00	\$ 412,317.00	\$ 412,317.00	100.0%	\$ 646,077.76	156.7%
1480 Bluebell Gazebo	\$ 73,000.00	\$ 73,000.00	\$ 73,000.00	100.0%	\$ -	0.0%
1480 Playgrounds	\$ 49,317.00	\$ 49,317.00	\$ 49,317.00	100.0%	\$ -	0.0%
1480 MT Roof Replacement	\$ 263,000.00	\$ 263,000.00	\$ 263,000.00	100.0%	\$ -	0.0%
1480 Site Drainage	\$ 27,000.00	\$ 27,000.00	\$ 27,000.00	100.0%	\$ -	0.0%
1480 Lighting MT	\$ 206,744.14	\$ 206,744.14	\$ 206,744.14	100.0%	\$ -	0.0%
1480 Lighting FAM	\$ 233,680.36	\$ 233,680.36	\$ 233,680.36	100.0%	\$ 362,978.98	155.3%
1480 Lighting BB	\$ 109,044.50	\$ 109,044.50	\$ 109,044.50	100.0%	\$ -	0.0%
1480 CCP Drainage (1554)	\$ 72,600.00	\$ 72,600.00	\$ 72,600.00	100.0%	\$ -	0.0%
1480 HVAC Equipment	\$ 37,984.00	\$ 37,984.00	\$ 37,984.00	100.0%	\$ 72,600.00	191.1%
Total Capital Fund Program	\$ 1,172,370.00	\$ 1,172,370.00	\$ 1,172,370.00	100.0%	\$ 1,172,369.98	100.0%

This grant, in conjunction with the 2020 and 2021 grants, will be used for physical improvements to the sites, including demolition and construction for a new gazebo at Bluebell Tower, site drainage remediation, roof replacement at Moon Towers, and playgrounds at the Family Sites. Additionally, repairs and enhancements are planned for security cameras and lighting, as well as HVAC replacement at the Family Sites.

CFP Grant IL01P08550122 is 100.0% obligated, and 100.0% expended. This grant must be obligated at 90% (executed contracts) by 04/22/2024, and fully expended by 04/22/2026.

EXECUTIVE SUMMARY

2021 CFP Grant IL01P08550121

- Obligation End Date (OED): 02/22/2023
- Expenditure End Date (EED): 02/22/2025

CFP Budget by Line Item

Budget Line Item (BLI)	Original	Current	Obligated	%	Expended	%
1406 Transfer to Operations	\$ 200,000.00	\$ 200,000.00	\$ 200,000.00	100.0%	\$ 200,000.00	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	\$ 909,310.00	\$ 909,310.00	\$ 909,310.00	100.0%	\$ 909,310.00	100.0%
	\$ -	\$ -	\$ -		\$ -	
Total Capital Fund Program	\$ 1,209,310.00	\$ 1,209,310.00	\$ 1,209,310.00	100.0%	\$ 1,209,310.00	100.0%

CFP Planned Work Items

CFP Planned Activity	Original	Current	Obligated	%	Expended	%
1480 504 Phase 4	\$ 334,310.00	\$ 334,310.00	\$ 334,310.00	100.0%	\$ 57,960.50	17.3%
1480 MT - Roof Replacement	\$ 500,000.00	\$ 500,000.00	\$ 500,000.00	100.0%	\$ -	0.0%
1480 A&E Services	\$ 75,000.00	\$ 75,000.00	\$ 75,000.00	100.0%	\$ 851,349.50	1135.1%
	\$ -	\$ -	\$ -	0.0%	\$ -	0.0%
	\$ -	\$ -	\$ -		\$ -	
	\$ -	\$ -	\$ -	0.0%	\$ -	0.0%
	\$ -	\$ -	\$ -	0.0%	\$ -	0.0%
	\$ -	\$ -	\$ -	0.0%	\$ -	0.0%
Total Capital Fund Program	\$ 909,310.00	\$ 909,310.00	\$ 909,310.00	100.0%	\$ 909,310.00	100.0%

Allotments and transfers for operations (1406) and administration (1410) have been made. Budgeted activities include playground renovation at the Family Sites, gazebo demolition/construction at Bluebell Tower, and roof replacement at Moon Towers.

CFP Grant IL01P08550121 is now 100.0% obligated, and 100.0% expended ahead of the 02/22/2023 (obligation) and 02/22/2025 (expenditure) deadlines. We will now work to administratively close out this grant.

EXECUTIVE SUMMARY

2020 CFP Grant IL01P08550120

- Obligation End Date (OED): 03/25/2024
- Expenditure End Date (EED): 03/25/2026

CFP Budget by Line Item

Budget Line Item (BLI)	Original	Current	Obligated	%	Expended	%
1406 Transfer to Operations	\$ 200,000.00	\$ 200,000.00	\$ 200,000.00	100.0%	\$ 200,000.00	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	\$ 868,267.00	\$ 868,267.00	\$ 868,267.00	100.0%	\$ 740,212.65	85.3%
	\$ -	\$ -	\$ -		\$ -	
Total Capital Fund Program	\$ 1,168,267.00	\$ 1,168,267.00	\$ 1,168,267.00	100.0%	\$ 1,040,212.65	89.0%

CFP Planned Work Items

CFP Planned Activity	Original	Current	Obligated	%	Expended	%
1480 Family - Playground	\$ 154,973.00	\$ 288,373.00	\$ 288,373.00	100.0%	\$ -	0.0%
1480 MT - Roof Replacement	\$ 125,000.00	\$ 125,000.00	\$ 125,000.00	100.0%	\$ 193,325.05	154.7%
1480 504 Phase 3	\$ 529,861.00	\$ 439,861.00	\$ 439,861.00	100.0%	\$ 536,987.60	122.1%
1480 A&E Services	\$ 50,000.00	\$ 6,600.00	\$ 6,600.00	100.0%	\$ 9,900.00	150.0%
1480 Reserved Budget	\$ 8,433.00	\$ 8,433.00	\$ 8,433.00	100.0%	\$ -	0.0%
	\$ -	\$ -	\$ -	0.0%	\$ -	0.0%
	\$ -	\$ -	\$ -	0.0%	\$ -	0.0%
	\$ -	\$ -	\$ -	0.0%	\$ -	0.0%
Total Capital Fund Program	\$ 868,267.00	\$ 868,267.00	\$ 868,267.00	100.0%	\$ 740,212.65	85.3%

Budgeted activities include operational transfers, playground renovation at the family sites, roof replacement at Moon Towers, and finishing 504-Phase 3 renovations at Bluebell Tower.

CFP Grant IL01P08550120 is now 100.0% obligated, and 89.0% expended. This grant must be at 90% obligation (executed contracts) by 03/25/2024, and fully expended by 03/25/2026.

EXECUTIVE SUMMARY

POLICY/OPERATIONS

No report this period.

LEGISLATIVE/ADVOCACY

No report this period.

PUBLIC RELATIONS

No report this period.

STRATEGIC PLANNING

No report this period.


PUBLIC HOUSING PROGRAM

PUBLIC HOUSING PROGRAM

MOON TOWERS

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

MAINTENANCE	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE		
			ACTUAL	SCORE	ACTUAL	SCORE	
	Non-emergency WO - completion %	15.0%	100.0%	97.9%	3	99.6%	4
	Non-emergency WO - completion time	15.0%	3.00	3.96	3	3.08	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	100.0%	4
	Unit - average make-ready days	20.0%	10.00	10.00	4	7.73	4
	Annual Inspections - complete %	10.0%	100.0%	90.8%	2	90.8%	2
	Annual Inspections - repair %	10.0%	100.0%	100.0%	4	100.0%	4
	Total category score				3.50		3.65

OCCUPANCY	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE		
			ACTUAL	SCORE	ACTUAL	SCORE	
	Unit-days leased (UDL) - %	25.0%	98.0%	98.8%	4	99.2%	4
	Unit-months leased (UML) - %	25.0%	98.0%	99.4%	4	100.0%	4
	Average leasing days	10.0%	5.00	0.67	4	2.09	3
	Adequacy of wait list (ratio)	10.0%	1.00	6.38	4	6.38	4
	Income targeting - % ELI admissions	10.0%	40.0%	100.0%	4	77.1%	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%	89.5%	1	99.9%	3
	Expense - Actual to Budget %	10.0%	98.0%	103.6%	2	99.1%	4
	Profit/loss	20.0%	1.00	0.83	1	0.97	3
	30-day Notice efficiency	15.0%	98.0%	76.8%	1	11.2%	1
	Tenant accounts receivable (TAR) %	15.0%	1.5%	5.3%	1	5.3%	1
	Tenant collections %	10.0%	98.0%	115.0%	4	115.3%	4
	Deposit collections %	5.0%	98.0%	95.2%	3	95.2%	3
	Reserve position	15.0%	4.00	6.70	4	6.70	4
	Total category score				1.95		2.75

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	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	70.3%	1
Tenant file review compliance	15.0%	100.0%	75.0%	1	96.2%	3
Pest control program effectiveness	10.0%	100.0%	75.0%	3	75.0%	3
Staff development - hiring and retention	10.0%	3.00	3.20	3	3.20	3
Staff development - training/development	10.0%	100.0%	432.0%	4	39.3%	1
Unit-turnaround time (total)	15.0%	12.00	12.00	4	10.29	4
Total category score				3.35		2.90

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	3.50	0.53	3.65	0.55
Occupancy	25.0%	4.00	4.00	1.00	3.90	0.98
Financial position	25.0%	4.00	1.95	0.49	2.75	0.69
PHAS	15.0%	4.00	3.75	0.56	3.75	0.56
Management operations	15.0%	4.00	3.35	0.50	2.90	0.44
Tenant engagement	5.0%	4.00	4.00	0.20	4.00	0.20
Total SCORECARD				3.28		3.41
DESIGNATION				STANDARD		STANDARD


PUBLIC HOUSING PROGRAM


SCATTERED FAMILY SITES

Woodland Bend, Whispering Hollow, Cedar Creek Place

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

MAINTENANCE	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
	Non-emergency WO - completion %	15.0%	100.0%	4	100.0%	4
	Non-emergency WO - completion time	15.0%	3.00	1.63	4	3.17
	Emergency WO - % abated < 24 hours	15.0%	100.0%	100.0%	4	100.0%
	Emergency WO - % complete < 72 hours	15.0%	100.0%	100.0%	4	100.0%
	Unit - average make-ready days	20.0%	10.00	0.00	4	10.76
	Annual Inspections - complete %	10.0%	100.0%	50.0%	1	50.0%
	Annual Inspections - repair %	10.0%	100.0%	100.0%	4	118.6%
	Total category score				3.70	3.35

OCCUPANCY	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
	Unit-days leased (UDL) - %	25.0%	99.1%	4	99.0%	4
	Unit-months leased (UML) - %	25.0%	98.0%	100.0%	4	100.0%
	Average leasing days	10.0%	5.00	1.00	4	2.40
	Adequacy of wait list (ratio)	10.0%	1.00	1.76	4	1.76
	Income targeting - % ELI admissions	10.0%	40.0%	0.0%	1	80.0%
	Annual recertifications	20.0%	100.0%	100.0%	4	100.0%
	Total category score				3.70	3.90

FINANCIAL	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
	Income - Actual to Budget %	10.0%	92.4%	2	104.0%	4
	Expense - Actual to Budget %	10.0%	98.0%	93.4%	4	104.1%
	Profit/loss	20.0%	1.00	1.01	4	1.02
	30-day Notice efficiency	15.0%	98.0%	81.7%	1	27.7%
	Tenant accounts receivable (TAR) %	15.0%	1.5%	11.7%	1	11.7%
	Tenant collections %	10.0%	98.0%	65.8%	1	128.0%
	Deposit collections %	5.0%	98.0%	98.6%	4	98.6%
	Reserve position	15.0%	4.00	7.56	4	7.56
	Total category score				2.60	2.90

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	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	98.8%	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%	75.0%	1	46.6%	1
Tenant file review compliance	15.0%	100.0%	100.0%	4	98.1%	4
Pest control program effectiveness	10.0%	100.0%	100.0%	4	100.0%	4
Staff development - hiring and retention	10.0%	3.00	3.60	4	3.60	4
Staff development - training/development	10.0%	100.0%	0.0%	1	55.6%	1
Unit-turnaround time (total)	15.0%	23.00	16.00	2	13.20	3
Total category score				2.95		3.10

TENANT RELATIONS



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Tenant engagement	50.0%	100.0%	90.5%	4	96.4%	4
Safety and security	50.0%	3.00	4	4	4	4
Total category score				4.00		4.00

SCORECARD




	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Maintenance of the prpoerty	15.0%	4.00	3.70	0.56	3.35	0.50
Occupancy	25.0%	4.00	3.70	0.93	3.90	0.98
Financial position	25.0%	4.00	2.60	0.65	2.90	0.73
PHAS	15.0%	4.00	3.75	0.56	3.75	0.56
Management operations	15.0%	4.00	2.95	0.44	3.10	0.47
Tenant engagement	5.0%	4.00	4.00	0.20	4.00	0.20
Total SCORECARD				3.34		3.43
DESIGNATION				STANDARD		STANDARD


PUBLIC HOUSING PROGRAM

BLUE BELL TOWER

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

MAINTENANCE	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
	Non-emergency WO - completion %	15.0%	100.0%	4	100.0%	4
	Non-emergency WO - completion time	15.0%	3.00	0.83	4	2.32
	Emergency WO - % abated < 24 hours	15.0%	100.0%	100.0%	4	100.0%
	Emergency WO - % complete < 72 hours	15.0%	100.0%	100.0%	4	100.0%
	Unit - average make-ready days	20.0%	10.00	0.00	4	12.17
	Annual Inspections - complete %	10.0%	100.0%	86.2%	1	86.2%
	Annual Inspections - repair %	10.0%	100.0%	0.0%	1	0.0%
	Total category score				3.40	3.00

OCCUPANCY	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
	Unit-days leased (UDL) - %	25.0%	99.6%	4	99.2%	4
	Unit-months leased (UML) - %	25.0%	98.0%	100.0%	4	100.0%
	Average leasing days	10.0%	5.00	0.00	4	5.00
	Adequacy of wait list (ratio)	10.0%	1.00	7.38	4	7.38
	Income targeting - % ELI admissions	10.0%	40.0%	100.0%	4	83.3%
	Annual recertifications	20.0%	100.0%	100.0%	4	100.0%
	Total category score				4.00	3.80

FINANCIAL	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
	Income - Actual to Budget %	10.0%	98.0%	90.2%	2	93.9%
	Expense - Actual to Budget %	10.0%	98.0%	74.2%	4	68.8%
	Profit/loss	20.0%	1.00	1.02	4	1.27
	30-day Notice efficiency	15.0%	98.0%	65.1%	1	0.0%
	Tenant accounts receivable (TAR) %	15.0%	1.5%	2.4%	2	2.4%
	Tenant collections %	10.0%	98.0%	107.4%	4	107.5%
	Deposit collections %	5.0%	98.0%	92.8%	2	92.8%
	Reserve position	15.0%	4.00	19.40	4	19.40
	Total category score				2.95	2.95

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	23.00	4	23.00	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	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	25.0%	1
Tenant file review compliance	15.0%	100.0%	75.0%	1	104.3%	4
Pest control program effectiveness	10.0%	100.0%	100.7%	4	100.7%	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	0.0%	1
Unit-turnaround time (total)	15.0%	100.0%	33.00	1	15.67	3
Total category score				2.70		3.00

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	3	3	3	3
Total category score				3.50		3.50

SCORECARD



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Maintenance of the property	15.0%	4.00	3.40	0.51	3.00	0.45
Occupancy	25.0%	4.00	4.00	1.00	3.80	0.95
Financial position	25.0%	4.00	2.95	0.74	2.95	0.74
PHAS	15.0%	4.00	4.00	0.60	4.00	0.60
Management operations	15.0%	4.00	2.70	0.41	3.00	0.45
Tenant engagement	5.0%	4.00	3.50	0.18	3.50	0.18
Total SCORECARD				3.43		3.36
DESIGNATION				STANDARD		STANDARD

PUBLIC HOUSING PROGRAM

PUBLIC HOUSING ASSESSMENT SYSTEM (PHAS)

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

	FYE 03/31/2024 (TRENDING)				
	PASS	MASS	FASS	CFP	TOTAL
Moon Towers	39.60	21.00	25.00	10.00	95.60
Family Sites	38.00	21.00	25.00	10.00	94.00
Bluebell Tower	39.92	25.00	25.00	10.00	99.92
PH COMPOSITE	38.90	21.48	25.00	10.00	95.38

Based on current and YTD reported data, the public housing program is trending towards a designation of **HIGH PERFORMER** for FYE 2025.

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							0	279.00
APR							0	209.25
MAY							0	167.40
JUN							0	139.50
JUL							0	119.57
AUG							0	104.63
SEPT							0	93.00
OCT							0	83.70
NOV							0	76.09
DEC							0	69.75
TOTAL		45	65	4	0	1		

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								0
APR								0
MAY								0
JUN								0
JUL								0
AUG								0
SEPT								0
OCT								0
NOV								0
DEC								0
TOTAL		1	0	0	0	0	2	

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	\$ 85,710.00	\$ 88,397.00	96.96%	\$ 426.42	\$ 426.42
FEB	200	\$ 82,176.00	\$ 84,813.00	96.89%	\$ 410.88	\$ 418.65
MAR						
APR						
MAY						
JUN						
JUL						
AUG						
SEPT						
OCT						
NOV						
DEC						
TOTAL	401	\$ 167,886.00	\$ 173,210.00	96.93%	\$ 418.67	

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	\$ 88,397.00	1.07%	\$ 947.00	\$ 947.00
FEB	2	\$ 947.00	\$ 84,813.00	1.12%	\$ 473.50	\$ 710.25
MAR		\$ -	\$ -			
APR		\$ -	\$ -			
MAY		\$ -	\$ -			
JUN		\$ -	\$ -			
JUL		\$ -	\$ -			
AUG		\$ -	\$ -			
SEPT		\$ -	\$ -			
OCT		\$ -	\$ -			
NOV		\$ -	\$ -			
DEC		\$ -	\$ -			
TOTAL	3	\$ 1,894.00	\$ 173,210.00	1.09%	\$ 631.33	

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%	\$ 88,397.00	\$ 81,926.00	\$ 2,034.00	\$ 83,960.00	105.28%	
FEB	285	202	70.88%	\$ 173,210.00	\$ 163,852.00	\$ 4,091.00	\$ 167,943.00	103.14%	
MAR				\$ -	\$ -	\$ -			
APR				\$ -	\$ -	\$ -			
MAY				\$ -	\$ -	\$ -			
JUN				\$ -	\$ -	\$ -			
JUL				\$ -	\$ -	\$ -			
AUG				\$ -	\$ -	\$ -			
SEPT				\$ -	\$ -	\$ -			
OCT				\$ -	\$ -	\$ -			
NOV				\$ -	\$ -	\$ -			
DEC				\$ -	\$ -	\$ -			

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

SEMAP FORECAST

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

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


AFFORDABLE HOUSING PRESERVATION (AHP)


AFFORDABLE HOUSING PRESERVATION (AHP)

BRENTWOOD MANOR

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

MAINTENANCE	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
 Non-emergency WO - completion %	15.0%	100.0%	100.0%	4	100.0%	4
Non-emergency WO - completion time	15.0%	2.00	3.35	3	4.36	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	100.0%	4
Unit - average make-ready days	20.0%	10.00	0.00	4	0.00	4
Annual Inspections - complete %	10.0%	100.0%	0.0%	1	0.0%	1
Annual Inspections - correction %	10.0%	100.0%	100.0%	4	100.0%	4
Total category score				3.55		3.55

OCCUPANCY	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
 Unit-days leased (UDL) - %	25.0%	98.0%	99.4%	4	99.1%	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	0.00	4
Adequacy of wait list (ratio)	15.0%	1.00	4.80	4	4.80	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		4.00

FINANCIAL	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
 Income - Actual to Budget %	10.0%	98.0%	104.6%	4	98.3%	3
Expense - Actual to Budget %	10.0%	98.0%	77.1%	4	71.5%	4
Profit/loss	20.0%	1.00	1.38	4	1.40	4
14-day Notice efficiency	15.0%	98.0%	100.0%	4	100.0%	4
Tenant accounts receivable (TAR) %	15.0%	1.5%	0.3%	4	0.3%	4
Tenant collections %	10.0%	98.0%	104.9%	4	99.0%	4
Deposit collections %	5.0%	98.0%	100.0%	4	100.0%	4
Reserve position	15.0%	4.00	8.72	4	8.72	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	22.76	3	22.76	3
Capital Fund assessment (CFP)	10.0%	10.00	10.00	4	10.00	4
Total category score				3.75		3.75

MANAGEMENT



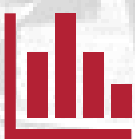
	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Appearance and marketing	20.0%	100.0%	97.1%	4	94.6%	4
50058/50059 submissions	0.0%	100.0%	100.0%	4	100.0%	4
Community service compliance	0.0%	100.0%	100.0%	4	100.0%	4
EIV compliance	0.0%	100.0%	75.0%	1	100.0%	4
Tenant file review compliance	20.0%	100.0%	0.0%	1	0.0%	1
Pest control program effectiveness	20.0%	100.0%	103.3%	4	103.3%	4
Staff development - hiring and retention	5.0%	3.00	3.58	4	3.58	4
Staff development - training/development	5.0%	100.0%	0.0%	1	46.9%	1
Unit-turnaround time (total)	30.0%	100.0%	0.00	4	0.00	4
Total category score				3.25		3.25

TENANT RELATIONS



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Tenant engagement	50.0%	100.0%	84.2%	3	81.9%	3
Safety and security	50.0%	3.00	6	4	6	4
Total category score				3.50		3.50

SCORECARD




	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Maintenance of the prpoerty	15.0%	4.00	3.55	0.53	3.55	0.53
Occupancy	25.0%	4.00	4.00	1.00	4.00	1.00
Financial position	25.0%	4.00	4.00	1.00	3.90	0.98
PHAS	15.0%	4.00	3.75	0.56	3.75	0.56
Management operations	15.0%	4.00	3.25	0.49	3.25	0.49
Tenant engagement	5.0%	4.00	3.50	0.18	3.50	0.18
Total SCORECARD				3.76		3.73
DESIGNATION				HIGH PERFORMER		HIGH PERFORMER


AFFORDABLE HOUSING PRESERVATION (AHP)

PRAIRIELAND TOWNHOUSE APARTMENTS

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

MAINTENANCE	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE		
			ACTUAL	SCORE	ACTUAL	SCORE	
	Non-emergency WO - completion %	15.0%	100.0%	92.0%	2	99.1%	4
	Non-emergency WO - completion time	15.0%	3.00	2.09	4	6.04	2
	Emergency WO - % abated < 24 hours	15.0%	100.0%	100.0%	4	100.0%	4
	Emergency WO - % complete < 72 hours	15.0%	100.0%	100.0%	4	100.0%	4
	Unit - average make-ready days	20.0%	10.00	0.00	4	0.00	4
	Annual Inspections - complete %	10.0%	100.0%	0.0%	1	0.0%	1
	Annual Inspections - correction %	10.0%	100.0%	100.0%	4	100.0%	4
	Total category score				3.40		3.40

OCCUPANCY	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE		
			ACTUAL	SCORE	ACTUAL	SCORE	
	Unit-days leased (UDL) - %	25.0%	98.0%	99.5%	4	99.5%	4
	Unit-months leased (UML) - %	25.0%	98.0%	100.0%	4	100.0%	4
	Average leasing days	10.0%	5.00	0.00	4	0.00	4
	Adequacy of wait list (ratio)	10.0%	1.00	13.82	4	13.82	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		4.00

FINANCIAL	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE		
			ACTUAL	SCORE	ACTUAL	SCORE	
	Income - Actual to Budget %	10.0%	98.0%	101.8%	4	98.4%	3
	Expense - Actual to Budget %	10.0%	98.0%	84.3%	4	81.3%	4
	Profit/loss	20.0%	1.00	1.20	4	1.20	4
	30-day Notice efficiency	15.0%	98.0%	8558.0%	4	100.0%	4
	Tenant accounts receivable (TAR) %	15.0%	1.5%	1.8%	2	1.8%	2
	Tenant collections %	10.0%	98.0%	101.6%	4	98.2%	4
	Deposit collections %	5.0%	98.0%	100.0%	4	100.0%	4
	Reserve position	15.0%	4.00	-7.15	1	-7.15	1
	Total category score				3.25		3.15

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	23.00	4	23.00	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



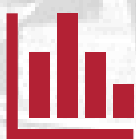
	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Appearance and marketing	15.0%	100.0%	94.3%	4	97.1%	4
50058/50059 submissions	5.0%	100.0%	100.0%	4	100.0%	4
Community service compliance	0.0%	100.0%	100.0%	4	100.0%	4
EIV compliance	10.0%	100.0%	100.0%	4	100.0%	4
Tenant file review compliance	15.0%	100.0%	0.0%	1	0.0%	1
Pest control program effectiveness	15.0%	100.0%	100.0%	4	100.0%	4
Staff development - hiring and retention	5.0%	3.00	3.58	4	3.58	4
Staff development - training/development	5.0%	100.0%	28.1%	1	47.9%	1
Unit-turnaround time (total)	30.0%	100.0%	0.00	4	0.00	4
Total category score				3.40		3.40

TENANT RELATIONS



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Tenant engagement	50.0%	100.0%	66.3%	2	90.9%	4
Safety and security	50.0%	3.00	6	4	6	4
Total category score				3.00		4.00

SCORECARD



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Maintenance of the prpoerty	15.0%	4.00	3.40	0.51	3.40	0.51
Occupancy	25.0%	4.00	4.00	1.00	4.00	1.00
Financial position	25.0%	4.00	3.25	0.81	3.15	0.79
PHAS	15.0%	4.00	3.25	0.49	3.25	0.49
Management operations	15.0%	4.00	3.40	0.51	3.40	0.51
Tenant engagement	5.0%	4.00	3.00	0.15	4.00	0.20
Total SCORECARD				3.47		3.50
DESIGNATION				STANDARD		STANDARD

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.

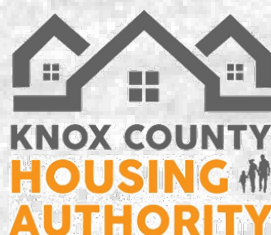
WHAT WE DO.

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.





JACK P. BALL, P.C.

Jack P. Ball, Esq.
Attorney at Law

A Professional Corporation

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

March 25, 2025

Knox County Housing Authority
Board of Commissioners

Attorneys Report:

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

Nyteesha Sims (1588 McKnight St.)	1 st Appr. - CD
Michaela Garrett (960 W. South St.)	1 st Appr. - CT 04/03/25 CBRAP
Akasha Patterson (900 W Dayton St. #18)	1 st Appr. - CD
Justin Felles (170 S. West St. #712)	1 st Appr. - JD
Nyeesha Blakes (900 W. Dayton St. #C6)	1 st Appr. - CD
Nyteesha Sims (1588 McKnight St.)	1 st Appr. - CD
Caylee Hannam (507 Iowa Ct.)	1 st Appr. - CD
Mary Oglesby (255 W. Tompkins St. #801)	1 st Appr. - CT 04/03/25 CBRAP
Biannca Johnson (1991 E. Knox St.)	1 st Appr. - CD
Arrion Louisville (300 E. Davis #31)	1 st Appr. - CD
Shabrea Coleman (1548 McKnight St.)	1 st Appr. - CT 04/03/25 CBRAP

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

Trina Williams (300 E. Davis #32)	1 st Appr. - CD
Torrie Hillier (1599 McKnight St.)	1 st Appr. - JD
Brittney Pittenger (1083 W. Berrien St.)	1 st Appr. - CT 04/03/25 CBRAP
Tia Coleman (1509 McKnight St.)	1 st Appr. - CT 04/03/25
Cheyenne Coulter (435 Iowa Ave.)	1 st Appr. - CD
Janice Jackson (1531 McKnight St.)	1 st Appr. - CD
Amilyah Cunningham (509 Iowa Ct.)	1 st Appr. - CT 04/03/25
Kaylei Hurt (1525 McKnight St.)	1 st Appr. - CD
Lawrence Johnson (255 W. Tompkins St. #1107)	1 st Appr. - CD
Antoinette McClain (503 Iowa Ct.)	1 st Appr. - CD
Daniel Morris (300 N. Jefferson St. #203)	1 st Appr. - JD
Paelynne/Colton Miller (1591 McKnight St.)	1 st Appr. - Trial 04/04/25
Joseph Smith (170 S. West St. #115)	1 st Appr. - STO
Lavel White (1541 McKnight St.)	1 st Appr. - CT 03/27/25
Nicene Brewer (170S. West St. #212)	1 st Appr. - 04/03/25
Ashley Vickers (563 Iowa Ave.)	1 st Appr. - 04/03/25
Rita-Cacia Palmer (1581 McKnight St.)	1 st Appr. - 04/03/25
Alice Heiman (536 Iowa Ave.)	1 st Appr. - 04/03/25

2. Review monthly board packet and attend monthly meeting.

Jack P. Ball, Esq.