board agenda

Knox County Housing Authority
Regular Meeting of the Board of Commissioners
Moon Towers Conference Room
7/28/2026
4:00 PM

Opening	Roll Call		Chairperson Hawkinson
☐ LaToya Carson	Review/Approve Previous Meeting Minutes		Chairperson Hawkinson
☐ Jared Hawkinson	Review/Ratify 06-2026 Financial Reports		Chairperson Hawkinson
☐ Anthony Law	Review/Ratify 06-2026 Claims and Bills		Chairperson Hawkinson
☐ Joseph Riley		COCC:	$ 160,104.43
☐ Sara Robison		Moon Towers:	$ 86,322.28
☐ Dena Simkins		Family:	$ 107,966.77
☐ Jantz Spalding		Bluebell:	$ 32,352.20
Excused:		HCV:	$ 92,961.49
		Brentwood:	$ 40,606.56
		Prairieland:	$ 18,205.68
		Capital Fund 2023:	$ 0.00
Others Present:		Capital Fund 2024:	$ 164,333.44
		Capital Fund 2025:	$ 0.00

Public Comment	Open	Chairperson Hawkinson
Old Business	None	Chairperson Hawkinson
New Business	Review/Adopt Resolution 2026-04 - Approval of Bad Debt Charge-Offs for the period ending June 30, 2026	Derek Antoine
	Review/Approve Pay Request #4 to Otto Baum – Moon Towers Masonry Restoration Project	Derek Antoine
	Review/Approve Pay Request #4 to CAD Construction Inc. – Moon Towers Flooring Replacement Project	Derek Antoine
	Review/Approve Change Order #1 CAD Construction Inc. – Moon Towers Flooring Replacement Project	Derek Antoine

board agenda

	Review/Approve Pay Request #5/FINAL to CAD Construction Inc. – Moon Towers Flooring Replacement Project	Derek Antoine
Reports	Executive Director's Report – 06/2026 KCHA Legal Counsel Report – 07/2026	Derek Antoine Jack Ball
Other Business	None	
Executive Session	Personnel	Chairperson Hawkinson
Adjournment		

MINUTES OF THE MONTHLY MEETING
OF THE BOARD OF COMMISSIONERS
OF THE KNOX COUNTY HOUSING AUTHORITY
June 30, 2026

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

PRESENT: Jared Hawkinson
Anthony Law
Joseph Riley
Sara Robison
Dena Simkins
Jantz Spalding

EXCUSED: LaToya Carson

ABSENT:

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

Chairperson Hawkinson called the meeting to order at 4:12 p.m. and declared that a quorum was present.

Chairperson Hawkinson then asked if there were any additions or corrections to the previous meeting's minutes. Commissioner Robison made a motion to approve the previous meeting minutes as presented; Commissioner Riley seconded. Roll call was taken as follows:
Commissioner Hawkinson - aye
Commissioner Law - aye
Commissioner Riley – aye
Commissioner Simkins – aye
Commissioner Spalding - aye
Motion Carried, 6-0.

Chairperson Hawkinson then requested the Board review and ratify the March 2026 financial reports. After brief discussion, Commissioner Robison made a motion to ratify the financial reports for March 2026 as presented; Commissioner Simkins seconded. Roll call was taken as follows:
Commissioner Hawkinson - aye
Commissioner Law - aye
Commissioner Riley – aye
Commissioner Simkins – aye
Commissioner Spalding - aye
Motion Carried, 6-0.

March 2026 claims against the HA Administration in the sum of $1,295,473.19; Central Office Cost Center in the sum of $306,482.10; Moon Towers in the sum of $74,239.21; Family in the sum of $98,459.18; Bluebell in the sum of $487,633.59; Housing Choice Voucher Program in the sum of $104,569.66; Brentwood (A.H.P.) in the sum of $39,813.45; Prairieland (A.H.P.) in the sum of $10,559.00; Capital Fund '24 in the sum of $4,400.00; and Capital Fund '25 in the sum of $169,317.00 were presented for approval. Commissioner Riley made a motion to ratify the claims and bills for March 2026; Commissioner Spalding seconded. Roll call was taken as follows:

Commissioner Hawkinson - aye
Commissioner Law - aye
Commissioner Riley – aye
Commissioner Simkins – aye
Commissioner Spalding - aye

Motion Carried, 6-0.

Chairperson Hawkinson then requested the Board review and ratify the April 2026 financial reports. After brief discussion, Commissioner Robison made a motion to ratify the financial reports for April 2026 as presented; Commissioner Riley seconded. Roll call was taken as follows:

Commissioner Hawkinson - aye
Commissioner Law - aye
Commissioner Riley – aye
Commissioner Simkins – aye
Commissioner Spalding - aye

Motion Carried, 6-0.

April 2026 claims against the HA Administration in the sum of $-43,663.57; Central Office Cost Center in the sum of $125,992.96; Moon Towers in the sum of $69,167.92; Family in the sum of $87,410.54; Bluebell in the sum of $-468,369.19; Housing Choice Voucher Program in the sum of $93,680.28; Brentwood (A.H.P.) in the sum of $27,439.43; Prairieland (A.H.P.) in the sum of $15,801.94; Capital Fund ’24 in the sum of $0.00; and Capital Fund ’25 in the sum of $5,212.55 were presented for approval. Commissioner Robison made a motion to ratify the claims and bills for April 2026; Commissioner Simkins seconded. Roll call was taken as follows:

Commissioner Hawkinson - aye
Commissioner Law - aye
Commissioner Riley – aye
Commissioner Simkins – aye
Commissioner Spalding - aye

Motion Carried, 6-0.

Chairperson Hawkinson then requested the Board review and ratify the May 2026 financial reports. After brief discussion, Commissioner Spalding made a motion to ratify the financial reports for May 2026 as presented; Commissioner Robison seconded. Roll call was taken as follows:

Commissioner Hawkinson - aye
Commissioner Law - aye
Commissioner Riley – aye
Commissioner Simkins – aye
Commissioner Spalding - aye

Motion Carried, 6-0.

May 2026 claims against the HA Administration in the sum of $1,355,590.47; Central Office Cost Center in the sum of $167,546.11; Moon Towers in the sum of $81,841.95; Family in the sum of $119,361.74; Bluebell in the sum of $491,531.54; Housing Choice Voucher Program in the sum of $93,478.21; Brentwood (A.H.P.) in the sum of $31,848.46; Prairieland (A.H.P.) in the sum of $19,110.51; Capital Fund ’24 in the sum of $229,272.95; and Capital Fund ’25 in the sum of $121,600.00 were presented for approval. Commissioner Simkins made a motion to ratify the claims and bills for May

2026; Commissioner Riley seconded. Roll call was taken as follows:
Commissioner Hawkinson - aye
Commissioner Law - aye
Commissioner Riley – aye
Commissioner Simkins – aye
Commissioner Spalding - aye
Motion Carried, 6-0.

PUBLIC COMMENT

None.

OLD BUSINESS

None.

NEW BUSINESS

Mr. Antoine asked the Board to review and approve Pay Request #3 from Otto Baum Company – Moon Towers Masonry Restoration Project. Mr. Antoine and Ms. Lefler provided a project update. After brief discussion, Commissioner Robison made a motion to approve Pay Request #3 from Otto Baum Company – Moon Towers Masonry Restoration Project in the amount of $96,407.76.00; Commissioner Riley seconded. Roll call was taken as follows:
Commissioner Hawkinson - aye
Commissioner Law - aye
Commissioner Riley – aye
Commissioner Simkins – aye
Commissioner Spalding - aye
Motion Carried, 6-0.

Mr. Antoine asked the Board to review and approve Pay Request #3 from CAD Construction Inc. – Moon Towers Flooring Replacement Project. Mr. Antoine and Ms. Lefler provided a project update. After brief discussion, Commissioner Simkins made a motion to approve Pay Request #3 from CAD Construction Inc. – Moon Towers Flooring Replacement Project in the amount of $73,400.00; Commissioner Spalding seconded. Roll call was taken as follows:
Commissioner Hawkinson - aye
Commissioner Law - aye
Commissioner Riley – aye
Commissioner Simkins – aye
Commissioner Spalding - aye
Motion Carried, 6-0.

Mr. Antoine asked the Board to review and approve Pay Request #2/FINAL from IITI Group – Moon Towers Flooring Replacement Project. Mr. Antoine and Ms. Lefler provided a project update. After brief discussion, Commissioner Robison made a motion to approve Pay Request #2/FINAL from IITI Group – Moon Towers Flooring Replacement Project in the amount of $330,650.00; Commissioner Law seconded. Roll call was taken as follows:
Commissioner Hawkinson - aye
Commissioner Law - aye
Commissioner Riley – aye
Commissioner Simkins – aye
Commissioner Spalding - aye

Motion Carried, 6-0.

Mr. Antoine asked the Board to review and approve Change Order #2 to Valley Commercial Construction – Moon Towers/Blue Bell Tower Elevator Project. Mr. Antoine and Ms. Lefler provided a project update. Alliance Architecture reviewed and approved this no cost change order. After brief discussion, Commissioner Spalding made a motion to approve Change Order #2 to Valley Commercial Construction – Moon Towers/Blue Bell Tower Elevator Project as outlined in the Board Memo resulting in reducing the General Requirements Allowance from $17,455.00 to $0.00 and increasing the Contract by 258 calendar days; Commissioner Simkins seconded. Roll call was taken as follows:

Commissioner Hawkinson - aye
Commissioner Law - aye
Commissioner Riley – aye
Commissioner Simkins – aye
Commissioner Spalding - aye

Motion Carried, 6-0.

Mr. Antoine asked the Board to review and approve Pay Request #5/FINAL from Valley Commercial Construction – Moon Towers/Blue Bell Tower Elevator Project. Mr. Antoine and Ms. Lefler provided a project update. After brief discussion, Commissioner Riley made a motion to approve Pay Request #5/FINAL from Valley Commercial Construction – Moon Towers/Blue Bell Tower Elevator Project in the amount of $28,754.00; Commissioner Law seconded. Roll call was taken as follows:

Commissioner Hawkinson - aye
Commissioner Law - aye
Commissioner Riley – aye
Commissioner Simkins – aye
Commissioner Spalding - aye

Motion Carried, 6-0.

Mr. Antoine asked the Board to review and approve Family/504 AC Unit Replacement by AMP Mechanical Services. Mr. Antoine and Ms. Lefler provided an update as outlined in the Board Memo. After brief discussion, Commissioner Robison made a motion to approve Family/504 AC Unit Replacement by AMP Mechanical Services for four AC coils and condensers and related materials in the not to exceed amount of $14,200.00; Commissioner Law seconded. Roll call was taken as follows:

Commissioner Hawkinson - aye
Commissioner Law - aye
Commissioner Riley – aye
Commissioner Simkins – aye
Commissioner Spalding - aye

Motion Carried, 6-0.

REPORTS

Mr. Antoine stated that there would be a full Executive Director Report at the next meeting. He also reported that the Knox County 708 Board awarded a $150,000.00 grant for the operations of the Warming Center.

The Legal Counsel Report for June was handed out at the meeting. Mr. Ball highlighted the items on the written report.

OTHER BUSINESS

Chairperson Hawkinson stated that he would forward all the pertinent documents to board members related to the performance appraisal of the Executive Director.

ADJOURNMENT

Commissioner Riley made a motion to adjourn the meeting at 4:58 p.m.; Commissioner Robison seconded. Roll call was taken as follows:

Commissioner Hawkinson – aye
Commissioner Law - aye
Commissioner Riley – aye
Commissioner Robison - aye
Commissioner Simkins – aye
Commissioner Spalding - aye

Motion Carried, 6-0.

Respectfully submitted,

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Secretary

KNOX COUNTY HOUSING AUTHORITY
BUILDING COMMUNITY, PEOPLE, AND PARTNERSHIPS

June 2026 Financial Report

Presented at the Board Meeting
July 28, 2026

LOW RENT

COCC

	Jun-26	Current YTD
Operating Income	$170,119.27	$444,250.46
Operating Expenses	$167,129.47	$476,889.52
Net Revenue Income/(Loss)	**$2,989.80**	**($32,639.06)**

COCC's Cash	*$144,563.20*
AHP Note Balance	*$353,747.54*
A/R + A/P - Income/(Expense)	*$101,281.67*
COCC Available Cash	$599,592.41

MOON TOWERS

	Jun-26	Current YTD
Operating Income	$140,985.02	$307,496.00
Operating Expenses	$88,081.30	$241,270.43
Net Revenue Income/(Loss)	**$52,903.72**	**$66,225.57**

Moon - Cash, Investments, A/R, & A/P	$622,774.06
Minimum Reserve Position	*$321,693.91*
Over/(Under) Minimum Reserve Position	**$622,774**

FAMILY SITES

	Jun-26	Current YTD
Operating Income	$168,969.38	$365,283.86
Operating Expenses	$109,224.75	$318,203.88
Net Revenue Income/(Loss)	**$59,744.63**	**$47,079.98**

Family - Cash, Investments, A/R, & A/P	$1,228,815.64
Minimum Reserve Position	*$424,271.84*
Over/(Under) Minimum Reserve Position	**$804,544**

BLUEBELL

	Jun-26	Current YTD
Operating Income	$81,238.09	$121,589.19
Operating Expenses	$32,687.67	$79,388.86
Net Revenue Income/(Loss)	**$48,550.42**	**$42,200.33**

Bluebell - Cash, Investments, A/R, & A/P	$218,575.37
Minimum Reserve Position	*$105,851.81*
Over/(Under) Minimum Reserve Position	**$112,724**

PHA Total Available Cash *$2,669,757.48*

Monthly Notes:

- For income: COCC received $65,423 from maintenance charges along with $78,137.90 in fees: $43,059.40 from management fees, $4,240 from asset management fees; $5,445 from bookkeeping fees; $6,732 each for mental health, participant, and safety/security fees.
- The amps received $120,710 in subsidy from HUD with Moon Towers receiving $41,052; Family $72,729; and Bluebell $6,929. Bluebell also received $42,968.86 from AHRMA to reimburse cost from the fire in January.
- June was pretty much a standard month for expenses for the amps as per budgeted. The agency will be sending submittals to the City and Knox County Health Board to get reimbursed for shelter expenses that have accrued and been paid by of COCC.
- For the month all show in the black with only COCC in the red year-to-date.

AHP

BRENTWOOD

	Jun-26	Current YTD
Operating Income	$43,583.91	$123,565.78
Operating Expenses	$42,369.10	$105,112.99
Net Revenue Income/(Loss)	**$1,214.81**	**$18,452.79**

Brentwood's Cash, Investments, A/R, & A/P	$ 501,733.81
Restricted Cash (*Sec. Dep. & Current Liabilities* ***)***	$ 92,629.59
BW's Available Cash	**$ 409,104.22**

PRAIRIELAND

	Jun-26	Current YTD
Operating Income	$36,096.71	$112,742.55
Operating Expenses	$19,791.48	$57,823.93
Net Revenue Income/(Loss)	**$16,305.23**	**$54,918.62**

Prairieland's Cash, Investments, A/R, & A/P	$ (105,294.23)
Restricted Cash (*Sec. Dep., Reserve, Receipts, liabs* ***)***	$ 418,279.23
PL's Available Cash	**$312,985.00**

Monthly Notes:

- For Income: Brentwood received $43,281.25 in tenant income and Prairieland's received $29,846 in tenant income.
- It was a pretty standard month for expenses at both Brentwood and Prairieland.
- Both properties were in the black for the month and remain in the black year-to-date.

KNOX COUNTY HOUSING AUTHORITY
BUILDING COMMUNITY, PEOPLE, AND PARTNERSHIPS

June 2026 Financial Report

Presented at the Board Meeting
July 28, 2026

HOUSING CHOICE VOUCHERS (HCV)

ADMINISTRATIVE

	Jun-26	Current YTD
Operating Income	$12,836.42	$39,421.63
Operating Expenses	$13,714.47	$38,304.62
Net Revenue Income/(Loss)	**($878.05)**	**$1,117.01**

HAP

	Jun-26	Current YTD
Operating Income	$78,257.00	$233,572.00
Operating Expenses	$79,319.00	$242,031.30
Net Revenue Income/(Loss)	**($1,062.00)**	**($8,459.30)**

Unrestricted Net Position (UNP)

Prior Month Balance	$	9,496.98
Investment in Fixed Assets	$	-
Monthly HCV Admin Revenue - Gain/(Loss)	$	(844.05)
Transfer to NRP or Adjustment	$	-
UNP Ending Balance Per VMS	$	**8,652.93**

Restricted Net Position (RNP)

Prior Month Balance	$	(6,697.00)
Investment in Fixed Assets	$	-
Monthly HCV HAP Revenue - Gain/(Loss)	$	(1,026.00)
Transfer from UNP or Adjustment	$	-
RNP Ending Balance per VMS	$	**(7,723.00)**

Monthly Notes:

- HCV received $12,833 in admin fee subsidy from HUD which shows a decrease in revenue of $878.05 for the month.

Monthly Notes:

- HCV received $78,257 in HAP subsidy from HUD which shows a decrease of $1,062 for the month with RNP showing a balance of $-6,697 for the month.

EMERGENCY HOUSING VOUCHERS (EHV)

ADMINISTRATIVE

	Jun-26	Current YTD
Operating Income	$ 326.00	$ 728.00
Operating Expenses	$ 447.81	$ 1,201.80
Net Revenue Income/(Loss)	**($121.81)**	**($473.80)**

HAP

	Jun-26	Current YTD
Operating Income	$ 2,263.00	$ 5,236.00
Operating Expenses	$ 2,253.00	$ 6,759.00
Net Revenue Income/(Loss)	**$10.00**	**($1,523.00)**

EHV (UNP)

Prior Month Balance		**$10,611.72**
Monthly EHV Admin Revenue - Gain/(Loss)	*$*	*(121.81)*
EHV UNP Ending Balance		**$10,489.91**

EHV (RNP)

Prior Month Balance	*$*	*(745.00)*
Monthly EHV HAP Revenue - Gain/(Loss)	*$*	*10.00*
RNP Ending Balance per VMS		**-$735.00**

Monthly Notes:

- EHV received $326 in admin fee subsidy from HUD and a decrease in revenue of $121.81 for the month.

Monthly Notes:

- EHV received $2,263 in HAP subsidy and had an increase in revenue of $10 for the month.

MISCELLANEOUS

IDROP Bad Debt Submitted

Property Sites	Jun-26	Historical
Moon Towers	$ -	$ 151,610.38
Family Sites	$ -	$ 373,870.05
Bluebell	$ -	$ 17,476.36
Brentwood	$ -	$ 41,415.74
Prairieland	$ -	$ 52,010.90
Housing Choice Voucher	$ -	$ 47,707.48
Total	**$ -**	**$ 684,090.91**

Tenant Online Payments

Property Sites	Jun-26	FYE 2025
Moon Towers	$ 7,088.72	$ 98,673.68
Family Sites	$ 11,955.51	$ 304,620.47
Bluebell	$ 226.00	$ 18,337.00
Brentwood	$ 8,444.29	$ 184,169.09
Prairieland	$ 5,040.00	$ 163,031.03
Housing Choice Voucher	$ 67.00	$ 7,763.88
Fiscal Year 2022 Total	**$ 32,821.52**	**$ 776,595.15**

IDROP Bad Debt Collected

Property Sites	Jun-26	Historical
Moon Towers	$ 143.17	$ 12,640.30
Family Sites	$ -	$ 86,986.34
Bluebell	$ -	$ 331.00
Brentwood	$ -	$ 12,658.28
Prairieland	$ -	$ 10,318.59
Housing Choice Voucher	$ -	$ 13,337.10
Total	**$ 143.17**	**$ 136,271.61**

Monthly Bad Debt Reported	**$0.00**	
Historical Bad Debt	**$1,284,673.74**	
	By IDROP	**By Debtor**
Historical Bad Debt Collected	**$136,271.61**	**$ 47,309.54**
14.29%	***10.61%***	***3.68%***

Created by Lee Lofing, Finance Coordinator, KCHA

Knox County Housing Authority
FDS Income Statement - COCC
June, 2026

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	15.00	15.00	0.00	45.00	45.00	180.00	0.00
REVENUE							
FEE REVENUE							
70710 Management Fees							
10-1-000-000-3810.000 Management Fee Inc	-43,059.40	-47,702.00	4,642.60	-143,106.00	-129,423.67	-572,424.00	-77.39
10-1-000-000-3810.010 Mgmt Fees CFP	-25,375.94	-13,247.67	-12,128.27	-39,743.01	-26,865.24	-158,972.00	-83.10
Total Line 70710	-68,435.34	-60,949.67	-7,485.67	-182,849.01	-156,288.91	-731,396.00	-78.63
70720 Asset Management Fees							
10-1-000-000-3820.000 Asset Mgmnt Fee Inc	-4,240.00	-4,240.00	0.00	-12,720.00	-12,720.00	-50,880.00	-75.00
Total Line 70720	-4,240.00	-4,240.00	0.00	-12,720.00	-12,720.00	-50,880.00	-75.00
70730 Book Keeping Fees							
10-1-000-000-3830.000 Bookkeeping Fee Inc	-5,445.00	-5,807.00	362.00	-17,421.00	-16,365.00	-69,684.00	-76.52
Total Line 70730	-5,445.00	-5,807.00	362.00	-17,421.00	-16,365.00	-69,684.00	-76.52
70750 Other Fees							
10-1-000-000-3840.000 Other Fee Inc	-240.00	-75.00	-165.00	-225.00	-600.00	-900.00	-33.33
10-1-000-000-3850.000 Inspection Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3850.001 Maint Labor Income	-65,423.00	-63,911.00	-1,512.00	-191,733.00	-185,433.25	-766,932.00	-75.82
10-1-000-000-3850.004 Admin Fee Income	-2,157.00	-3,250.00	1,093.00	-9,750.00	-5,194.50	-39,000.00	-86.68
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	-20,196.00	-20,196.00	-80,784.00	-75.00
10-1-000-000-3850.007 Mental Health Fee Inc	-6,732.00	-6,732.00	0.00	-20,196.00	-20,196.00	-80,784.00	-75.00
10-1-000-000-3850.008 Participant Fee Income	-6,732.00	-6,732.00	0.00	-20,196.00	-20,196.00	-80,784.00	-75.00
10-1-000-000-3850.010 Garb & Trash Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3850.020 Htg & Cooling Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3850.030 Snow Removal Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3850.050 Landscape & Grds Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3850.060 Unit Turnaround Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3850.070 Electrical Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3850.080 Plumbing Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3850.090 Exterminator Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3850.120 Other Misc Inc	-2,800.50	0.00	-2,800.50	0.00	-2,800.50	0.00	
Total Line 70750	-90,816.50	-87,432.00	-3,384.50	-262,296.00	-254,616.25	-1,049,184.00	-75.73
70700 TOTAL FEE REVENUE	**-168,936.84**	**-158,428.67**	**-10,508.17**	**-475,286.01**	**-439,990.16**	**-1,901,144.00**	**-76.86**
OTHER REVENUE							
71100 Investment Income - Unrestricted							
10-1-000-000-3610.000 Interest Income	-206.59	-550.00	343.41	-1,650.00	-984.82	-6,600.00	-85.08
10-1-000-000-3610.023 Interest Income - HRA	-4.78	-1.50	-3.28	-4.50	-12.30	-18.00	-31.67
10-1-000-000-3610.600 Interest Income - AHP Note	-821.06	0.00	-821.06	0.00	-2,463.18	0.00	
Total Line 71100	-1,032.43	-551.50	-480.93	-1,654.50	-3,460.30	-6,618.00	-47.71
71500 Other Revenue							
10-1-000-000-3690.000 Other Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3690.300 T.S. Income - Grants	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-001-000-3690.180 Shelter Income	-150.00	-44,166.67	44,016.67	-132,500.01	-800.00	-530,000.00	-99.85
Total LIne 71500	-150.00	-44,166.67	44,016.67	-132,500.01	-800.00	-530,000.00	-99.85
TOTAL OTHER REVENUE	**-1,182.43**	**-44,718.17**	**43,535.74**	**-134,154.51**	**-4,260.30**	**-536,618.00**	**-99.21**
70000 TOTAL REVENUE	**-170,119.27**	**-203,146.84**	**33,027.57**	**-609,440.52**	**-444,250.46**	**-2,437,762.00**	**-81.78**
EXPENSES							

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
ADMINISTATIVE							
91100 Administrative Salaries							
10-1-000-000-4110.000 Admin Salaries	28,606.50	31,921.00	-3,314.50	95,763.00	85,819.50	383,052.00	-77.60
10-1-000-000-4110.007 Mental Health Salary	3,615.00	4,034.00	-419.00	12,102.00	10,845.00	48,408.00	-77.60
10-1-000-000-4110.008 Participant Salary	4,081.50	4,555.00	-473.50	13,665.00	12,244.50	54,660.00	-77.60
10-1-000-000-4110.200 Admin Exp - Amps	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-001-000-4110.000 Shelter Salaries	20,463.33	33,333.33	-12,870.00	99,999.99	62,247.78	400,000.00	-84.44
Total Line 91100	56,766.33	73,843.33	-17,077.00	221,529.99	171,156.78	886,120.00	-80.68
91200 Auditing Fees							
10-1-000-000-4171.000 Audit Fee	0.00	333.33	-333.33	999.99	0.00	4,000.00	-100.00
Total Line 91200	0.00	333.33	-333.33	999.99	0.00	4,000.00	-100.00
91400 Advertising & Marketing							
10-1-000-000-4190.650 Advertising	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91400	0.00	0.00	0.00	0.00	0.00	0.00	
91500 Benefit Contributions - Admin							
10-1-000-000-4110.500 Emp Benefit - Admin	11,454.40	12,192.00	-737.60	36,576.00	31,664.32	146,304.00	-78.36
10-1-000-000-4110.507 Mental Health Benefits	1,696.95	1,826.00	-129.05	5,478.00	4,692.54	21,912.00	-78.58
10-1-000-000-4110.508 Participant Benenfits	1,804.00	1,946.00	-142.00	5,838.00	4,998.50	23,352.00	-78.59
10-1-000-000-4110.550 Benefit - Life Ins.	592.52	593.00	-0.48	1,779.00	2,057.33	7,116.00	-71.09
10-1-001-000-4110.500 Shelter Benefits	2,782.08	5,416.67	-2,634.59	16,250.01	8,692.21	65,000.00	-86.63
Total Line 91500	18,329.95	21,973.67	-3,643.72	65,921.01	52,104.90	263,684.00	-80.24
91600 Office Expense							
10-1-000-000-4140.000 Training - Staff	129.00	1,000.00	-871.00	3,000.00	129.00	12,000.00	-98.93
10-1-000-000-4180.000 Telephone	4,496.55	333.33	4,163.22	999.99	4,562.83	4,000.00	14.07
10-1-000-000-4190.000 Other Sundry	58.86	166.67	-107.81	500.01	-201.81	2,000.00	-110.09
10-1-000-000-4190.050 Office Rent Exp	600.00	600.00	0.00	1,800.00	1,800.00	7,200.00	-75.00
10-1-000-000-4190.100 Postage	601.73	333.33	268.40	999.99	1,179.80	4,000.00	-70.51
10-1-000-000-4190.200 Office Supplies	324.76	270.83	53.93	812.49	633.75	3,250.00	-80.50
10-1-000-000-4190.250 Office Furniture	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4190.300 Paper Supplies	95.93	0.00	95.93	0.00	322.09	0.00	
10-1-000-000-4190.400 Printing	0.00	150.00	-150.00	450.00	0.00	1,800.00	-100.00
10-1-000-000-4190.401 Printing Supplies	0.00	104.17	-104.17	312.51	0.00	1,250.00	-100.00
10-1-000-000-4190.500 Printer/Copier Sup Cont	255.98	200.00	55.98	600.00	627.94	2,400.00	-73.84
10-1-000-000-4190.550 Computers/Software	4,004.62	208.33	3,796.29	624.99	6,810.27	2,500.00	172.41
10-1-000-000-4190.600 Publications	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4190.700 Member Dues/Fees	1,266.08	750.00	516.08	2,250.00	2,796.08	9,000.00	-68.93
10-1-000-000-4190.800 Internet Services	282.32	270.83	11.49	812.49	850.79	3,250.00	-73.82
10-1-000-000-4190.850 IT Support	125.00	416.67	-291.67	1,250.01	850.07	5,000.00	-83.00
Total Line 91600	12,240.83	4,804.16	7,436.67	14,412.48	20,360.81	57,650.00	-64.68
91700 Legal Expense							
10-1-000-000-4130.000 Legal Expense	950.00	1,000.00	-50.00	3,000.00	1,900.00	12,000.00	-84.17
10-1-000-000-4190.900 Court Costs	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91700	950.00	1,000.00	-50.00	3,000.00	1,900.00	12,000.00	-84.17
91800 Travel Expense							
10-1-000-000-4150.000 Travel - Staff	-890.40	625.00	-1,515.40	1,875.00	0.00	7,500.00	-100.00
10-1-000-000-4150.010 Travel - Commissioners	0.00	300.00	-300.00	900.00	0.00	3,600.00	-100.00
10-1-000-000-4150.100 Mileage - Admin	0.00	100.00	-100.00	300.00	0.00	1,200.00	-100.00
Total Line 91800	-890.40	1,025.00	-1,915.40	3,075.00	0.00	12,300.00	-100.00
91900 Other Expense							
10-1-000-000-4120.400 Fee for Service Exp	333.58	500.00	-166.42	1,500.00	2,171.71	6,000.00	-63.80

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
10-1-000-000-4120.500 Other Fee Exp	0.00	83.33	-83.33	249.99	0.00	1,000.00	-100.00
10-1-000-000-4140.010 Training - Commiss	0.00	300.00	-300.00	900.00	0.00	3,600.00	-100.00
10-1-000-000-4160.000 Consulting Services	1,519.82	1,666.67	-146.85	5,000.01	4,559.46	20,000.00	-77.20
10-1-000-000-4190.950 Background Verif	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-001-000-4120.400 Fee for Serv Exp - W.S.	0.00	1,416.67	-1,416.67	4,250.01	-30.66	17,000.00	-100.18
10-1-001-000-4190.000 Admin Supplies - W.S.	673.20	833.33	-160.13	2,499.99	1,157.43	10,000.00	-88.43
Total Line 91900	2,526.60	4,800.00	-2,273.40	14,400.00	7,857.94	57,600.00	-86.36
91000 TOTAL OPERATING EXPENSE - Admin	**89,923.31**	**107,779.49**	**-17,856.18**	**323,338.47**	**253,380.43**	**1,293,354.00**	**-80.41**
UTILITIES							
93100 Water-200 Elect-300 Gas-600 Sewer							
10-1-000-000-4310.000 Water	21.13	25.00	-3.87	75.00	42.26	300.00	-85.91
10-1-000-000-4315.000 Sewer	21.24	15.00	6.24	45.00	42.48	180.00	-76.40
10-1-000-000-4320.000 Electric	190.86	333.33	-142.47	999.99	341.62	4,000.00	-91.46
10-1-000-000-4330.000 Gas	25.97	750.00	-724.03	2,250.00	-82.36	9,000.00	-100.92
10-1-001-000-4310.000 Water - W.S.	138.51	183.33	-44.82	549.99	268.41	2,200.00	-87.80
10-1-001-000-4315.000 Sewer - W.S.	209.73	266.67	-56.94	800.01	403.75	3,200.00	-87.38
10-1-001-000-4320.000 Electric - W.S.	298.75	616.67	-317.92	1,850.01	618.56	7,400.00	-91.64
10-1-001-000-4330.000 Gas - W.S.	148.87	266.67	-117.80	800.01	345.04	3,200.00	-89.22
Total Line 93100, 93200, 93300, 93600	1,055.06	2,456.67	-1,401.61	7,370.01	1,979.76	29,480.00	-93.28
93000 TOTAL UTILITIES EXPENSES	**1,055.06**	**2,456.67**	**-1,401.61**	**7,370.01**	**1,979.76**	**29,480.00**	**-93.28**
MAINTENANCE & OPERATIONS EXPENSE							
94100 Maintenance - Labor							
10-1-000-000-4410.000 Maint Labor	39,198.40	42,405.00	-3,206.60	127,215.00	117,595.20	508,860.00	-76.89
10-1-000-000-4410.010 Maint Admin Salary	3,249.36	310.17	2,939.19	930.51	9,748.08	3,722.00	161.90
10-1-000-000-4410.100 Maint Labor - OT	848.88	827.00	21.88	2,481.00	2,998.80	9,924.00	-69.78
Total Line 94100	43,296.64	43,542.17	-245.53	130,626.51	130,342.08	522,506.00	-75.05
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	0.00	0.00	0.00	0.00	0.00	
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	8.33	-8.33	24.99	0.00	100.00	-100.00
10-1-000-000-4420.070 Electrical Supplies	0.00	8.33	-8.33	24.99	0.00	100.00	-100.00
10-1-000-000-4420.080 Plumbing Supplies	0.00	8.33	-8.33	24.99	0.00	100.00	-100.00
10-1-000-000-4420.100 Janitorial Supplies	0.00	166.67	-166.67	500.01	80.27	2,000.00	-95.99
10-1-000-000-4420.110 Routine Maint. Supplies	0.00	41.67	-41.67	125.01	-189.88	500.00	-137.98
10-1-000-000-4420.120 Other Misc Supply	0.00	8.33	-8.33	24.99	0.00	100.00	-100.00
10-1-000-000-4420.125 Mileage	0.00	0.00	0.00	0.00	23.52	0.00	
10-1-000-000-4420.126 Vehicle Supplies	17.46	83.33	-65.87	249.99	99.39	1,000.00	-90.06
10-1-000-000-4420.130 Security Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-001-000-4420.000 Maint Supplies - W.S.	13.96	833.33	-819.37	2,499.99	206.17	10,000.00	-97.94
Total Line 94200	31.42	1,158.32	-1,126.90	3,474.96	219.47	13,900.00	-98.42
94300 Maintenance - Contracts							
10-1-000-000-4430.010 Garbage & Trash Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.020 Heating&Cooling Cont	0.00	41.67	-41.67	125.01	0.00	500.00	-100.00
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	41.67	-41.67	125.01	0.00	500.00	-100.00
10-1-000-000-4430.080 Plumbing Contracts	0.00	41.67	-41.67	125.01	0.00	500.00	-100.00
10-1-000-000-4430.090 Extermination Cont	0.00	41.67	-41.67	125.01	0.00	500.00	-100.00

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
10-1-000-000-4430.100 Janitorial Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.110 Routine Maint Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.120 Other Misc Maint Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.126 Vehicle Maint Cont	0.00	41.67	-41.67	125.01	0.00	500.00	-100.00
10-1-001-000-4430.000 Maint Contracts - W.S.	0.00	1,000.00	-1,000.00	3,000.00	490.00	12,000.00	-95.92
Total Line 94300 - (sub accts)	0.00	1,208.35	-1,208.35	3,625.05	490.00	14,500.00	-96.62
94500 Maintenance - Ordinary/Benefits							
10-1-000-000-4410.500 Maint Emp Benefit	20,915.27	20,473.00	442.27	61,419.00	55,681.34	245,676.00	-77.34
10-1-000-000-4410.510 Maint Admin Benefits	1,655.19	149.00	1,506.19	447.00	4,566.87	1,788.00	155.42
Total Line 94500	22,570.46	20,622.00	1,948.46	61,866.00	60,248.21	247,464.00	-75.65
94000 TOTAL MAINTENANCE EXPENSE	**65,898.52**	**66,530.84**	**-632.32**	**199,592.52**	**191,299.76**	**798,370.00**	**-76.04**
TOTAL PROTECTIVE SERVICES EXPENSE							
95100 Protective Services - Labor							
10-1-000-000-4481.000 Safety/Security Salary	4,150.50	4,632.00	-481.50	13,896.00	12,451.50	55,584.00	-77.60
10-1-000-000-4481.500 Safety/Security Benefits	2,434.92	2,649.00	-214.08	7,947.00	6,639.96	31,788.00	-79.11
Total Line 95100	6,585.42	7,281.00	-695.58	21,843.00	19,091.46	87,372.00	-78.15
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	73.98	0.00	73.98	0.00	358.57	0.00	
10-1-000-000-4480.500 Other Security Contract	0.00	200.00	-200.00	600.00	0.00	2,400.00	-100.00
10-1-001-000-4480.100 ADT Contract - W.S.	0.00	58.33	-58.33	174.99	0.00	700.00	-100.00
Total Line 95200	73.98	258.33	-184.35	774.99	358.57	3,100.00	-88.43
95000 TOTAL PROTECTIVE SERVICES EXP	**6,659.40**	**7,539.33**	**-879.93**	**22,617.99**	**19,450.03**	**90,472.00**	**-78.50**
INSURANCE PREMIUMS EXPENSE							
96110 120 130 - Property Liab Work Comp							
10-1-000-000-4510.010 Property Insurance	81.17	83.67	-2.50	251.01	243.51	1,004.00	-75.75
10-1-000-000-4510.020 Liability Insurance	37.08	38.25	-1.17	114.75	111.24	459.00	-75.76
10-1-000-000-4510.030 Work Comp Insurance	2,620.14	2,702.00	-81.86	8,106.00	7,860.42	32,424.00	-75.76
Total LIne 96110, 96120, 96130	2,738.39	2,823.92	-85.53	8,471.76	8,215.17	33,887.00	-75.76
96140 All Other Insurance							
10-1-000-000-4510.015 Equipment Insurance	17.67	18.25	-0.58	54.75	53.01	219.00	-75.79
10-1-000-000-4510.025 PE & PO Insurance	787.12	811.75	-24.63	2,435.25	2,361.36	9,741.00	-75.76
10-1-000-000-4510.035 Auto Insurance	50.00	51.58	-1.58	154.74	150.00	619.00	-75.77
10-1-000-000-4510.040 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96140	854.79	881.58	-26.79	2,644.74	2,564.37	10,579.00	-75.76
96100 TOTAL INSURANCE PREMIUM EXP	**3,593.18**	**3,705.50**	**-112.32**	**11,116.50**	**10,779.54**	**44,466.00**	**-75.76**
GENERAL EXPENSES							
96200 Other General Expenses							
10-1-000-000-6020.000 Prior Yr Adj-NARR	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							
10-1-000-000-4595.000 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	
96000 TOTAL GENERAL EXPENSE	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	
96900 TOTAL OPERATING EXPENSE	**167,129.47**	**188,011.83**	**-20,882.36**	**564,035.49**	**476,889.52**	**2,256,142.00**	**-78.86**
97000 NET REVENUE/EXPENSE - (GAIN)/LOSS	**-2,989.80**	**-15,135.01**	**12,145.21**	**-45,405.03**	**32,639.06**	**-181,620.00**	**-117.97**

	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	122.00	291.00	-169.00	873.00	366.00	3,492.00	-89.52
Total Line 97400	122.00	291.00	-169.00	873.00	366.00	3,492.00	-89.52
TOTAL MISCELLANEOUS EXPENSE	**122.00**	**291.00**	**-169.00**	**873.00**	**366.00**	**3,492.00**	**-89.52**
90000 TOTAL EXPENSES	167,251.47	188,302.83	-21,051.36	564,908.49	477,255.52	2,259,634.00	-78.88
OTHER FINANCING SOURCES (USES)							
10010 Operating Transfer In							
Total Line 10010	0.00	0.00	0.00	0.00	0.00	0.00	
10020 Operating Transfer Out							
Total Line 10020	0.00	0.00	0.00	0.00	0.00	0.00	
10093 Xfer-In between Program & Project							
10-1-000-000-9111.000 Xfers In from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10093	0.00	0.00	0.00	0.00	0.00	0.00	
10094 Xfer-Out between Program & Project							
10-1-000-000-9111.100 Xfers Out from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10094	0.00	0.00	0.00	0.00	0.00	0.00	
10100 TOTAL OTHER FINANCING SOURCES-USES	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	
10000 EXCESS REVENUE/EXPENSE GAIN/-LOSS	-2,867.80	-14,844.01	11,976.21	-44,532.03	33,005.06	-178,128.00	-118.53

Knox County Housing Authority
FDS Income Statement - AMP 1 Moon Towers
June, 2026

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	177.00	177.00	0.00	531.00	531.00	2,124.00	0.00
REVENUE							
70300 Net Tenant Rent Revenue							
10-1-000-001-3110.000 Dwelling Rent	-39,175.00	-35,411.08	-3,763.92	-106,233.24	-116,888.00	-424,933.00	-72.49
10-1-000-001-3111.000 Utility Allowance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70300	-39,175.00	-35,411.08	-3,763.92	-106,233.24	-116,888.00	-424,933.00	-72.49
70400 Tenant Revenue - Other							
10-1-000-001-3120.000 Excess Utilities	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3130.000 Cable TV Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3190.000 Nondwell Rent	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3690.000 Other Income	0.00	-12.50	12.50	-37.50	200.00	-150.00	-233.33
10-1-000-001-3690.100 Late Fees	0.00	-458.33	458.33	-1,374.99	-475.00	-5,500.00	-91.36
10-1-000-001-3690.120 Violation Fees	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3690.130 Court Cost Fees	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3690.140 Returned Check Charge	0.00	-12.50	12.50	-37.50	-25.00	-150.00	-83.33
10-1-000-001-3690.150 Laundry Income	-1,250.50	-1,083.33	-167.17	-3,249.99	-3,793.50	-13,000.00	-70.82
10-1-000-001-3690.160 Vending Machine Inc	-225.58	-104.17	-121.41	-312.51	-404.73	-1,250.00	-67.62
10-1-000-001-3690.180 Labor	-451.25	-1,109.33	658.08	-3,327.99	-3,236.84	-13,312.00	-75.68
10-1-000-001-3690.200 Materials	-28.07	-250.00	221.93	-750.00	-1,599.48	-3,000.00	-46.68
10-1-000-001-3690.500 Resid.Council Activ	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70400	-1,955.40	-3,030.16	1,074.76	-9,090.48	-9,334.55	-36,362.00	-74.33
70500 TOTAL TENANT REVENUE	**-41,130.40**	**-38,441.24**	**-2,689.16**	**-115,323.72**	**-126,222.55**	**-461,295.00**	**-72.64**
70600 HUD PHA Operating Grants							
10-1-000-001-8020.000 Oper Sub - Curr Yr	-41,052.00	-45,590.42	4,538.42	-136,771.26	-119,238.00	-547,085.00	-78.20
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	-41,052.00	-45,590.42	4,538.42	-136,771.26	-119,238.00	-547,085.00	-78.20
10010 Operating Tranfers In - CFP							
10-1-000-001-3404.010 Other Inc - Operations	-58,008.20	-22,885.58	-35,122.62	-68,656.74	-59,562.45	-274,627.00	-78.31
Total Line 10010	-58,008.20	-22,885.58	-35,122.62	-68,656.74	-59,562.45	-274,627.00	-78.31
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	-494.42	-814.58	320.16	-2,443.74	-1,543.00	-9,775.00	-84.21
Total Line 71100	-494.42	-814.58	320.16	-2,443.74	-1,543.00	-9,775.00	-84.21
71300 Proceeds from Disposition of Asset							
Total Line 71300	0.00	0.00	0.00	0.00	0.00	0.00	
71500 Other Revenue							
10-1-000-001-3190.050 Office Rent Income	-300.00	-300.00	0.00	-900.00	-900.00	-3,600.00	-75.00
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	-1,000.00	1,000.00	-3,000.00	0.00	-12,000.00	-100.00
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	-30.00	0.00	
Total LIne 71500	-300.00	-1,300.00	1,000.00	-3,900.00	-930.00	-15,600.00	-94.04
70000 TOTAL REVENUE	**-140,985.02**	**-109,031.82**	**-31,953.20**	**-327,095.46**	**-307,496.00**	**-1,308,382.00**	**-76.50**

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
EXPENSES							
ADMINISTATIVE							
91100 Administrative Salaries							
10-1-000-001-4110.000 Admin Salaries	6,094.52	6,801.00	-706.48	20,403.00	18,283.56	81,612.00	-77.60
10-1-000-001-4110.200 Admin Exp - Amps	132.00	0.00	132.00	0.00	132.00	0.00	
Total Line 91100	6,226.52	6,801.00	-574.48	20,403.00	18,415.56	81,612.00	-77.44
91200 Auditing Fees							
10-1-000-001-4171.000 Audit Fee	0.00	291.67	-291.67	875.01	0.00	3,500.00	-100.00
Total Line 91200	0.00	291.67	-291.67	875.01	0.00	3,500.00	-100.00
91300 Management Fee							
10-1-000-001-4120.100 Management Fee Exp	14,162.72	14,244.00	-81.28	42,732.00	42,407.69	170,928.00	-75.19
Total Line 91300	14,162.72	14,244.00	-81.28	42,732.00	42,407.69	170,928.00	-75.19
91310 Book-keeping Fee							
10-1-000-001-4120.300 Bookkeepping Fee Exp	1,320.00	1,328.00	-8.00	3,984.00	3,952.50	15,936.00	-75.20
Total Line 91310	1,320.00	1,328.00	-8.00	3,984.00	3,952.50	15,936.00	-75.20
91500 Benefit Contributions - Admin							
10-1-000-001-4110.500 Admin Emp Benefit	2,799.06	2,965.00	-165.94	8,895.00	7,780.92	35,580.00	-78.13
Total Line 91500	2,799.06	2,965.00	-165.94	8,895.00	7,780.92	35,580.00	-78.13
91600 Office Expense							
10-1-000-001-4140.000 Training - Staff	0.00	125.00	-125.00	375.00	926.45	1,500.00	-38.24
10-1-000-001-4180.000 Telephone	1,203.11	125.00	1,078.11	375.00	1,187.28	1,500.00	-20.85
10-1-000-001-4190.100 Postage	64.38	83.33	-18.95	249.99	178.63	1,000.00	-82.14
10-1-000-001-4190.200 Office Supplies	0.00	120.83	-120.83	362.49	259.61	1,450.00	-82.10
10-1-000-001-4190.250 Office Furniture	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4190.300 Paper Supplies	0.00	0.00	0.00	0.00	9.80	0.00	
10-1-000-001-4190.400 Printing	0.00	33.33	-33.33	99.99	0.00	400.00	-100.00
10-1-000-001-4190.401 Printing Supplies	0.00	50.00	-50.00	150.00	122.09	600.00	-79.65
10-1-000-001-4190.500 Printer/Copier Sup Cont	156.34	150.00	6.34	450.00	312.34	1,800.00	-82.65
10-1-000-001-4190.550 Computers/Software	552.66	0.00	552.66	0.00	1,184.77	0.00	
10-1-000-001-4190.700 Member Dues/Fees	0.00	50.00	-50.00	150.00	0.00	600.00	-100.00
10-1-000-001-4190.800 Internet Services	318.03	208.33	109.70	624.99	949.52	2,500.00	-62.02
10-1-000-001-4190.850 IT Support	0.00	83.33	-83.33	249.99	209.35	1,000.00	-79.07
Total Line 91600	2,294.52	1,029.15	1,265.37	3,087.45	5,339.84	12,350.00	-56.76
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	84.50	-84.50	253.50	-962.45	1,014.00	-194.92
10-1-000-001-4150.010 Travel - Commissioners	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4150.100 Mileage - Admin	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91800	0.00	84.50	-84.50	253.50	-962.45	1,014.00	-194.92
91900 Other Expense							
10-1-000-001-4120.400 Fee for Service Exp	35.61	0.00	35.61	0.00	103.08	0.00	
10-1-000-001-4120.500 Other Fee Exp	0.00	35.00	-35.00	105.00	0.00	420.00	-100.00
10-1-000-001-4120.700 Mental Health Fee	2,124.00	2,124.00	0.00	6,372.00	6,372.00	25,488.00	-75.00
10-1-000-001-4120.800 Participant Fee	2,124.00	2,124.00	0.00	6,372.00	6,372.00	25,488.00	-75.00
10-1-000-001-4160.000 Consulting Services	0.00	100.00	-100.00	300.00	0.00	1,200.00	-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	41.67	-41.67	125.01	0.00	500.00	-100.00
10-1-000-001-4190.950 Background Verification	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91900	4,283.61	4,424.67	-141.06	13,274.01	12,847.08	53,096.00	-75.80

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
91000 TOTAL OPERATING EXPENSE - Admin	**31,086.43**	**31,167.99**	**-81.56**	**93,503.97**	**89,781.14**	**374,016.00**	**-76.00**
ASSET MANAGEMENT FEE							
92000 Asset Mangement Fee							
10-1-000-001-4120.200 Asset Mngt Fee Exp	1,770.00	1,770.00	0.00	5,310.00	5,310.00	21,240.00	-75.00
Total Line 92000	1,770.00	1,770.00	0.00	5,310.00	5,310.00	21,240.00	-75.00
92000 TOTAL ASSET MANAGEMENT FEE	**1,770.00**	**1,770.00**	**0.00**	**5,310.00**	**5,310.00**	**21,240.00**	**-75.00**
TENANT SERVICES							
92400 Tenant Services - Other							
10-1-000-001-4220.050 Ten Ser-Cable/TV Exp	0.00	90.00	-90.00	270.00	0.00	1,080.00	-100.00
10-1-000-001-4220.100 Ten Ser-Supplies	0.00	125.00	-125.00	375.00	0.00	1,500.00	-100.00
10-1-000-001-4220.110 Ten Ser-Recreation	15.94	45.83	-29.89	137.49	15.95	550.00	-97.10
10-1-000-001-4220.120 Ten Ser-Education	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4220.125 Ten Ser-Other	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4220.175 Garden Program Exp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4220.300 T.S. - Grant Expenses	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 92400	15.94	260.83	-244.89	782.49	15.95	3,130.00	-99.49
92500 TOTAL TENANT SERVICES EXPENSE	**15.94**	**260.83**	**-244.89**	**782.49**	**15.95**	**3,130.00**	**-99.49**
UTILITIES							
93100 Water-200 Elect-300 Gas-600 Sewer							
10-1-000-001-4310.000 Water	7,243.21	2,083.33	5,159.88	6,249.99	9,198.91	25,000.00	-63.20
10-1-000-001-4315.000 Sewer	2,382.83	6,250.00	-3,867.17	18,750.00	8,660.41	75,000.00	-88.45
10-1-000-001-4320.000 Electric	2,292.92	2,916.67	-623.75	8,750.01	4,692.35	35,000.00	-86.59
10-1-000-001-4330.000 Gas	1,791.16	5,000.00	-3,208.84	15,000.00	5,939.03	60,000.00	-90.10
Total Line 93100, 93200, 93300, 93600	13,710.12	16,250.00	-2,539.88	48,750.00	28,490.70	195,000.00	-85.39
93000 TOTAL UTILITIES EXPENSES	**13,710.12**	**16,250.00**	**-2,539.88**	**48,750.00**	**28,490.70**	**195,000.00**	**-85.39**
MAINTENANCE & OPERATIONS EXPENSE							
94100 Maintenance - Labor							
10-1-000-001-4410.000 Maint Labor	2,284.80	3,661.08	-1,376.28	10,983.24	6,854.40	43,933.00	-84.40
10-1-000-001-4410.100 Maint Labor - OT	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4410.200 Maint Labor - Fee	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94100	2,284.80	3,661.08	-1,376.28	10,983.24	6,854.40	43,933.00	-84.40
94200 Maintenance - Materials/Supplies							
10-1-000-001-4420.010 Garbage&Trash Supp	0.00	16.67	-16.67	50.01	0.00	200.00	-100.00
10-1-000-001-4420.020 Heating&Cooling Supp	0.00	291.67	-291.67	875.01	0.00	3,500.00	-100.00
10-1-000-001-4420.030 Snow Removal Supplies	0.00	54.17	-54.17	162.51	0.00	650.00	-100.00
10-1-000-001-4420.040 Elevator Maint Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4420.050 Landscape/Grounds Sup	734.24	41.67	692.57	125.01	1,518.51	500.00	203.70
10-1-000-001-4420.070 Electrical Supplies	259.99	125.00	134.99	375.00	373.98	1,500.00	-75.07
10-1-000-001-4420.080 Plumbing Supplies	638.93	333.33	305.60	999.99	1,314.58	4,000.00	-67.14
10-1-000-001-4420.090 Extermination Supplies	0.00	41.67	-41.67	125.01	0.00	500.00	-100.00
10-1-000-001-4420.100 Janitorial Supplies	663.39	500.00	163.39	1,500.00	1,075.54	6,000.00	-82.07
10-1-000-001-4420.110 Routine Maint. Supplies	1,717.22	1,666.67	50.55	5,000.01	3,484.57	20,000.00	-82.58
10-1-000-001-4420.111 Flooring Supplies	0.00	208.33	-208.33	624.99	88.00	2,500.00	-96.48
10-1-000-001-4420.120 Other Misc Supplies	864.34	83.33	781.01	249.99	864.34	1,000.00	-13.57
10-1-000-001-4420.121 Laundry Supplies	0.00	83.33	-83.33	249.99	0.00	1,000.00	-100.00
10-1-000-001-4420.125 Mileage	30.71	0.00	30.71	0.00	88.77	0.00	
10-1-000-001-4420.126 Vehicle Supplies	287.31	166.67	120.64	500.01	601.55	2,000.00	-69.92

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
10-1-000-001-4420.130 Securtiy Supplies	640.80	0.00	640.80	0.00	770.40	0.00	
Total Line 94200	5,836.93	3,612.51	2,224.42	10,837.53	10,180.24	43,350.00	-76.52
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	14,755.00	20,930.00	-6,175.00	62,790.00	40,235.50	251,160.00	-83.98
10-1-000-001-4430.010 Garbage & Trash Con	385.68	708.33	-322.65	2,124.99	1,780.89	8,500.00	-79.05
10-1-000-001-4430.020 Heating & Cooling Cont	0.00	625.00	-625.00	1,875.00	0.00	7,500.00	-100.00
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	0.00	1,375.00	-1,375.00	4,125.00	4,383.84	16,500.00	-73.43
10-1-000-001-4430.050 Landscape & Grds Cont	704.08	1,250.00	-545.92	3,750.00	905.08	15,000.00	-93.97
10-1-000-001-4430.060 Unit Turnaround Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4430.070 Electrical Contracts	0.00	125.00	-125.00	375.00	0.00	1,500.00	-100.00
10-1-000-001-4430.080 Plumbing Contracts	0.00	333.33	-333.33	999.99	663.25	4,000.00	-83.42
10-1-000-001-4430.090 Extermination Contracts	1,950.00	4,166.67	-2,216.67	12,500.01	9,496.00	50,000.00	-81.01
10-1-000-001-4430.100 Janitorial Contracts	0.00	41.67	-41.67	125.01	0.00	500.00	-100.00
10-1-000-001-4430.110 Routine Maint Cont	0.00	833.33	-833.33	2,499.99	-851.88	10,000.00	-108.52
10-1-000-001-4430.111 Flooring Contract	0.00	1,333.33	-1,333.33	3,999.99	0.00	16,000.00	-100.00
10-1-000-001-4430.120 Other Misc Cont Cost	730.00	416.67	313.33	1,250.01	748.07	5,000.00	-85.04
10-1-000-001-4430.121 Laundry Equip Contract	85.00	166.67	-81.67	500.01	85.00	2,000.00	-95.75
10-1-000-001-4430.126 Vehicle Maint Cont	0.00	12.50	-12.50	37.50	0.00	150.00	-100.00
10-1-000-001-4431.000 Trash Removal	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94300	18,609.76	32,317.50	-13,707.74	96,952.50	57,445.75	387,810.00	-85.19
94500 Maintenance - Ordinary/Benefits							
10-1-000-001-4410.500 Maint Emp Benefit	1,118.22	1,757.50	-639.28	5,272.50	3,079.88	21,090.00	-85.40
Total Line 94500	1,118.22	1,757.50	-639.28	5,272.50	3,079.88	21,090.00	-85.40
94000 TOTAL MAINTENANCE EXPENSES	**27,849.71**	**41,348.59**	**-13,498.88**	**124,045.77**	**77,560.27**	**496,183.00**	**-84.37**
TOTAL PROTECTIVE SERVICES EXPENSE							
95200 Protective Services - Contract							
10-1-000-001-4480.000 Police Contract	0.00	250.00	-250.00	750.00	0.00	3,000.00	-100.00
10-1-000-001-4480.006 Safety/Security Labor Fee	2,124.00	2,124.00	0.00	6,372.00	6,372.00	25,488.00	-75.00
10-1-000-001-4480.100 ADT Contract	35.99	250.00	-214.01	750.00	541.74	3,000.00	-81.94
10-1-000-001-4480.500 Other Security Contract	1,612.11	3,750.00	-2,137.89	11,250.00	2,184.22	45,000.00	-95.15
Total Line 95200	3,772.10	6,374.00	-2,601.90	19,122.00	9,097.96	76,488.00	-88.11
95300 Protective Services - Other							
Total Line 95300	0.00	0.00	0.00	0.00	0.00	0.00	
95000 TOTAL PROTECTIVE SERVICES EXP	**3,772.10**	**6,374.00**	**-2,601.90**	**19,122.00**	**9,097.96**	**76,488.00**	**-88.11**
INSURANCE PREMIUMS EXPENSE							
96110 Property 120 Liab. 130 Work Comp							
10-1-000-001-4510.010 Property	5,460.66	5,631.33	-170.67	16,893.99	16,381.98	67,576.00	-75.76
10-1-000-001-4510.020 Liability Insurance	437.83	451.50	-13.67	1,354.50	1,313.49	5,418.00	-75.76
10-1-000-001-4510.030 Work Comp Insurance	193.24	199.25	-6.01	597.75	579.72	2,391.00	-75.75
Total LIne 96110, 96120, 96130	6,091.73	6,282.08	-190.35	18,846.24	18,275.19	75,385.00	-75.76
96140 All Other Insurance							
10-1-000-001-4510.015 Equipment Insurance	208.68	215.17	-6.49	645.51	626.04	2,582.00	-75.75
10-1-000-001-4510.025 PE & PO Insurance	57.11	58.92	-1.81	176.76	171.33	707.00	-75.77
10-1-000-001-4510.035 Auto Insurance	50.00	51.58	-1.58	154.74	150.00	619.00	-75.77
10-1-000-001-4510.040 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96140	315.79	325.67	-9.88	977.01	947.37	3,908.00	-75.76

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
96100 TOTAL INSURANCE PREMIUMS EXP	**6,407.52**	**6,607.75**	**-200.23**	**19,823.25**	**19,222.56**	**79,293.00**	**-75.76**
GENERAL EXPENSES							
96200 Other General Expenses							
10-1-000-001-4590.000 Other General	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96200	0.00	0.00	0.00	0.00	0.00	0.00	
96210 Compensated Absenses							
10-1-000-001-4110.001 Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4595.000 Compensated Absences	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96210	0.00	0.00	0.00	0.00	0.00	0.00	
96300 Payment In Lieu Of Taxes - PILOT							
10-1-000-001-4520.000 Pay in lieu of Tax	2,546.49	2,809.58	-263.09	8,428.74	8,839.73	33,715.00	-73.78
Total Line 96300	2,546.49	2,809.58	-263.09	8,428.74	8,839.73	33,715.00	-73.78
96400 Bad Debt - Tenant Rents							
10-1-000-001-4570.000 Collection Losses	922.99	1,666.67	-743.68	5,000.01	2,952.12	20,000.00	-85.24
Total Line 96400	922.99	1,666.67	-743.68	5,000.01	2,952.12	20,000.00	-85.24
96800 Severance Expense							
10-1-000-001-4530.000 Term Leave Pay	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96800	0.00	0.00	0.00	0.00	0.00	0.00	
96000 TOTAL OTHER GENERAL EXPENSES	**3,469.48**	**4,476.25**	**-1,006.77**	**13,428.75**	**11,791.85**	**53,715.00**	**-78.05**
96900 TOTAL OPERATING EXPENSE	**88,081.30**	**108,255.41**	**-20,174.11**	**324,766.23**	**241,270.43**	**1,299,065.00**	**-81.43**
97000 NET REVENUE/EXPENSE (-Gain/Loss)	**-52,903.72**	**-776.41**	**-52,127.31**	**-2,329.23**	**-66,225.57**	**-9,317.00**	**610.80**
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	8,442.00	12,500.00	-4,058.00	37,500.00	25,326.00	150,000.00	-83.12
Total Line 97400	8,442.00	12,500.00	-4,058.00	37,500.00	25,326.00	150,000.00	-83.12
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	

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
90000 TOTAL MISCELLANEOUS EXPENSE	**8,442.00**	**12,500.00**	**-4,058.00**	**37,500.00**	**25,326.00**	**150,000.00**	**-83.12**
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)	-44,461.72	12,723.59	-57,185.31	38,170.77	-40,899.57	152,683.00	-126.79

Knox County Housing Authority
FDS Income Statement - AMP 2 Family Site
June, 2026

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	196.00	177.00	0.00	531.00	588.00	2,124.00	0.00
REVENUE							
70300 Net Tenant Rent Revenue							
10-1-000-002-3110.000 Dwelling Rent	-23,518.00	-23,765.00	247.00	-71,295.00	-69,736.00	-285,180.00	-75.55
10-1-000-002-3111.000 Utility Allowance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70300	-23,518.00	-23,765.00	247.00	-71,295.00	-69,736.00	-285,180.00	-75.55
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	-90.00	-600.00	510.00	-1,800.00	-586.31	-7,200.00	-91.86
10-1-000-002-3690.100 Late Fees	-725.00	-125.00	-600.00	-375.00	-2,275.00	-1,500.00	51.67
10-1-000-002-3690.120 Violation Fees	-720.00	-583.33	-136.67	-1,749.99	-1,860.00	-7,000.00	-73.43
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	0.00	0.00	0.00	0.00	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	-4,219.50	-2,712.00	-1,507.50	-8,136.00	-7,575.25	-32,544.00	-76.72
10-1-000-002-3690.200 Materials	-1,505.41	-1,333.33	-172.08	-3,999.99	-2,243.72	-16,000.00	-85.98
10-1-000-002-3690.500 Resid. Council Activ	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70400	-7,259.91	-5,353.66	-1,906.25	-16,060.98	-14,540.28	-64,244.00	-77.37
70500 TOTAL TENANT REVENUE	**-30,777.91**	**-29,118.66**	**-1,659.25**	**-87,355.98**	**-84,276.28**	**-349,424.00**	**-75.88**
70600 HUD PHA Operating Grants							
10-1-000-002-8020.000 Oper Sub - Curr Yr	-72,729.00	-80,771.08	8,042.08	-242,313.24	-211,249.00	-969,253.00	-78.20
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	-72,729.00	-80,771.08	8,042.08	-242,313.24	-211,249.00	-969,253.00	-78.20
10010 Operating Tranfers In - CFP							
10-1-000-002-3404.010 Other Inc - Operations	-64,235.07	-6,250.00	-57,985.07	-18,750.00	-65,956.07	-75,000.00	-12.06
Total Line 70610	-64,235.07	-6,250.00	-57,985.07	-18,750.00	-65,956.07	-75,000.00	-12.06
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	-927.40	-750.00	-177.40	-2,250.00	-2,902.51	-9,000.00	-67.75
Total Line 71100	-927.40	-750.00	-177.40	-2,250.00	-2,902.51	-9,000.00	-67.75
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	-900.00	-900.00	-3,600.00	-75.00
10-1-000-002-3195.000 Day Care Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3690.300 T.S. Income - Grants	0.00	-979.17	979.17	-2,937.51	0.00	-11,750.00	-100.00
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	-300.00	-1,279.17	979.17	-3,837.51	-900.00	-15,350.00	-94.14
70000 TOTAL REVENUE	**-168,969.38**	**-118,168.91**	**-50,800.47**	**-354,506.73**	**-365,283.86**	**-1,418,027.00**	**-74.24**

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
EXPENSES							
ADMINISTATIVE							
91100 Administrative Salaries							
10-1-000-002-4110.000 Admin Salaries	7,368.00	8,222.00	-854.00	24,666.00	22,104.00	98,664.00	-77.60
10-1-000-002-4110.200 Admin Exp - Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91100	7,368.00	8,222.00	-854.00	24,666.00	22,104.00	98,664.00	-77.60
91200 Auditing Fees							
10-1-000-002-4171.000 Audit Fee	0.00	354.17	-354.17	1,062.51	0.00	4,250.00	-100.00
Total Line 91200	0.00	354.17	-354.17	1,062.51	0.00	4,250.00	-100.00
91300 Management Fee							
10-1-000-002-4120.100 Management Fee Exp	15,691.65	15,773.00	-81.35	47,319.00	47,235.89	189,276.00	-75.04
Total Line 91300	15,691.65	15,773.00	-81.35	47,319.00	47,235.89	189,276.00	-75.04
91310 Book-keeping Fee							
10-1-000-002-4120.300 Bookkeeping Fee Exp	1,462.50	1,470.00	-7.50	4,410.00	4,402.50	17,640.00	-75.04
Total Line 91310	1,462.50	1,470.00	-7.50	4,410.00	4,402.50	17,640.00	-75.04
91500 Benefit Contributions - Admin							
10-1-000-002-4110.500 Emp Benefit - Admin	2,652.75	2,839.00	-186.25	8,517.00	7,585.43	34,068.00	-77.73
Total Line 91500	2,652.75	2,839.00	-186.25	8,517.00	7,585.43	34,068.00	-77.73
91600 Office Expense							
10-1-000-002-4140.000 Training - Staff	0.00	125.00	-125.00	375.00	1,681.60	1,500.00	12.11
10-1-000-002-4180.000 Telephone	1,682.83	266.67	1,416.16	800.01	1,744.56	3,200.00	-45.48
10-1-000-002-4190.100 Postage	157.62	166.67	-9.05	500.01	446.22	2,000.00	-77.69
10-1-000-002-4190.200 Office Supplies	0.00	208.33	-208.33	624.99	21.67	2,500.00	-99.13
10-1-000-002-4190.250 Office Furniture	0.00	66.67	-66.67	200.01	0.00	800.00	-100.00
10-1-000-002-4190.300 Paper Supplies	0.00	0.00	0.00	0.00	81.98	0.00	
10-1-000-002-4190.400 Printing	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4190.401 Printing Supplies	0.00	0.00	0.00	0.00	135.20	0.00	
10-1-000-002-4190.500 Printer/Copier Sup Cont	152.99	191.67	-38.68	575.01	454.87	2,300.00	-80.22
10-1-000-002-4190.550 Computers/Software	834.21	0.00	834.21	0.00	1,654.41	0.00	
10-1-000-002-4190.700 Member Dues/Fees	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4190.800 Internet Services	534.04	720.00	-185.96	2,160.00	2,072.52	8,640.00	-76.01
10-1-000-002-4190.850 IT Support	0.00	83.33	-83.33	249.99	76.80	1,000.00	-92.32
Total Line 91600	3,361.69	1,828.34	1,533.35	5,485.02	8,369.83	21,940.00	-61.85
91700 Legal Expense							
Total Line 91700	0.00	0.00	0.00	0.00	0.00	0.00	
91800 Travel Expense							
10-1-000-002-4150.000 Travel - Staff	0.00	166.67	-166.67	500.01	-1,681.10	2,000.00	-184.06
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	100.00	-100.00	300.00	0.00	1,200.00	-100.00
Total Line 91800	0.00	266.67	-266.67	800.01	-1,681.10	3,200.00	-152.53
91900 Other Expense							
10-1-000-002-4120.400 Fee for Service Exp	62.42	40.00	22.42	120.00	142.75	480.00	-70.26
10-1-000-002-4120.500 Other Fee Exp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4120.700 Mental Health Fee	2,352.00	2,352.00	0.00	7,056.00	7,056.00	28,224.00	-75.00
10-1-000-002-4120.800 Participant Fee	2,352.00	2,352.00	0.00	7,056.00	7,056.00	28,224.00	-75.00
10-1-000-002-4160.000 Consulting Services	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4160.100 Inspection Expense	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4190.000 Other Sundry	0.00	4.17	-4.17	12.51	0.00	50.00	-100.00
10-1-000-002-4190.950 Background Verification	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91900	4,766.42	4,748.17	18.25	14,244.51	14,254.75	56,978.00	-74.98

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
91000 TOTAL OPERATING EXPENSE - Admin	**35,303.01**	**35,501.35**	**-198.34**	**106,504.05**	**102,271.30**	**426,016.00**	**-75.99**
ASSET MANAGEMENT FEE							
92000 Asset Mangement Fee							
10-1-000-002-4120.200 Asset Mgt Fee Exp	1,960.00	1,960.00	0.00	5,880.00	5,880.00	23,520.00	-75.00
Total Line 92000	1,960.00	1,960.00	0.00	5,880.00	5,880.00	23,520.00	-75.00
92000 TOTAL ASSET MANAGEMENT FEE	**1,960.00**	**1,960.00**	**0.00**	**5,880.00**	**5,880.00**	**23,520.00**	**-75.00**
TENANT SERVICES							
92400 Tenant Services - Other							
10-1-000-002-4220.050 Ten Ser-Cable/TV Exp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4220.100 Ten Ser-Supplies	31.88	41.67	-9.79	125.01	31.88	500.00	-93.62
10-1-000-002-4220.110 Ten Ser-Recreation	289.89	83.33	206.56	249.99	289.89	1,000.00	-71.01
10-1-000-002-4220.120 Ten Ser-Education	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4220.125 Ten Ser-Other	0.00	25.00	-25.00	75.00	0.00	300.00	-100.00
10-1-000-002-4220.175 Garden Program Exp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4220.300 T.S. - Grant Expenses	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 92400	321.77	150.00	171.77	450.00	321.77	1,800.00	-82.12
92500 TOTAL TENANT SERVICES EXPENSE	**321.77**	**150.00**	**171.77**	**450.00**	**321.77**	**1,800.00**	**-82.12**
UTILITIES							
93100 Water-200 Elect-300 Gas-600 Sewer							
10-1-000-002-4310.000 Water	372.87	110.00	262.87	330.00	474.49	1,320.00	-64.05
10-1-000-002-4315.000 Sewer	93.49	100.00	-6.51	300.00	181.12	1,200.00	-84.91
10-1-000-002-4320.000 Electric	756.85	2,000.00	-1,243.15	6,000.00	1,327.18	24,000.00	-94.47
10-1-000-002-4330.000 Gas	475.82	600.00	-124.18	1,800.00	1,434.44	7,200.00	-80.08
Total Line 93100 93200 93300 93600	1,699.03	2,810.00	-1,110.97	8,430.00	3,417.23	33,720.00	-89.87
93000 TOTAL UTILITIES EXPENSES	**1,699.03**	**2,810.00**	**-1,110.97**	**8,430.00**	**3,417.23**	**33,720.00**	**-89.87**
MAINTENANCE & OPERATIONS EXPENSE							
94100 Maintenance - Labor							
10-1-000-002-4410.000 Maint Labor	2,570.40	4,054.17	-1,483.77	12,162.51	7,711.20	48,650.00	-84.15
10-1-000-002-4410.100 Maint Labor - OT	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4410.200 Maint Labor - Other	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94100	2,570.40	4,054.17	-1,483.77	12,162.51	7,711.20	48,650.00	-84.15
94200 Maintenance - Materials/Supplies							
10-1-000-002-4420.010 Garbage&Trash Supp	2,322.29	4.17	2,318.12	12.51	2,362.28	50.00	4,624.56
10-1-000-002-4420.020 Heating&Cooling Supp	1,400.42	2,083.33	-682.91	6,249.99	1,528.52	25,000.00	-93.89
10-1-000-002-4420.030 Snow Removal Supplies	0.00	50.00	-50.00	150.00	0.00	600.00	-100.00
10-1-000-002-4420.040 Elevator Maint Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4420.050 Landscape/Grounds Sup	172.31	541.67	-369.36	1,625.01	4,557.79	6,500.00	-29.88
10-1-000-002-4420.070 Electrical Supplies	284.76	300.00	-15.24	900.00	2,982.34	3,600.00	-17.16
10-1-000-002-4420.080 Plumbing Supplies	2,090.29	600.00	1,490.29	1,800.00	4,200.88	7,200.00	-41.65
10-1-000-002-4420.090 Extermination Supplies	0.00	41.67	-41.67	125.01	0.00	500.00	-100.00
10-1-000-002-4420.100 Janitorial Supplies	98.56	500.00	-401.44	1,500.00	366.18	6,000.00	-93.90
10-1-000-002-4420.110 Routine Maint. Supplies	6,504.48	3,333.33	3,171.15	9,999.99	12,452.56	40,000.00	-68.87
10-1-000-002-4420.111 Flooring Supplies	0.00	708.33	-708.33	2,124.99	0.00	8,500.00	-100.00
10-1-000-002-4420.120 Other Misc. Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4420.121 Laundry Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4420.125 Mileage	34.02	0.00	34.02	0.00	98.32	0.00	
10-1-000-002-4420.126 Vehicle Supplies	1,427.32	1,000.00	427.32	3,000.00	2,289.71	12,000.00	-80.92

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
10-1-000-002-4420.130 Security Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94200	14,334.45	9,162.50	5,171.95	27,487.50	30,838.58	109,950.00	-71.95
94300 Maintenance - Contracts							
10-1-000-002-4330.010 Refuse	14.69	4.17	10.52	12.51	19.28	50.00	-61.44
10-1-000-002-4430.000 Maint Labor Contract	37,934.00	35,619.00	2,315.00	106,857.00	117,987.75	427,428.00	-72.40
10-1-000-002-4430.010 Garbage&Trash Cont	644.08	104.17	539.91	312.51	1,499.58	1,250.00	19.97
10-1-000-002-4430.020 Heating&Cooling Cont	0.00	191.67	-191.67	575.01	215.00	2,300.00	-90.65
10-1-000-002-4430.030 Snow Removal Contract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4430.040 Elevator Maint Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4430.050 Landscape & Grds Cont	0.00	4,166.67	-4,166.67	12,500.01	3,153.22	50,000.00	-93.69
10-1-000-002-4430.060 Unit Turnaround Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4430.070 Electrical Contracts	502.52	83.33	419.19	249.99	990.26	1,000.00	-0.97
10-1-000-002-4430.080 Plumbing Contracts	296.10	1,416.67	-1,120.57	4,250.01	1,095.63	17,000.00	-93.56
10-1-000-002-4430.090 Extermination Contracts	0.00	750.00	-750.00	2,250.00	0.00	9,000.00	-100.00
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	120.00	166.67	-46.67	500.01	424.30	2,000.00	-78.79
10-1-000-002-4430.111 Flooring Contract	0.00	3,833.33	-3,833.33	11,499.99	0.00	46,000.00	-100.00
10-1-000-002-4430.120 Other Misc Cont Cost	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4430.121 Laundry Equip Contract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4430.126 Vehicle Maint Cont	0.00	58.33	-58.33	174.99	0.00	700.00	-100.00
10-1-000-002-4431.000 Trash Removal	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94300	39,511.39	46,394.01	-6,882.62	139,182.03	125,385.02	556,728.00	-77.48
94500 Maintenance - Ordinary/Benefits							
10-1-000-002-4410.500 Emp Benefit - Maint	1,257.98	1,946.17	-688.19	5,838.51	3,464.83	23,354.00	-85.16
Total Line 94500	1,257.98	1,946.17	-688.19	5,838.51	3,464.83	23,354.00	-85.16
94000 TOTAL MAINTENANCE EXPENSES	**57,674.22**	**61,556.85**	**-3,882.63**	**184,670.55**	**167,399.63**	**738,682.00**	**-77.34**
TOTAL PROTECTIVE SERVICES EXPENSE							
95200 Protective Services - Contract							
10-1-000-002-4480.000 Police Contract	0.00	333.33	-333.33	999.99	-798.04	4,000.00	-119.95
10-1-000-002-4480.006 Safety/Security Labor Fee	2,352.00	2,352.00	0.00	7,056.00	7,056.00	28,224.00	-75.00
10-1-000-002-4480.100 ADT Contract	35.99	350.00	-314.01	1,050.00	644.40	4,200.00	-84.66
10-1-000-002-4480.500 Other Security Contract	861.68	416.67	445.01	1,250.01	1,771.88	5,000.00	-64.56
Total Line 95200	3,249.67	3,452.00	-202.33	10,356.00	8,674.24	41,424.00	-79.06
95300 Protective Services - Other							
Total Line 95300	0.00	0.00	0.00	0.00	0.00	0.00	
95000 TOTAL PROTECTIVE SERVICES EXP	**3,249.67**	**3,452.00**	**-202.33**	**10,356.00**	**8,674.24**	**41,424.00**	**-79.06**
INSURANCE PREMIUMS EXPENSE							
96110 Property 120 Liab. 130 Work Comp							
10-1-000-002-4510.010 Property Ins	4,903.55	5,056.75	-153.20	15,170.25	14,710.65	60,681.00	-75.76
10-1-000-002-4510.020 Liability Ins	484.91	500.08	-15.17	1,500.24	1,454.73	6,001.00	-75.76
10-1-000-002-4510.030 Work Comp Insurance	200.88	207.17	-6.29	621.51	602.64	2,486.00	-75.76
Total LIne 96110 96120 96130	5,589.34	5,764.00	-174.66	17,292.00	16,768.02	69,168.00	-75.76
96140 All Other Insurance							
10-1-000-002-4510.015 Equipment Insurance	231.12	238.33	-7.21	714.99	693.36	2,860.00	-75.76
10-1-000-002-4510.025 PE & PO Insurance	73.25	75.58	-2.33	226.74	219.75	907.00	-75.77
10-1-000-002-4510.035 Auto Insurance	200.00	206.25	-6.25	618.75	600.00	2,475.00	-75.76
10-1-000-002-4510.040 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96140	504.37	520.16	-15.79	1,560.48	1,513.11	6,242.00	-75.76

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
96100 TOTAL INSURANCE PREMIUMS EXP	**6,093.71**	**6,284.16**	**-190.45**	**18,852.48**	**18,281.13**	**75,410.00**	**-75.76**
GENERAL EXPENSES							
96200 Other General Expenses							
10-1-000-002-4590.000 Other General	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96200	0.00	0.00	0.00	0.00	0.00	0.00	
96210 Compensated Absenses							
10-1-000-002-4110.001 Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4595.000 Compensated Absences	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96210	0.00	0.00	0.00	0.00	0.00	0.00	
96300 Payment In Lieu Of Taxes - PILOT							
10-1-000-002-4520.000 Pay in lieu of Tax	2,180.43	2,728.33	-547.90	8,184.99	6,629.95	32,740.00	-79.75
Total Line 96300	2,180.43	2,728.33	-547.90	8,184.99	6,629.95	32,740.00	-79.75
96400 Bad Debt - Tenant Rents							
10-1-000-002-4570.000 Collection Losses	742.91	1,666.67	-923.76	5,000.01	5,328.63	20,000.00	-73.36
Total Line 96400	742.91	1,666.67	-923.76	5,000.01	5,328.63	20,000.00	-73.36
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	**2,923.34**	**4,395.00**	**-1,471.66**	**13,185.00**	**11,958.58**	**52,740.00**	**-77.33**
96900 TOTAL OPERATING EXPENSE	**109,224.75**	**116,109.36**	**-6,884.61**	**348,328.08**	**318,203.88**	**1,393,312.00**	**-77.16**
97000 NET REVENUE/EXPENSE (-Gain/Loss)	**-59,744.63**	**-2,059.55**	**-57,685.08**	**-6,178.65**	**-47,079.98**	**-24,715.00**	**90.49**
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	27,999.00	31,250.00	-3,251.00	93,750.00	83,997.00	375,000.00	-77.60
Total Line 97400	27,999.00	31,250.00	-3,251.00	93,750.00	83,997.00	375,000.00	-77.60
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	

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
90000 TOTAL MISCELLANEOUS EXPENSE	**27,999.00**	**31,250.00**	**-3,251.00**	**93,750.00**	**83,997.00**	**375,000.00**	**-77.60**
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)	-31,745.63	30,169.62	-61,915.25	90,508.86	36,917.02	362,035.00	-89.80

Knox County Housing Authority
FDS Income Statement - AMP 3 Bluebell
June, 2026

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	51.00	177.00	0.00	531.00	153.00	2,124.00	0.00
REVENUE							
70300 Net Tenant Rent Revenue							
10-1-000-006-3110.000 Dwelling Rent	-13,381.00	-15,237.33	1,856.33	-45,711.99	-38,641.00	-182,848.00	-78.87
10-1-000-006-3111.000 Utility Allowance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70300	-13,381.00	-15,237.33	1,856.33	-45,711.99	-38,641.00	-182,848.00	-78.87
70400 Tenant Revenue - Other							
10-1-000-006-3120.000 Excess Utilities	0.00	-6.25	6.25	-18.75	0.00	-75.00	-100.00
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	-650.00	0.00	-650.00	0.00	-650.00	0.00	
10-1-000-006-3690.000 Other Income	0.00	-10.00	10.00	-30.00	0.00	-120.00	-100.00
10-1-000-006-3690.100 Late Fees	0.00	-83.33	83.33	-249.99	-125.00	-1,000.00	-87.50
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	-25.00	-2.08	-22.92	-6.24	-25.00	-25.00	0.00
10-1-000-006-3690.150 Laundry Income	-395.00	-500.00	105.00	-1,500.00	-1,165.75	-6,000.00	-80.57
10-1-000-006-3690.160 Vending Machine Inc	-29.28	-35.00	5.72	-105.00	-68.93	-420.00	-83.59
10-1-000-006-3690.180 Labor	0.00	-242.42	242.42	-727.26	-246.00	-2,909.00	-91.54
10-1-000-006-3690.200 Materials	0.00	-20.83	20.83	-62.49	-18.16	-250.00	-92.74
10-1-000-006-3690.500 Resid. Council Activ	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70400	-1,099.28	-899.91	-199.37	-2,699.73	-2,298.84	-10,799.00	-78.71
70500 TOTAL TENANT REVENUE	**-14,480.28**	**-16,137.24**	**1,656.96**	**-48,411.72**	**-40,939.84**	**-193,647.00**	**-78.86**
70600 HUD PHA Operating Grants							
10-1-000-006-8020.000 Oper Sub - Curr Yr	-6,929.00	-7,694.58	765.58	-23,083.74	-20,125.00	-92,335.00	-78.20
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	-6,929.00	-7,694.58	765.58	-23,083.74	-20,125.00	-92,335.00	-78.20
10010 Operating Tranfers In - CFP							
10-1-000-006-3404.010 Other Inc - Operations	-16,714.23	-3,983.67	-12,730.56	-11,951.01	-17,162.23	-47,804.00	-64.10
Total Line 70610	-16,714.23	-3,983.67	-12,730.56	-11,951.01	-17,162.23	-47,804.00	-64.10
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	-145.72	-291.67	145.95	-875.01	-393.26	-3,500.00	-88.76
Total Line 71100	-145.72	-291.67	145.95	-875.01	-393.26	-3,500.00	-88.76
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	-125.00	125.00	-375.00	0.00	-1,500.00	-100.00
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	-42,968.86	0.00	-42,968.86	0.00	-42,968.86	0.00	
Total LIne 71500	-42,968.86	-125.00	-42,843.86	-375.00	-42,968.86	-1,500.00	2,764.59
70000 TOTAL REVENUE	**-81,238.09**	**-28,232.16**	**-53,005.93**	**-84,696.48**	**-121,589.19**	**-338,786.00**	**-64.11**

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
EXPENSES							
ADMINISTATIVE							
91100 Administrative Salaries							
10-1-000-006-4110.000 Admin Salaries	1,718.98	1,919.00	-200.02	5,757.00	5,156.94	23,028.00	-77.61
10-1-000-006-4110.200 Admin Exp - Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91100	1,718.98	1,919.00	-200.02	5,757.00	5,156.94	23,028.00	-77.61
91200 Auditing Fees							
10-1-000-006-4171.000 Audit Fee	0.00	100.00	-100.00	300.00	0.00	1,200.00	-100.00
Total Line 91200	0.00	100.00	-100.00	300.00	0.00	1,200.00	-100.00
91300 Management Fee							
10-1-000-006-4120.100 Management Fee Exp	3,943.03	4,104.00	-160.97	12,312.00	11,829.09	49,248.00	-75.98
Total Line 91300	3,943.03	4,104.00	-160.97	12,312.00	11,829.09	49,248.00	-75.98
91310 Book-keeping Fee							
10-1-000-006-4120.300 Bookkeeping Exp	367.50	383.00	-15.50	1,149.00	1,102.50	4,596.00	-76.01
Total Line 91310	367.50	383.00	-15.50	1,149.00	1,102.50	4,596.00	-76.01
91500 Benefit Contributions - Admin							
10-1-000-006-4110.500 Emp Benefit - Admin	789.46	837.00	-47.54	2,511.00	2,194.57	10,044.00	-78.15
Total Line 91500	789.46	837.00	-47.54	2,511.00	2,194.57	10,044.00	-78.15
91600 Office Expense							
10-1-000-006-4140.000 Training - Staff	0.00	35.25	-35.25	105.75	266.95	423.00	-36.89
10-1-000-006-4180.000 Telephone	1,071.55	541.67	529.88	1,625.01	2,223.34	6,500.00	-65.79
10-1-000-006-4190.100 Postage	9.78	6.25	3.53	18.75	27.54	75.00	-63.28
10-1-000-006-4190.200 Office Supplies	0.00	33.33	-33.33	99.99	5.64	400.00	-98.59
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	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4190.400 Printing	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4190.401 Printing Supplies	0.00	16.67	-16.67	50.01	35.17	200.00	-82.42
10-1-000-006-4190.500 Printer/Copier Supply/Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4190.550 Computers/Software	197.16	0.00	197.16	0.00	491.13	0.00	
10-1-000-006-4190.700 Member Dues/Fees	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4190.800 Internet Services	236.90	250.00	-13.10	750.00	710.70	3,000.00	-76.31
10-1-000-006-4190.850 IT Support	0.00	41.67	-41.67	125.01	8.96	500.00	-98.21
Total Line 91600	1,515.39	924.84	590.55	2,774.52	3,769.43	11,098.00	-66.04
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	23.83	-23.83	71.49	-266.95	286.00	-193.34
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	2.08	-2.08	6.24	0.00	25.00	-100.00
Total Line 91800	0.00	25.91	-25.91	77.73	-266.95	311.00	-185.84
91900 Other Expense							
10-1-000-006-4120.400 Fee for Service Exp	6.54	0.00	6.54	0.00	23.61	0.00	
10-1-000-006-4120.500 Other Fee Exp	0.00	20.00	-20.00	60.00	0.00	240.00	-100.00
10-1-000-006-4120.700 Mental Health Fee	612.00	612.00	0.00	1,836.00	1,836.00	7,344.00	-75.00
10-1-000-006-4120.800 Participant Fee	612.00	612.00	0.00	1,836.00	1,836.00	7,344.00	-75.00
10-1-000-006-4160.000 Consulting Services	0.00	25.00	-25.00	75.00	0.00	300.00	-100.00
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	24.99	0.00	100.00	-100.00
10-1-000-006-4190.950 Background Verification	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91900	1,230.54	1,277.33	-46.79	3,831.99	3,695.61	15,328.00	-75.89

Knox County Housing Authority
FDS Income Statement - AMP 3 Bluebell
June, 2026

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
91000 TOTAL OPERATING EXPENSE - Admin	**9,564.90**	**9,571.08**	**-6.18**	**28,713.24**	**27,481.19**	**114,853.00**	**-76.07**
ASSET MANAGEMENT FEE							
92000 Asset Mangement Fee							
10-1-000-006-4120.200 Asset Mngt Fee Exp	510.00	510.00	0.00	1,530.00	1,530.00	6,120.00	-75.00
Total Line 92000	510.00	510.00	0.00	1,530.00	1,530.00	6,120.00	-75.00
92000 TOTAL ASSET MANAGEMENT FEE	**510.00**	**510.00**	**0.00**	**1,530.00**	**1,530.00**	**6,120.00**	**-75.00**
TENANT SERVICES							
92400 Tenant Services - Other							
10-1-000-006-4220.050 Ten Ser-Cable/TV Exp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4220.100 Ten Ser-Supplies	176.53	29.17	147.36	87.51	267.01	350.00	-23.71
10-1-000-006-4220.110 Ten Ser-Recreation	11.47	100.00	-88.53	300.00	11.47	1,200.00	-99.04
10-1-000-006-4220.120 Ten Ser-Education	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4220.125 Ten Ser-Other	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4220.175 Garden Program Exp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4220.300 T.S. - Grant Expenses	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4230.000 Ten Ser Contract	0.00	125.00	-125.00	375.00	0.00	1,500.00	-100.00
Total Line 92400	188.00	254.17	-66.17	762.51	278.48	3,050.00	-90.87
92500 TOTAL TENANT SERVICES EXPENSE	**188.00**	**254.17**	**-66.17**	**762.51**	**278.48**	**3,050.00**	**-90.87**
UTILITIES							
93100 Water-200 Elect-300 Gas-600 Sewer							
10-1-000-006-4310.000 Water	433.70	416.67	17.03	1,250.01	351.94	5,000.00	-92.96
10-1-000-006-4315.000 Sewer	433.71	416.67	17.04	1,250.01	351.95	5,000.00	-92.96
10-1-000-006-4320.000 Electric	680.66	1,250.00	-569.34	3,750.00	724.40	15,000.00	-95.17
10-1-000-006-4330.000 Gas	474.91	1,250.00	-775.09	3,750.00	1,453.78	15,000.00	-90.31
Total Line 93100 93200 93300 93600	2,022.98	3,333.34	-1,310.36	10,000.02	2,882.07	40,000.00	-92.79
93000 TOTAL UTILITIES EXPENSES	**2,022.98**	**3,333.34**	**-1,310.36**	**10,000.02**	**2,882.07**	**40,000.00**	**-92.79**
MAINTENANCE & OPERATIONS EXPENSE							
94100 Maintenance - Labor							
10-1-000-006-4410.000 Maint Labor	685.44	1,054.92	-369.48	3,164.76	2,056.32	12,659.00	-83.76
10-1-000-006-4410.100 Maint Labor - OT	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4410.200 Maint Labor - Other	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94100	685.44	1,054.92	-369.48	3,164.76	2,056.32	12,659.00	-83.76
94200 Maintenance - Materials/Supplies							
10-1-000-006-4420.010 Garbage&Trash Supp	0.00	33.33	-33.33	99.99	197.69	400.00	-50.58
10-1-000-006-4420.020 Heating&Cooling Supp	0.00	208.33	-208.33	624.99	0.00	2,500.00	-100.00
10-1-000-006-4420.030 Snow Removal Supplies	0.00	8.33	-8.33	24.99	0.00	100.00	-100.00
10-1-000-006-4420.040 Elevator Maint Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4420.050 Landscape/Grounds Sup	0.00	41.67	-41.67	125.01	225.98	500.00	-54.80
10-1-000-006-4420.070 Electrical Supplies	0.00	83.33	-83.33	249.99	73.79	1,000.00	-92.62
10-1-000-006-4420.080 Plumbing Supplies	317.73	125.00	192.73	375.00	708.45	1,500.00	-52.77
10-1-000-006-4420.090 Extermination Supplies	0.00	41.67	-41.67	125.01	0.00	500.00	-100.00
10-1-000-006-4420.100 Janitorial Supplies	0.00	250.00	-250.00	750.00	0.00	3,000.00	-100.00
10-1-000-006-4420.110 Routine Maint.Supplies	433.87	416.67	17.20	1,250.01	983.69	5,000.00	-80.33
10-1-000-006-4420.111 Flooring Supplies	0.00	83.33	-83.33	249.99	0.00	1,000.00	-100.00
10-1-000-006-4420.120 Other Misc Supplies	0.00	25.00	-25.00	75.00	0.00	300.00	-100.00
10-1-000-006-4420.121 Laundry Supplies	0.00	25.00	-25.00	75.00	76.00	300.00	-74.67
10-1-000-006-4420.125 Mileage	8.84	0.00	8.84	0.00	25.58	0.00	

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
10-1-000-006-4420.126 Vehicle Supplies	99.24	0.00	99.24	0.00	173.88	0.00	
10-1-000-006-4420.130 Security Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94200	859.68	1,341.66	-481.98	4,024.98	2,465.06	16,100.00	-84.69
94300 Maintenance - Contracts							
10-1-000-006-4330.010 Refuse	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4430.000 Maint Labor Contract	5,948.00	7,362.00	-1,414.00	22,086.00	17,830.50	88,344.00	-79.82
10-1-000-006-4430.010 Garbage & Trash Cont	338.00	375.00	-37.00	1,125.00	1,054.00	4,500.00	-76.58
10-1-000-006-4430.020 Heating & Cooling Cont	282.00	333.33	-51.33	999.99	479.40	4,000.00	-88.02
10-1-000-006-4430.030 Snow Removal Contract	0.00	41.67	-41.67	125.01	0.00	500.00	-100.00
10-1-000-006-4430.040 Elevator Maint Cont	0.00	375.00	-375.00	1,125.00	1,080.00	4,500.00	-76.00
10-1-000-006-4430.050 Landscape & Grds Cont	99.00	41.67	57.33	125.01	198.00	500.00	-60.40
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	249.99	191.64	1,000.00	-80.84
10-1-000-006-4430.080 Plumbing Contracts	2,696.87	291.67	2,405.20	875.01	2,696.87	3,500.00	-22.95
10-1-000-006-4430.090 Extermination Contracts	0.00	1,250.00	-1,250.00	3,750.00	0.00	15,000.00	-100.00
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	106.95	208.33	-101.38	624.99	356.95	2,500.00	-85.72
10-1-000-006-4430.111 Flooring Contract	0.00	1,333.33	-1,333.33	3,999.99	0.00	16,000.00	-100.00
10-1-000-006-4430.120 Other Misc. Cont Cost	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4430.121 Laundry Equip Contract	0.00	41.67	-41.67	125.01	85.00	500.00	-83.00
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	9,470.82	11,737.00	-2,266.18	35,211.00	23,972.36	140,844.00	-82.98
94500 Maintenance - Ordinary/Benefits							
10-1-000-006-4410.500 Maint Emp Benefit	335.47	506.42	-170.95	1,519.26	923.98	6,077.00	-84.80
Total Line 94500	335.47	506.42	-170.95	1,519.26	923.98	6,077.00	-84.80
94000 TOTAL MAINTENANCE EXPENSES	**11,351.41**	**14,640.00**	**-3,288.59**	**43,920.00**	**29,417.72**	**175,680.00**	**-83.25**
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	612.00	0.00	1,836.00	1,836.00	7,344.00	-75.00
10-1-000-006-4480.100 ADT Contract	35.99	416.67	-380.68	1,250.01	386.22	5,000.00	-92.28
10-1-000-006-4480.500 Other Security Contract	3,775.20	270.83	3,504.37	812.49	4,746.26	3,250.00	46.04
Total Line 95200	4,423.19	1,299.50	3,123.69	3,898.50	6,968.48	15,594.00	-55.31
95300 Protective Services - Other							
Total Line 95300	0.00	0.00	0.00	0.00	0.00	0.00	
95000 TOTAL PROTECTIVE SERVICES EXP	**4,423.19**	**1,299.50**	**3,123.69**	**3,898.50**	**6,968.48**	**15,594.00**	**-55.31**
INSURANCE PREMIUMS EXPENSE							
96110 Property 120 Liab. 130 Work Comp							
10-1-000-006-4510.010 Property Insurance	1,740.59	1,795.00	-54.41	5,385.00	5,221.77	21,540.00	-75.76
10-1-000-006-4510.020 Liability Insurance	126.92	130.92	-4.00	392.76	380.76	1,571.00	-75.76
10-1-000-006-4510.030 Work Comp	21.47	22.17	-0.70	66.51	64.41	266.00	-75.79
Total LIne 96110 96120 96130	1,888.98	1,948.09	-59.11	5,844.27	5,666.94	23,377.00	-75.76
96140 All Other Insurance							
10-1-000-006-4510.015 Equipment Insurance	60.50	62.42	-1.92	187.26	181.50	749.00	-75.77
10-1-000-006-4510.025 PE & PO Insurance	16.03	16.50	-0.47	49.50	48.09	198.00	-75.71
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	

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Total Line 96140	76.53	78.92	-2.39	236.76	229.59	947.00	-75.76
96100 TOTAL INSURANCE PREMIUMS EXP	**1,965.51**	**2,027.01**	**-61.50**	**6,081.03**	**5,896.53**	**24,324.00**	**-75.76**
GENERAL EXPENSES							
96200 Other General Expenses							
10-1-000-006-4590.000 Other General	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96200	0.00	0.00	0.00	0.00	0.00	0.00	
96210 Compensated Absenses							
10-1-000-006-4110.001 Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4595.000 Compensated Absences	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96210	0.00	0.00	0.00	0.00	0.00	0.00	
96300 Payment In Lieu Of Taxes - PILOT							
10-1-000-006-4520.000 Pay in lieu of Tax	1,135.80	1,260.33	-124.53	3,780.99	3,575.89	15,124.00	-76.36
Total Line 96300	1,135.80	1,260.33	-124.53	3,780.99	3,575.89	15,124.00	-76.36
96400 Bad Debt - Tenant Rents							
10-1-000-006-4570.000 Collection Losses	857.40	0.00	857.40	0.00	690.02	0.00	
Total Line 96400	857.40	0.00	857.40	0.00	690.02	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	**1,993.20**	**1,260.33**	**732.87**	**3,780.99**	**4,265.91**	**15,124.00**	**-71.79**
96900 TOTAL OPERATING EXPENSE	**32,019.19**	**32,895.43**	**-876.24**	**98,686.29**	**78,720.38**	**394,745.00**	**-80.06**
97000 NET REVENUE/EXPENSE (-Gain/Loss)	**-49,218.90**	**4,663.27**	**-53,882.17**	**13,989.81**	**-42,868.81**	**55,959.00**	**-176.61**
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	668.48	0.00	668.48	0.00	668.48	0.00	
Total Line 97100	668.48	0.00	668.48	0.00	668.48	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	3,434.00	2,916.67	517.33	8,750.01	10,302.00	35,000.00	-70.57
Total Line 97400	3,434.00	2,916.67	517.33	8,750.01	10,302.00	35,000.00	-70.57
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	

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
90000 TOTAL MISCELLANEOUS EXPENSE	**4,102.48**	**2,916.67**	**1,185.81**	**8,750.01**	**10,970.48**	**35,000.00**	**-68.66**
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)	-45,116.42	7,579.94	-52,696.36	22,739.82	-31,898.33	90,959.00	-135.07

Knox County Housing Authority
FDS Income Statement - Brentwood
June, 2026

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	72.00	72.00	0.00	216.00	216.00	864.00	0.00
REVENUE							
70300 Net Tenant Rent Revenue							
60-1-000-000-5120.000 Rent - Brentwood	-32,049.00	-34,452.75	2,403.75	-103,358.25	-96,455.00	-413,433.00	-76.67
60-1-000-000-5125.000 PHA Rent	-9,037.00	-9,890.50	853.50	-29,671.50	-24,617.00	-118,686.00	-79.26
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	-1,322.00	0.00	-1,322.00	0.00	-67.00	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	-42,408.00	-44,343.25	1,935.25	-133,029.75	-121,139.00	-532,119.00	-77.23
70400 Tenant Revenue - Other							
60-1-000-000-5910.000 Laundry Income	-873.25	-625.00	-248.25	-1,875.00	-873.25	-7,500.00	-88.36
60-1-000-000-5920.000 Bad Check Charges	0.00	-4.17	4.17	-12.51	-25.00	-50.00	-50.00
60-1-000-000-5920.100 Deposits Forfeited	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5922.000 Labor & Materials	0.00	-650.00	650.00	-1,950.00	-156.62	-7,800.00	-97.99
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	0.00	-250.00	250.00	-750.00	0.00	-3,000.00	-100.00
60-1-000-000-5926.000 Violation Charges	0.00	-48.75	48.75	-146.25	-704.02	-585.00	20.35
60-1-000-000-5930.000 Retained HAP	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70400	-873.25	-1,577.92	704.67	-4,733.76	-1,758.89	-18,935.00	-90.71
70500 TOTAL TENANT REVENUE	**-43,281.25**	**-45,921.17**	**2,639.92**	**-137,763.51**	**-122,897.89**	**-551,054.00**	**-77.70**
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	-301.20	-100.00	-201.20	-300.00	-1,134.16	-1,200.00	-5.49
60-1-000-000-5410.025 Interest Inc - Sec Dep	-1.46	-2.00	0.54	-6.00	-3.73	-24.00	-84.46
Total Line 71100	-302.66	-102.00	-200.66	-306.00	-1,137.89	-1,224.00	-7.04
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	-8.33	8.33	-24.99	470.00	-100.00	-570.00
60-1-000-000-5901.000 Income - LR Amps	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5990.300 T.S. Income - Grants	0.00	0.00	0.00	0.00	0.00	0.00	
Total LIne 71500	0.00	-8.33	8.33	-24.99	470.00	-100.00	-570.00
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	**-43,583.91**	**-46,031.50**	**2,447.59**	**-138,094.50**	**-123,565.78**	**-552,378.00**	**-77.63**

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
EXPENSES							
ADMINISTATIVE							
91100 Administrative Salaries							
60-1-000-000-6310.000 Admin Salaries	0.00	1,507.00	-1,507.00	4,521.00	0.00	18,084.00	-100.00
60-1-000-000-6330.000 Manager Salaries	3,538.50	1,975.00	1,563.50	5,925.00	10,615.50	23,700.00	-55.21
Total Line 91100	3,538.50	3,482.00	56.50	10,446.00	10,615.50	41,784.00	-74.59
91200 Auditing Fees							
60-1-000-000-6350.000 Audit	0.00	145.83	-145.83	437.49	0.00	1,750.00	-100.00
Total Line 91200	0.00	145.83	-145.83	437.49	0.00	1,750.00	-100.00
91300 Management Fee							
60-1-000-000-6320.000 Management Fees	3,795.00	5,794.00	-1,999.00	17,382.00	11,330.00	69,528.00	-83.70
Total Line 91300	3,795.00	5,794.00	-1,999.00	17,382.00	11,330.00	69,528.00	-83.70
91310 Book-keeping Fee							
60-1-000-000-6351.000 Bookkeeping Fees	517.50	540.00	-22.50	1,620.00	1,545.00	6,480.00	-76.16
Total Line 91310	517.50	540.00	-22.50	1,620.00	1,545.00	6,480.00	-76.16
91400 Advertising & Marketing							
60-1-000-000-6210.000 Advertising	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91400	0.00	0.00	0.00	0.00	0.00	0.00	
91500 Benefit Contributions - Admin							
60-1-000-000-6310.500 Admin Benefits	0.00	715.00	-715.00	2,145.00	0.00	8,580.00	-100.00
60-1-000-000-6330.500 Manager's Benefits	848.81	480.00	368.81	1,440.00	2,564.15	5,760.00	-55.48
Total Line 91500	848.81	1,195.00	-346.19	3,585.00	2,564.15	14,340.00	-82.12
91600 Office Expense							
60-1-000-000-6250.000 Misc Rent Expense	0.00	100.00	-100.00	300.00	0.00	1,200.00	-100.00
60-1-000-000-6311.000 Office Exp - BW	143.70	220.00	-76.30	660.00	227.71	2,640.00	-91.37
60-1-000-000-6311.050 Office Rental Exp	320.00	314.50	5.50	943.50	960.00	3,774.00	-74.56
60-1-000-000-6311.100 Phone/Internet Exp	576.99	133.33	443.66	399.99	591.51	1,600.00	-63.03
60-1-000-000-6311.150 IT Support	199.50	150.00	49.50	450.00	456.77	1,800.00	-74.62
60-1-000-000-6311.200 Office Furniture	0.00	16.67	-16.67	50.01	0.00	200.00	-100.00
Total Line 91600	1,240.19	934.50	305.69	2,803.50	2,235.99	11,214.00	-80.06
91700 Legal Expense							
60-1-000-000-6340.000 Legal	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91700	0.00	0.00	0.00	0.00	0.00	0.00	
91800 Travel Expense							
60-1-000-000-6365.000 Travel - Staff	0.00	141.67	-141.67	425.01	0.00	1,700.00	-100.00
60-1-000-000-6365.010 Travel - Commissioners	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6365.100 Mileage, Staff - BW	107.80	116.67	-8.87	350.01	110.41	1,400.00	-92.11
Total Line 91800	107.80	258.34	-150.54	775.02	110.41	3,100.00	-96.44
91900 Other Expense							
60-1-000-000-6350.700 Mental Health Fee	864.00	1,080.00	-216.00	3,240.00	2,592.00	12,960.00	-80.00
60-1-000-000-6350.800 Participant Fee	864.00	1,080.00	-216.00	3,240.00	2,592.00	12,960.00	-80.00
60-1-000-000-6352.500 Other Fee Exp	34.54	0.00	34.54	0.00	34.54	0.00	
60-1-000-000-6360.000 Training - Staff	0.00	166.67	-166.67	500.01	0.00	2,000.00	-100.00
60-1-000-000-6360.010 Training - Commiss	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6380.000 Consulting Services	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6380.100 Inspection Expense	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6380.500 Translating Services	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6390.000 Fee for Service Exp	8.00	45.83	-37.83	137.49	24.00	550.00	-95.64
60-1-000-000-6399.000 Other Administrative	0.00	33.33	-33.33	99.99	0.00	400.00	-100.00
Total Line 91900	1,770.54	2,405.83	-635.29	7,217.49	5,242.54	28,870.00	-81.84

Knox County Housing Authority
FDS Income Statement - Brentwood
June, 2026

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
91000 TOTAL OPERATING EXPENSE - Admin	**11,818.34**	**14,755.50**	**-2,937.16**	**44,266.50**	**33,643.59**	**177,066.00**	**-81.00**
UTILITIES							
93100 Water,200 Elect,300 Gas,600 Sewer							
60-1-000-000-6450.000 Utilites - Electric	148.72	600.00	-451.28	1,800.00	869.29	7,200.00	-87.93
60-1-000-000-6451.000 Utilities - Water	2,836.38	1,460.00	1,376.38	4,380.00	6,733.02	17,520.00	-61.57
60-1-000-000-6452.000 Utilities - Gas	128.42	166.00	-37.58	498.00	550.61	1,992.00	-72.36
60-1-000-000-6453.000 Utilities - Sewer	6,967.52	3,500.00	3,467.52	10,500.00	16,786.99	42,000.00	-60.03
Total Line 93100, 93200, 93300, 93600	10,081.04	5,726.00	4,355.04	17,178.00	24,939.91	68,712.00	-63.70
93000 TOTAL UTILITIES EXPENSES	**10,081.04**	**5,726.00**	**4,355.04**	**17,178.00**	**24,939.91**	**68,712.00**	**-63.70**
MAINTENANCE & OPERATIONS EXPENSE							
94100 Maintenance - Labor							
60-1-000-000-6510.000 Maint Salaries	2,210.56	4,453.00	-2,242.44	13,359.00	9,301.44	53,436.00	-82.59
60-1-000-000-6510.100 OT Maintenance	33.11	161.00	-127.89	483.00	33.11	1,932.00	-98.29
60-1-000-000-6510.200 Maint from Amps	6,786.00	453.92	6,332.08	1,361.76	8,889.50	5,447.00	63.20
Total Line 94100	9,029.67	5,067.92	3,961.75	15,203.76	18,224.05	60,815.00	-70.03
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	500.00	-500.00	1,500.00	0.00	6,000.00	-100.00
60-1-000-000-6515.030 Snow Removal Supplies	0.00	58.33	-58.33	174.99	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	0.00	166.67	-166.67	500.01	0.00	2,000.00	-100.00
60-1-000-000-6515.070 Electrical Supplies	0.00	125.00	-125.00	375.00	0.00	1,500.00	-100.00
60-1-000-000-6515.080 Plumbing Supplies	145.29	704.17	-558.88	2,112.51	145.29	8,450.00	-98.28
60-1-000-000-6515.090 Extermination Supplies	0.00	16.67	-16.67	50.01	0.00	200.00	-100.00
60-1-000-000-6515.100 Janitorial Supplies	131.19	125.00	6.19	375.00	131.19	1,500.00	-91.25
60-1-000-000-6515.110 Routine Maint. Supplies	1,879.52	1,083.33	796.19	3,249.99	1,927.81	13,000.00	-85.17
60-1-000-000-6515.114 Painting Supplies - BW	0.00	140.00	-140.00	420.00	0.00	1,680.00	-100.00
60-1-000-000-6515.115 Refrigerators	0.00	298.67	-298.67	896.01	0.00	3,584.00	-100.00
60-1-000-000-6515.116 Stoves	0.00	118.75	-118.75	356.25	0.00	1,425.00	-100.00
60-1-000-000-6515.120 Misc. Other Supplies	63.00	41.67	21.33	125.01	211.27	500.00	-57.75
60-1-000-000-6515.500 Small Tools/Equipment	60.48	33.33	27.15	99.99	389.28	400.00	-2.68
Total Line 94200	2,279.48	3,411.59	-1,132.11	10,234.77	2,804.84	40,939.00	-93.15
94300 Maintenance - Contracts							
60-1-000-000-6520.010 Garbage/Trash Contract	1,061.00	1,203.33	-142.33	3,609.99	3,400.96	14,440.00	-76.45
60-1-000-000-6520.020 Heat/Cool Contract	0.00	291.67	-291.67	875.01	0.00	3,500.00	-100.00
60-1-000-000-6520.030 Snow Removal Contract	0.00	166.67	-166.67	500.01	0.00	2,000.00	-100.00
60-1-000-000-6520.040 Roofing Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6520.050 Landscape&Grds Cont	0.00	483.33	-483.33	1,449.99	0.00	5,800.00	-100.00
60-1-000-000-6520.060 Unit Turn Contract	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6520.070 Electrical Contract	0.00	41.67	-41.67	125.01	0.00	500.00	-100.00
60-1-000-000-6520.080 Plumbing Contract	0.00	625.00	-625.00	1,875.00	0.00	7,500.00	-100.00
60-1-000-000-6520.090 Extermination Contract	0.00	485.00	-485.00	1,455.00	0.00	5,820.00	-100.00
60-1-000-000-6520.100 Janitorial Contract	0.00	97.92	-97.92	293.76	356.40	1,175.00	-69.67
60-1-000-000-6520.110 Routine Maint. Contract	0.00	433.33	-433.33	1,299.99	0.00	5,200.00	-100.00
60-1-000-000-6520.111 Carpet Repr/Repl Cont.	0.00	666.67	-666.67	2,000.01	0.00	8,000.00	-100.00
60-1-000-000-6520.120 Misc. Other Contracts	0.00	83.33	-83.33	249.99	-98.00	1,000.00	-109.80
Total Line 94300 - (sub accts)	1,061.00	4,577.92	-3,516.92	13,733.76	3,659.36	54,935.00	-93.34
94500 Maintenance - Ordinary/Benefits							
60-1-000-000-6510.500 Maint. Employee Ben.	1,153.04	2,182.00	-1,028.96	6,546.00	4,101.03	26,184.00	-84.34
Total Line 94500	1,153.04	2,182.00	-1,028.96	6,546.00	4,101.03	26,184.00	-84.34
94000 TOTAL MAINTENANCE EXPENSES	**13,523.19**	**15,239.43**	**-1,716.24**	**45,718.29**	**28,789.28**	**182,873.00**	**-84.26**

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
TOTAL PROTECTIVE SERVICES EXPENSE							
95100 Protective Services - Labor							
Total Line 95100	0.00	0.00	0.00	0.00	0.00	0.00	
95200 Protective Services - Contract							
60-1-000-000-6580.006 Safety/Sec Labor Fee	864.00	1,080.00	-216.00	3,240.00	2,592.00	12,960.00	-80.00
60-1-000-000-6580.100 ADT Contract	18.00	99.00	-81.00	297.00	24.04	1,188.00	-97.98
60-1-000-000-6580.500 Other Safety Contracts	0.00	58.33	-58.33	174.99	0.00	700.00	-100.00
Total Line 95200	882.00	1,237.33	-355.33	3,711.99	2,616.04	14,848.00	-82.38
95300 Protective Services - Other							
Total Line 95300	0.00	0.00	0.00	0.00	0.00	0.00	
95000 TOTAL PROTECTIVE SERVICES EXP	**882.00**	**1,237.33**	**-355.33**	**3,711.99**	**2,616.04**	**14,848.00**	**-82.38**
INSURANCE PREMIUMS EXPENSE							
96110 Property Insurance							
60-1-000-000-6720.000 Property Insurance	1,746.78	1,801.33	-54.55	5,403.99	5,240.34	21,616.00	-75.76
Total LIne 96110	1,746.78	1,801.33	-54.55	5,403.99	5,240.34	21,616.00	-75.76
96120 Liability Insurance							
60-1-000-000-6721.000 Liability Insurance	178.28	183.83	-5.55	551.49	534.84	2,206.00	-75.76
Total Line 96120	178.28	183.83	-5.55	551.49	534.84	2,206.00	-75.76
96130 Workmen's Compensation							
60-1-000-000-6722.000 Work Comp Insurance	213.61	220.25	-6.64	660.75	640.83	2,643.00	-75.75
Total Line 96130	213.61	220.25	-6.64	660.75	640.83	2,643.00	-75.75
96140 All Other Insurance							
60-1-000-000-6720.500 Equipment Insurance	84.97	87.58	-2.61	262.74	254.91	1,051.00	-75.75
60-1-000-000-6721.500 PE & PO Insuranace	54.91	56.67	-1.76	170.01	164.73	680.00	-75.78
60-1-000-000-6724.000 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96140	139.88	144.25	-4.37	432.75	419.64	1,731.00	-75.76
96100 TOTAL INSURANCE PREMIUMS EXP	**2,278.55**	**2,349.66**	**-71.11**	**7,048.98**	**6,835.65**	**28,196.00**	**-75.76**
GENERAL EXPENSES							
96200 Other General Expenses							
60-1-000-000-6790.000 Other General Exp	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96200	0.00	0.00	0.00	0.00	0.00	0.00	
96210 Compensated Absenses							
60-1-000-000-6795.000 Compensated Absences	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96210	0.00	0.00	0.00	0.00	0.00	0.00	
96300 Payment In Lieu Of Taxes - PILOT							
60-1-000-000-6710.000 PILOT - Real Estate Tax	1,616.34	2,587.92	-971.58	7,763.76	4,809.95	31,055.00	-84.51
Total Line 96300	1,616.34	2,587.92	-971.58	7,763.76	4,809.95	31,055.00	-84.51
96400 Bad Debt - Tenant Rents							
60-1-000-000-6370.000 Bad Debt	1,759.11	166.67	1,592.44	500.01	2,246.98	2,000.00	12.35
Total Line 96400	1,759.11	166.67	1,592.44	500.01	2,246.98	2,000.00	12.35
96000 TOTAL OTHER GENERAL EXPENSES	**3,375.45**	**2,754.59**	**620.86**	**8,263.77**	**7,056.93**	**33,055.00**	**-78.65**
INTEREST & AMORTIZATION EXPENSE							
96710 Interest of Mortgage/Bond Payable							
60-1-000-000-6810.000 Interest Exp Payable	410.53	1,166.67	-756.14	3,500.01	1,231.59	14,000.00	-91.20
60-1-000-000-6860.000 Security Deposit Interest	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96710	410.53	1,166.67	-756.14	3,500.01	1,231.59	14,000.00	-91.20
96700 TOTAL INTEREST EXP & AMORT	**410.53**	**1,166.67**	**-756.14**	**3,500.01**	**1,231.59**	**14,000.00**	**-91.20**
96900 TOTAL OPERATING EXPENSE	**42,369.10**	**43,229.18**	**-860.08**	**129,687.54**	**105,112.99**	**518,750.00**	**-79.74**
97000 NET REVENUE/EXPENSE (GAIN/-LOSS)	**-1,214.81**	**-2,802.32**	**1,587.51**	**-8,406.96**	**-18,452.79**	**-33,628.00**	**-45.13**

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
MISCELLANEOUS EXPENSE							
97100 Extraordinary Maintenance							
60-1-000-000-6910.010 Extraordinary Labor	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6910.020 Extraordinary Materials	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6910.030 Extraordinary Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 97100	0.00	0.00	0.00	0.00	0.00	0.00	
97200 Casualty Losses - Non-capitalized							
60-1-000-000-6920.010 Casualty Labor	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6920.020 Casualty Materials	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6920.030 Casualty Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 97200	0.00	0.00	0.00	0.00	0.00	0.00	
97400 Depreciation Expense							
60-1-000-000-6600.000 Depreciation Exp - BW	9,781.00	8,333.33	1,447.67	24,999.99	29,343.00	100,000.00	-70.66
Total Line 97400	9,781.00	8,333.33	1,447.67	24,999.99	29,343.00	100,000.00	-70.66
TOTAL MISCELLANEOUS EXPENSES	**9,781.00**	**8,333.33**	**1,447.67**	**24,999.99**	**29,343.00**	**100,000.00**	**-70.66**
90000 TOTAL EXPENSES	52,150.10	51,562.51	587.59	154,687.53	134,455.99	618,750.00	-78.27
OTHER FINANCING SOURCES (USES)							
10093 Xfers							
60-1-000-000-9111.000 Xfers In from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10093	0.00	0.00	0.00	0.00	0.00	0.00	
10094							
60-1-000-000-9111.100 Xfers Out from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10094	0.00	0.00	0.00	0.00	0.00	0.00	
10100 TOTAL OTHER FINANCING SOURCES	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	
10000 EXCESS REVENUE/EXPENSE GAIN/-LOSS	8,566.19	5,531.01	3,035.18	16,593.03	10,890.21	66,372.00	-83.59

MEMO ACCOUNT INFORMATION

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

Knox County Housing Authority
FDS Income Statement - Prairieland
June, 2026

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	65.00	65.00	0.00	195.00	195.00	780.00	0.00
REVENUE							
70300 Net Tenant Rent Revenue							
60-1-000-001-5120.000 Rent - Prairieland	-29,376.00	-30,859.42	1,483.42	-92,578.26	-89,114.00	-370,313.00	-75.94
60-1-000-001-5125.000 PHA Rent	-3,834.00	-4,208.08	374.08	-12,624.24	-11,420.00	-50,497.00	-77.38
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	3,399.00	0.00	3,399.00	0.00	6,208.00	0.00	
60-1-000-001-5970.000 Excess Rent	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5971.000 Excess Rent to HUD	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70300	-29,811.00	-35,067.50	5,256.50	-105,202.50	-94,326.00	-420,810.00	-77.58
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	0.00	-4.17	4.17	-12.51	0.00	-50.00	-100.00
60-1-000-001-5920.100 Deposits Forfeited	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5922.000 Labor & Materials	-35.00	-450.00	415.00	-1,350.00	-797.00	-5,400.00	-85.24
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	0.00	-250.00	250.00	-750.00	0.00	-3,000.00	-100.00
60-1-000-001-5926.000 Violation Charges	0.00	-50.00	50.00	-150.00	0.00	-600.00	-100.00
60-1-000-001-5930.000 Retained HAP	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70400	-35.00	-754.17	719.17	-2,262.51	-797.00	-9,050.00	-91.19
70500 TOTAL TENANT REVENUE	**-29,846.00**	**-35,821.67**	**5,975.67**	**-107,465.01**	**-95,123.00**	**-429,860.00**	**-77.87**
70600 HUD PHA Operating Grants							
60-1-000-001-5126.000 HAP - Prairie S8	-5,157.00	-7,150.50	1,993.50	-21,451.50	-15,389.00	-85,806.00	-82.07
60-1-000-001-5500.000 HUD Interest Payment	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70600	-5,157.00	-7,150.50	1,993.50	-21,451.50	-15,389.00	-85,806.00	-82.07
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	-0.42	0.42	-1.26	0.00	-5.00	-100.00
60-1-000-001-5410.025 Interest Inc - Sec Dep	-1.22	-0.42	-0.80	-1.26	-3.06	-5.00	-38.80
Total Line 71100	-1.22	-0.84	-0.38	-2.52	-3.06	-10.00	-69.40
71400 Fraud Recovery							
Total Line 71400	0.00	0.00	0.00	0.00	0.00	0.00	
71500 Other Revenue							
60-1-000-001-5127.000 Office Rent Receipt	-320.00	-338.00	18.00	-1,014.00	-960.00	-4,056.00	-76.33
60-1-000-001-5900.000 Other Income	0.00	0.00	0.00	0.00	-495.00	0.00	
60-1-000-001-5901.000 Income - LR Amps	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5990.300 T.S. Income - Grants	0.00	-50.00	50.00	-150.00	0.00	-600.00	-100.00
Total LIne 71500	-320.00	-388.00	68.00	-1,164.00	-1,455.00	-4,656.00	-68.75
72000 Investment Income - Restricted							
60-1-000-001-5440.000 Rep Res Interest	-768.08	-225.00	-543.08	-675.00	-768.08	-2,700.00	-71.55
60-1-000-001-5450.000 Residual Res Int Inc	-4.41	-0.50	-3.91	-1.50	-4.41	-6.00	-26.50
Total Line 72000	-772.49	-225.50	-546.99	-676.50	-772.49	-2,706.00	-71.45
70000 TOTAL REVENUE	**-36,096.71**	**-43,586.51**	**7,489.80**	**-130,759.53**	**-112,742.55**	**-523,038.00**	**-78.44**

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
EXPENSES							
ADMINISTATIVE							
91100 Administrative Salaries							
60-1-000-001-6310.000 Admin Salaries	0.00	1,507.00	-1,507.00	4,521.00	0.00	18,084.00	-100.00
60-1-000-001-6330.000 Manager's Salaries	0.00	1,975.00	-1,975.00	5,925.00	0.00	23,700.00	-100.00
Total Line 91100	0.00	3,482.00	-3,482.00	10,446.00	0.00	41,784.00	-100.00
91200 Auditing Fees							
60-1-000-001-6350.000 Audit	0.00	117.00	-117.00	351.00	0.00	1,404.00	-100.00
Total Line 91200	0.00	117.00	-117.00	351.00	0.00	1,404.00	-100.00
91300 Management Fee							
60-1-000-001-6320.000 Management Fees	3,355.00	3,575.00	-220.00	10,725.00	10,285.00	42,900.00	-76.03
Total Line 91300	3,355.00	3,575.00	-220.00	10,725.00	10,285.00	42,900.00	-76.03
91310 Book-keeping Fee							
60-1-000-001-6351.000 Bookkeeping Fees	457.50	488.00	-30.50	1,464.00	1,402.50	5,856.00	-76.05
Total Line 91310	457.50	488.00	-30.50	1,464.00	1,402.50	5,856.00	-76.05
91400 Advertising & Marketing							
60-1-000-001-6210.000 Advertising	0.00	20.00	-20.00	60.00	0.00	240.00	-100.00
Total Line 91400	0.00	20.00	-20.00	60.00	0.00	240.00	-100.00
91500 Benefit Contributions - Admin							
60-1-000-001-6310.500 Admin Benefits	0.00	715.00	-715.00	2,145.00	0.00	8,580.00	-100.00
60-1-000-001-6330.500 Manager's Benefits	0.00	480.00	-480.00	1,440.00	0.00	5,760.00	-100.00
Total Line 91500	0.00	1,195.00	-1,195.00	3,585.00	0.00	14,340.00	-100.00
91600 Office Expense							
60-1-000-001-6250.000 Misc. Rent Expense	0.00	90.00	-90.00	270.00	0.00	1,080.00	-100.00
60-1-000-001-6311.000 Office Exp - PL	3.70	216.67	-212.97	650.01	87.71	2,600.00	-96.63
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	576.99	125.00	451.99	375.00	591.51	1,500.00	-60.57
60-1-000-001-6311.150 IT Support	199.50	200.00	-0.50	600.00	406.42	2,400.00	-83.07
60-1-000-001-6311.200 Office Furniture	0.00	16.67	-16.67	50.01	0.00	200.00	-100.00
Total Line 91600	780.19	648.34	131.85	1,945.02	1,085.64	7,780.00	-86.05
91700 Legal Expense							
60-1-000-001-6340.000 Legal	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91700	0.00	0.00	0.00	0.00	0.00	0.00	
91800 Travel Expense							
60-1-000-001-6365.000 Travel - Staff	0.00	141.67	-141.67	425.01	0.00	1,700.00	-100.00
60-1-000-001-6365.010 Travel - Commissioners	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6365.100 Mileage, Staff - PL	107.80	125.00	-17.20	375.00	110.15	1,500.00	-92.66
Total Line 91800	107.80	266.67	-158.87	800.01	110.15	3,200.00	-96.56
91900 Other Expense							
60-1-000-001-6350.700 Mental Health Fee	780.00	780.00	0.00	2,340.00	2,340.00	9,360.00	-75.00
60-1-000-001-6350.800 Participant Fee	780.00	780.00	0.00	2,340.00	2,340.00	9,360.00	-75.00
60-1-000-001-6352.500 Other Fee Exp	25.80	43.33	-17.53	129.99	25.80	520.00	-95.04
60-1-000-001-6360.000 Training - Staff	0.00	166.67	-166.67	500.01	0.00	2,000.00	-100.00
60-1-000-001-6360.010 Training - Commiss	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6380.000 Consulting Services	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6380.100 Inspection Expense	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6380.500 Translating Services	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6390.000 Fee for Service Exp	8.00	0.00	8.00	0.00	24.00	0.00	
60-1-000-001-6399.000 Other Administrative	0.00	50.00	-50.00	150.00	0.00	600.00	-100.00
Total Line 91900	1,593.80	1,820.00	-226.20	5,460.00	4,729.80	21,840.00	-78.34

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
91000 TOTAL OPERATING EXPENSE - Admin	**6,294.29**	**11,612.01**	**-5,317.72**	**34,836.03**	**17,613.09**	**139,344.00**	**-87.36**
UTILITIES							
93100 Water,200 Elect,300 Gas,600 Sewer							
60-1-000-001-6450.000 Utilities Electric	-228.65	400.00	-628.65	1,200.00	-354.86	4,800.00	-107.39
60-1-000-001-6451.000 Utilities Water	0.00	1,290.00	-1,290.00	3,870.00	-1,373.09	15,480.00	-108.87
60-1-000-001-6452.000 Utilities Gas	12.53	375.00	-362.47	1,125.00	765.91	4,500.00	-82.98
60-1-000-001-6453.000 Utilities Sewer	0.00	2,922.00	-2,922.00	8,766.00	-3,422.67	35,064.00	-109.76
Total Line 93100, 93200, 93300, 93600	-216.12	4,987.00	-5,203.12	14,961.00	-4,384.71	59,844.00	-107.33
93000 TOTAL UTILITIES EXPENSES	**-216.12**	**4,987.00**	**-5,203.12**	**14,961.00**	**-4,384.71**	**59,844.00**	**-107.33**
MAINTENANCE & OPERATIONS EXPENSE							
94100 Maintenance - Labor							
60-1-000-001-6510.000 Maintenance Salaries	2,210.56	4,344.00	-2,133.44	13,032.00	9,301.44	52,128.00	-82.16
60-1-000-001-6510.100 OT Maintenance	33.10	160.00	-126.90	480.00	33.10	1,920.00	-98.28
60-1-000-001-6510.200 Maint from Amps	0.00	409.75	-409.75	1,229.25	0.00	4,917.00	-100.00
Total Line 94100	2,243.66	4,913.75	-2,670.09	14,741.25	9,334.54	58,965.00	-84.17
94200 Maintenance - Materials/Supplies							
60-1-000-001-6515.010 Garbage/Trash Supples	0.00	25.00	-25.00	75.00	0.00	300.00	-100.00
60-1-000-001-6515.020 Heat/Cool Supplies	0.00	185.00	-185.00	555.00	0.00	2,220.00	-100.00
60-1-000-001-6515.030 Snow Removal Supplies	0.00	58.33	-58.33	174.99	0.00	700.00	-100.00
60-1-000-001-6515.040 Roofing Suppies	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6515.050 Lndscape/Grnd Supplies	2,476.35	275.00	2,201.35	825.00	3,427.74	3,300.00	3.87
60-1-000-001-6515.070 Electrical Supplies	75.25	100.00	-24.75	300.00	75.25	1,200.00	-93.73
60-1-000-001-6515.080 Plumbing Supplies	0.00	375.00	-375.00	1,125.00	0.00	4,500.00	-100.00
60-1-000-001-6515.090 Extermination Supplies	0.00	25.00	-25.00	75.00	0.00	300.00	-100.00
60-1-000-001-6515.100 Janitorial Supplies	0.00	60.00	-60.00	180.00	52.81	720.00	-92.67
60-1-000-001-6515.110 Routine Maint. Supplies	0.00	666.67	-666.67	2,000.01	1,785.41	8,000.00	-77.68
60-1-000-001-6515.114 Painting Supplies - PL	0.00	150.00	-150.00	450.00	663.74	1,800.00	-63.13
60-1-000-001-6515.115 Refrigerators	0.00	275.00	-275.00	825.00	0.00	3,300.00	-100.00
60-1-000-001-6515.116 Stoves	0.00	197.92	-197.92	593.76	0.00	2,375.00	-100.00
60-1-000-001-6515.120 Other Misc. Supplies	0.00	83.33	-83.33	249.99	74.77	1,000.00	-92.52
60-1-000-001-6515.500 Small Tools/Equipment	0.00	25.00	-25.00	75.00	445.68	300.00	48.56
Total Line 94200	2,551.60	2,501.25	50.35	7,503.75	6,525.40	30,015.00	-78.26
94300 Maintenance - Contracts							
60-1-000-001-6520.010 Garbage/Trash Contract	0.00	1,250.00	-1,250.00	3,750.00	1,750.32	15,000.00	-88.33
60-1-000-001-6520.020 Heat/Cool Contract	118.00	375.00	-257.00	1,125.00	118.00	4,500.00	-97.38
60-1-000-001-6520.030 Snow Removal Contract	0.00	166.67	-166.67	500.01	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	625.00	-625.00	1,875.00	0.00	7,500.00	-100.00
60-1-000-001-6520.060 Unit Turn Contract	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6520.070 Electrical Contract	0.00	16.67	-16.67	50.01	0.00	200.00	-100.00
60-1-000-001-6520.080 Plumbing Contract	0.00	100.00	-100.00	300.00	0.00	1,200.00	-100.00
60-1-000-001-6520.090 Extermin Contract	0.00	333.33	-333.33	999.99	0.00	4,000.00	-100.00
60-1-000-001-6520.100 Janitorial	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6520.110 Routine Main. Contract	0.00	83.33	-83.33	249.99	0.00	1,000.00	-100.00
60-1-000-001-6520.111 Carpet Repr/Repl Cont.	0.00	1,441.67	-1,441.67	4,325.01	0.00	17,300.00	-100.00
60-1-000-001-6520.120 Other Misc. Contracts	0.00	83.33	-83.33	249.99	0.00	1,000.00	-100.00
Total Line 94300 - (sub accts)	118.00	4,475.00	-4,357.00	13,425.00	1,868.32	53,700.00	-96.52
94500 Maintenance - Ordinary/Benefits							
60-1-000-001-6510.500 Maint.Benefits	1,153.07	2,150.92	-997.85	6,452.76	4,101.16	25,811.00	-84.11
Total Line 94500	1,153.07	2,150.92	-997.85	6,452.76	4,101.16	25,811.00	-84.11
94000 TOTAL MAINTENANCE EXPENSES	**6,066.33**	**14,040.92**	**-7,974.59**	**42,122.76**	**21,829.42**	**168,491.00**	**-87.04**

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
TOTAL PROTECTIVE SERVICES EXPENSE							
95100 Protective Services - Labor							
Total Line 95100	0.00	0.00	0.00	0.00	0.00	0.00	
95200 Protective Services - Contract							
60-1-000-001-6580.006 Safety/Sec Labor Fee	780.00	780.00	0.00	2,340.00	2,340.00	9,360.00	-75.00
60-1-000-001-6580.100 ADT Contract	17.99	99.00	-81.01	297.00	518.50	1,188.00	-56.36
60-1-000-001-6580.500 Other Safety Contracts	0.00	20.83	-20.83	62.49	0.00	250.00	-100.00
Total Line 95200	797.99	899.83	-101.84	2,699.49	2,858.50	10,798.00	-73.53
95300 Protective Services - Other							
Total Line 95300	0.00	0.00	0.00	0.00	0.00	0.00	
95000 TOTAL PROTECTIVE SERVICES EXP	**797.99**	**899.83**	**-101.84**	**2,699.49**	**2,858.50**	**10,798.00**	**-73.53**
INSURANCE PREMIUMS EXPENSE							
96110 Property Insurance							
60-1-000-001-6720.000 Prpoerty Insurance	1,556.35	1,631.92	-75.57	4,895.76	4,669.05	19,583.00	-76.16
Total LIne 96110	1,556.35	1,631.92	-75.57	4,895.76	4,669.05	19,583.00	-76.16
96120 Liability Insurance							
60-1-000-001-6721.000 Liability Insurance	161.17	167.08	-5.91	501.24	483.51	2,005.00	-75.88
Total Line 96120	161.17	167.08	-5.91	501.24	483.51	2,005.00	-75.88
96130 Workmen's Compensation							
60-1-000-001-6722.000 Work Comp Insurance	213.61	261.42	-47.81	784.26	640.83	3,137.00	-79.57
Total Line 96130	213.61	261.42	-47.81	784.26	640.83	3,137.00	-79.57
96140 All Other Insurance							
60-1-000-001-6720.500 Equipment Insurance	76.81	77.33	-0.52	231.99	230.43	928.00	-75.17
60-1-000-001-6721.500 PE & PO Insuranace	54.91	85.83	-30.92	257.49	164.73	1,030.00	-84.01
60-1-000-001-6724.000 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96140	131.72	163.16	-31.44	489.48	395.16	1,958.00	-79.82
96100 TOTAL INSURANCE PREMIUMS EXP	**2,062.85**	**2,223.58**	**-160.73**	**6,670.74**	**6,188.55**	**26,683.00**	**-76.81**
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	1,775.21	1,541.75	233.46	4,625.25	5,752.99	18,501.00	-68.90
Total Line 96300	1,775.21	1,541.75	233.46	4,625.25	5,752.99	18,501.00	-68.90
96400 Bad Debt - Tenant Rents							
60-1-000-001-6370.000 Bad Debt	2,600.40	0.00	2,600.40	0.00	6,734.50	0.00	
Total Line 96400	2,600.40	0.00	2,600.40	0.00	6,734.50	0.00	
96000 TOTAL OTHER GENERAL EXPENSES	**4,375.61**	**1,541.75**	**2,833.86**	**4,625.25**	**12,487.49**	**18,501.00**	**-32.50**
INTEREST & AMORTIZATION EXPENSE							
96710 Interest of Mortgage/Bond Payable							
60-1-000-001-6810.000 Interest Exp Payable	410.53	1,250.00	-839.47	3,750.00	1,231.59	15,000.00	-91.79
60-1-000-001-6860.000 Sec Dep Int	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96710	410.53	1,250.00	-839.47	3,750.00	1,231.59	15,000.00	-91.79
96700 TOTAL INTEREST EXP & AMORT	**410.53**	**1,250.00**	**-839.47**	**3,750.00**	**1,231.59**	**15,000.00**	**-91.79**
96900 TOTAL OPERATING EXPENSE	**19,791.48**	**36,555.09**	**-16,763.61**	**109,665.27**	**57,823.93**	**438,661.00**	**-86.82**
97000 NET REVENUE/EXPENSE (GAIN/-LOSS)	**-16,305.23**	**-7,031.42**	**-9,273.81**	**-21,094.26**	**-54,918.62**	**-84,377.00**	**-34.91**

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
MISCELLANEOUS EXPENSE							
97100 Extraordinary Maintenance							
60-1-000-001-6910.010 Extraordinary Labor	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6910.020 Extraordinary Materials	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6910.030 Extraordinary Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 97100	0.00	0.00	0.00	0.00	0.00	0.00	
97200 Casualty Losses - Non-capitalized							
60-1-000-001-6920.010 Casualty Labor	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6920.020 Casualty Material	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6920.030 Casualty Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 97200	0.00	0.00	0.00	0.00	0.00	0.00	
97400 Depreciation Expense							
60-1-000-001-6600.000 Depreciation Exp - PL	7,479.00	7,333.33	145.67	21,999.99	22,437.00	88,000.00	-74.50
Total Line 97400	7,479.00	7,333.33	145.67	21,999.99	22,437.00	88,000.00	-74.50
TOTAL MISCELLANEOUS EXPENSES	**7,479.00**	**7,333.33**	**145.67**	**21,999.99**	**22,437.00**	**88,000.00**	**-74.50**
90000 TOTAL EXPENSES	27,270.48	43,888.42	-16,617.94	131,665.26	80,260.93	526,661.00	-84.76
OTHER FINANCING SOURCES (USES)							
10093 Xfers							
60-1-000-001-9111.000 Xfers In from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10093	0.00	0.00	0.00	0.00	0.00	0.00	
10094							
60-1-000-001-9111.100 Xfers Out from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10094	0.00	0.00	0.00	0.00	0.00	0.00	
10100 TOTAL OTHER FINANCING SOURCES	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	
10000 EXCESS REVENUE/EXPENSE GAIN/-LOSS	-8,826.23	301.91	-9,128.14	905.73	-32,481.62	3,623.00	-996.54

MEMO ACCOUNT INFORMATION

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
11020 Req'd Annual Debt Principal Pmts							
Total 2130.000 accts on BS's	0.00	0.00	0.00	0.00	0.00	0.00	

Knox County Housing Authority
FDS Income Statement - HCV (ADMIN & HAP)
June, 2026

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Total PUM (including Port Outs)	280.00	280.00	0.00	840.00	840.00	3,360.00	0.00
ADMIN REVENUE							
ADMIN OPERATING INCOME							
Admin Fee Subsidy							
30-1-000-000-3850.004 Admin Fee Income	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-8026.500 Admin Fee Sub - Cur Yr	-12,833.00	-12,511.08	-321.92	-37,533.24	-39,409.00	-150,133.00	-73.75
Total Admin Fee Subsidy	-12,833.00	-12,511.08	-321.92	-37,533.24	-39,409.00	-150,133.00	-73.75
Interest Income							
30-1-000-000-3300.000 Int Reserve Surplus-Admin	-3.42	-5.00	1.58	-15.00	-12.63	-60.00	-78.95
30-1-000-000-3610.000 Interest Income	0.00	0.00	0.00	0.00	0.00	0.00	
Total Interest Income	-3.42	-5.00	1.58	-15.00	-12.63	-60.00	-78.95
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	-60.00	60.00	-180.00	0.00	-720.00	-100.00
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	-60.00	60.00	-180.00	0.00	-720.00	-100.00
TOTAL ADMIN OPERATING INCOME	**-12,836.42**	**-12,576.08**	**-260.34**	**-37,728.24**	**-39,421.63**	**-150,913.00**	**-73.88**
ADMIN EXPENSES							
ADMIN OPERATING EXPENSE							
Admin Salaries							
30-1-000-000-4110.000 Admin Salaries	3,955.77	4,505.00	-549.23	13,515.00	11,880.76	54,060.00	-78.02
30-1-000-000-4110.200 Admin Exp - Amps	2,025.00	1,462.50	562.50	4,387.50	5,062.50	17,550.00	-71.15
Total Admin Salaries	5,980.77	5,967.50	13.27	17,902.50	16,943.26	71,610.00	-76.34
Audit Fee Expense							
30-1-000-000-4171.000 Audit Fee	0.00	229.17	-229.17	687.51	0.00	2,750.00	-100.00
Total Audit Fee Expense	0.00	229.17	-229.17	687.51	0.00	2,750.00	-100.00
Fee Expense							
30-1-000-000-4120.100 Management Fees	2,064.00	2,280.00	-216.00	6,840.00	6,192.00	27,360.00	-77.37
30-1-000-000-4120.300 Bookkeep. Fees	1,290.00	1,425.00	-135.00	4,275.00	3,870.00	17,100.00	-77.37
Total Fees Expense	3,354.00	3,705.00	-351.00	11,115.00	10,062.00	44,460.00	-77.37
Benefit Contribution Expense							
30-1-000-000-4110.500 Emp Benefit - Admin	2,363.68	2,620.00	-256.32	7,860.00	6,434.46	31,440.00	-79.53
Total Benefit Contribution Exp	2,363.68	2,620.00	-256.32	7,860.00	6,434.46	31,440.00	-79.53
Office Expense							
30-1-000-000-4180.000 Telephone	898.66	50.00	848.66	150.00	914.10	600.00	52.35
30-1-000-000-4190.100 Postage	165.17	166.67	-1.50	500.01	399.04	2,000.00	-80.05
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	111.24	25.00	86.24	75.00	111.24	300.00	-62.92
30-1-000-000-4190.401 Printing Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4190.550 Computers/Software	426.00	0.00	426.00	0.00	859.53	0.00	
30-1-000-000-4190.800 Internet Services	0.00	0.00	0.00	0.00	0.00	0.00	

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
30-1-000-000-4190.850 IT Support	0.00	41.67	-41.67	125.01	46.51	500.00	-90.70
Total Office Expense	1,601.07	283.34	1,317.73	850.02	2,330.42	3,400.00	-31.46
Legal & Travel Expense							
30-1-000-000-4130.000 Legal Expense	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4150.000 Travel - Staff	0.00	33.33	-33.33	99.99	0.00	400.00	-100.00
Total Legal & Travel Expense	0.00	33.33	-33.33	99.99	0.00	400.00	-100.00
Other Expense							
30-1-000-000-4120.400 Fee for Service Fee	13.10	0.00	13.10	0.00	33.80	0.00	
30-1-000-000-4120.700 Mental Health Fee	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4130.330 Other Service Exp	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4140.000 Training - Staff	0.00	41.67	-41.67	125.01	0.00	500.00	-100.00
30-1-000-000-4160.000 Publications	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4160.100 Inspection Expense	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	0.00	0.00	
30-1-000-000-4160.500 Translating/Interp Serv.	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4190.000 Other Sundry	0.00	41.67	-41.67	125.01	0.00	500.00	-100.00
30-1-000-000-4190.700 Member Dues/Fees	0.00	16.00	-16.00	48.00	0.00	192.00	-100.00
30-1-000-000-4190.950 Background Verification	108.89	20.83	88.06	62.49	170.83	250.00	-31.67
30-1-000-000-4480.006 Safety/Security Labor Fee	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4480.100 ADT Contract	71.98	0.00	71.98	0.00	215.94	0.00	
Total Other Expense	193.97	120.17	73.80	360.51	420.57	1,442.00	-70.83
Maintenance Expense							
30-1-000-000-4420.126 Vehicle Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4430.126 Vehicle Maint Cont	0.00	0.00	0.00	0.00	0.00	0.00	
Total Maintenance Expense	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL ADMIN EXPENSE	**13,493.49**	**12,958.51**	**534.98**	**38,875.53**	**36,190.71**	**155,502.00**	**-76.73**
Insurance Premiums Expense							
30-1-000-000-4510.000 Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4510.025 PE & PO Insurance	54.91	56.67	-1.76	170.01	164.73	680.00	-75.78
30-1-000-000-4510.030 Work Comp Insurance	176.13	181.67	-5.54	545.01	528.39	2,180.00	-75.76
30-1-000-000-4510.035 Auto Insurance	50.00	51.58	-1.58	154.74	150.00	619.00	-75.77
Total Insurance Premium Expenses	281.04	289.92	-8.88	869.76	843.12	3,479.00	-75.77
TOTAL INSURANCE EXPENSE	**281.04**	**289.92**	**-8.88**	**869.76**	**843.12**	**3,479.00**	**-75.77**
General Expense							
30-1-000-000-4110.001 Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4570.100 Collection Loss Admin	-269.00	0.00	-269.00	0.00	-275.70	0.00	
30-1-000-000-4580.000 Sec Dep Pmt Exp	0.00	0.00	0.00	0.00	867.00	0.00	
30-1-000-000-4590.000 Other General Exp	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4590.010 Admin Gen Exp-Port	208.94	250.00	-41.06	750.00	679.49	3,000.00	-77.35
Total General Expense	-60.06	250.00	-310.06	750.00	1,270.79	3,000.00	-57.64
TOTAL GENERAL EXPENSE	**-60.06**	**250.00**	**-310.06**	**750.00**	**1,270.79**	**3,000.00**	**-57.64**
TOTAL EXPENSES - ADMIN	**13,714.47**	**13,498.43**	**216.04**	**40,495.29**	**38,304.62**	**161,981.00**	**-76.35**
ADMIN (Profit)/Loss	**878.05**	**922.35**	**-44.30**	**2,767.05**	**-1,117.01**	**11,068.00**	**-110.09**
MISCELLANEOUS EXPENSE							
Depreciation Expense							
30-1-000-000-4800.000 Dpreciation Expense	13.00	465.00	-452.00	1,395.00	39.00	5,580.00	-99.30
Total Depreciation Expense	13.00	465.00	-452.00	1,395.00	39.00	5,580.00	-99.30

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
TOTAL MISC EXPENSE	**13.00**	**465.00**	**-452.00**	**1,395.00**	**39.00**	**5,580.00**	**-99.30**
OTHER FINANCING SOURCES (USES)							
10093 Xfers							
30-1-000-000-9111.000 Xfers In from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10093	0.00	0.00	0.00	0.00	0.00	0.00	
10094 Xfers							
Total Line 10094	0.00	0.00	0.00	0.00	0.00	0.00	
10100 TOTAL OTHER FINANCING SOURCES	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	
TOTAL ADMIN EXPENSES w/ DEPR EXP	13,727.47	13,993.43	-265.96	41,980.29	38,343.62	167,921.00	-77.17
ADMIN (Profit)/Loss w/ Depreciation	891.05	1,417.35	-526.30	4,252.05	-1,078.01	17,008.00	-106.34
HAP REVENUE							
HAP Income							
30-1-000-000-3300.200 Fraud Recovery - HAP	0.00	-140.00	140.00	-420.00	0.00	-1,680.00	-100.00
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	-78,257.00	-89,267.50	11,010.50	-267,802.50	-233,572.00	-1,071,210.00	-78.20
30-1-000-000-8027.000 Ann Contr - Pr Yr	0.00	0.00	0.00	0.00	0.00	0.00	
Total Income	-78,257.00	-89,407.50	11,150.50	-268,222.50	-233,572.00	-1,072,890.00	-78.23
TOTAL HAP INCOME	**-78,257.00**	**-89,407.50**	**11,150.50**	**-268,222.50**	**-233,572.00**	**-1,072,890.00**	**-78.23**
HAP EXPENSES							
HAP Expenses							
30-1-000-000-4715.010 HAP Tenant Pmts	72,241.00	83,220.00	-10,979.00	249,660.00	218,698.00	998,640.00	-78.10
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	1,312.00	108.33	1,203.67	324.99	4,215.00	1,300.00	224.23
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	5,769.00	6,000.00	-231.00	18,000.00	19,128.00	72,000.00	-73.43
Total HAP Expenses	79,322.00	89,328.33	-10,006.33	267,984.99	242,041.00	1,071,940.00	-77.42
TOTAL HAP EXPENSE	**79,322.00**	**89,328.33**	**-10,006.33**	**267,984.99**	**242,041.00**	**1,071,940.00**	**-77.42**
General HAP Expenses							
30-1-000-000-4570.200 Collection Loss HUD	-3.00	24.17	-27.17	72.51	-9.70	290.00	-103.34
Total General HAP Expenses	-3.00	24.17	-27.17	72.51	-9.70	290.00	-103.34
TOTAL GENERAL HAP EXPENSES	**-3.00**	**24.17**	**-27.17**	**72.51**	**-9.70**	**290.00**	**-103.34**
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	**79,319.00**	**89,352.50**	**-10,033.50**	**268,057.50**	**242,031.30**	**1,072,230.00**	**-77.43**
Remaining HAP (to)/from Reserve	**1,062.00**	**-55.00**	**1,117.00**	**-165.00**	**8,459.30**	**-660.00**	**-1,381.71**

Knox County Housing Authority
FDS Income Statement - HCV (ADMIN & HAP)
June, 2026

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Clearing Total	1,953.05	1,362.35	590.70	4,087.05	7,381.29	16,348.00	-54.85

Knox County Housing Authority
INCOME STATEMENT - EHV (HAP & ADMIN)
June, 2026

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Total PUM (including Port Outs)	15.00	0.00	0.00	0.00	45.00	0.00	0.00
EHV - HAP INCOME STATEMENT							
EHV - HAP INCOME							
HAP Income							
30-1-000-001-8026.000 EHV HAP Subsidy Inc	-2,263.00	0.00	-2,263.00	0.00	-5,236.00	0.00	
Total HAP Income	-2,263.00	0.00	-2,263.00	0.00	-5,236.00	0.00	
TOTAL HAP INCOME	**-2,263.00**	**0.00**	**-2,263.00**	**0.00**	**-5,236.00**	**0.00**	
EHV - HAP EXPENSE							
HAP Expenses							
30-1-000-001-4715.010 EHV HAP Tenant Pmts	2,253.00	0.00	2,253.00	0.00	6,759.00	0.00	
30-1-000-001-4715.040 EHV HAP Utility Pmts	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-001-4715.070 EHV HAP Port Out Pmts	0.00	0.00	0.00	0.00	0.00	0.00	
Total HAP Expense	2,253.00	0.00	2,253.00	0.00	6,759.00	0.00	
TOTAL HAP EXPENSE	**2,253.00**	**0.00**	**2,253.00**	**0.00**	**6,759.00**	**0.00**	
EHV HAP (to)/from Reserve	**-10.00**	**0.00**	**-10.00**	**0.00**	**1,523.00**	**0.00**	
EHV - ADMIN INCOME STATEMENT							
ADMIN INCOME - EHV							
EHV - ADMIN INCOME							
Admin Fee Subsidy							
30-1-000-001-8026.500 EHV Ongo Admin Sub	-326.00	0.00	-326.00	0.00	-728.00	0.00	
30-1-000-001-8026.501 EHV Preliminary Fee Inc	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-001-8026.502 EHV Service Fee Inc	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-001-8026.503 EHV Placement Fee Inc	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-001-8026.504 EHV Issuance Fee Inc	0.00	0.00	0.00	0.00	0.00	0.00	
Total Admin Fee Subsidy	-326.00	0.00	-326.00	0.00	-728.00	0.00	
Interest Income							
Total Interest Income	0.00	0.00	0.00	0.00	0.00	0.00	
Other Income							
Total Other Income	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL EHV ADMIN INCOME	**-326.00**	**0.00**	**-326.00**	**0.00**	**-728.00**	**0.00**	

Knox County Housing Authority
INCOME STATEMENT - EHV (HAP & ADMIN)
June, 2026

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
ADMIN EXPENSES - EHV							
PRELIMINARY FEE EXPENSES							
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**	
PLACEMENT/ISSUANCE EXPENSES							
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 EXPESNSES	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	
ONGOING ADMINISTRATIVE EXPENSES							
Ongoing Admin Expenses							
30-1-000-001-4110.000 EHV Salary Exp	80.73	0.00	80.73	0.00	228.74	0.00	
30-1-000-001-4110.200 Admin Exp - Amps	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-001-4110.500 EHV Emp Benefit Exp	49.08	0.00	49.08	0.00	139.06	0.00	
30-1-000-001-4120.100 EHV Management Fee	48.00	0.00	48.00	0.00	144.00	0.00	
30-1-000-001-4120.300 EHV Bookkeeping Fee	30.00	0.00	30.00	0.00	90.00	0.00	
30-1-000-001-4130.200 EHV Other Ongoing	240.00	0.00	240.00	0.00	600.00	0.00	
Total Ongoing Admin Expenses	447.81	0.00	447.81	0.00	1,201.80	0.00	
TOTAL ONGOING ADMIN EXPENSES	**447.81**	**0.00**	**447.81**	**0.00**	**1,201.80**	**0.00**	
SERVICE FEE EXPENSES							
Housing Search Assistance Exps							
Total Housing Search Assistance Exps	0.00	0.00	0.00	0.00	0.00	0.00	
Security/Utility/Holding Deposits							
30-1-000-001-4130.300 EHV Deposit Expenses	0.00	0.00	0.00	0.00	0.00	0.00	
Total Security/Utility/Holding Deposits	0.00	0.00	0.00	0.00	0.00	0.00	
Owner Incentive Expense							
30-1-000-001-4130.320 EHV Owner Incentive Exp	0.00	0.00	0.00	0.00	0.00	0.00	
Total Owner Incentive Expenses	0.00	0.00	0.00	0.00	0.00	0.00	
Other Eligible Expenses							
30-1-000-001-4130.330 EHV Other Service Exp	0.00	0.00	0.00	0.00	0.00	0.00	
Total Other Eligible Expenses	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL SERVICE FEE EXPENSES	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	
TOTAL EHV ADMIN EXPENSES	**447.81**	**0.00**	**447.81**	**0.00**	**1,201.80**	**0.00**	
EHV ADMINI (Profit)/Loss	**121.81**	**0.00**	**121.81**	**0.00**	**473.80**	**0.00**	

Knox County Housing Authority
BOARD - COCC CASH FLOW STATEMENT
June 30, 2026

COCC - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	170,119.27	203,146.84	-33,027.57	444,250.46	2,437,762.00	-81.78
TOTAL OPERATING INCOME	**170,119.27**	**203,146.84**	**-33,027.57**	**444,250.46**	**2,437,762.00**	**-81.78**
OPERATING EXPENSE						
Total Administration Expenses	89,923.31	107,779.49	-17,856.18	253,380.43	1,293,354.00	-80.41
Total Tenant Service Expenses	0.00	0.00	0.00	0.00	0.00	
Total Utility Expenses	1,055.06	2,456.67	-1,401.61	1,979.76	29,480.00	-93.28
Total Maintenance Expenses	65,898.52	66,530.84	-632.32	191,299.76	798,370.00	-76.04
Total Protective Expenses	6,659.40	7,539.33	-879.93	19,450.03	90,472.00	-78.50
General Expenses	3,593.18	3,705.50	-112.32	10,779.54	44,466.00	-75.76
TOTAL ROUTINE OPERATING EXPENSES	**167,129.47**	**188,011.83**	**-20,882.36**	**476,889.52**	**2,256,142.00**	**-78.86**
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	**167,129.47**	**188,011.83**	**-20,882.36**	**476,889.52**	**2,256,142.00**	**-78.86**
NET REVENUE/-EXPENSE PROFIT/-LOSS	**2,989.80**	**15,135.01**	**-12,145.21**	**-32,639.06**	**181,620.00**	**-117.97**
Total Depreciation Expense	122.00	291.00	-169.00	366.00	3,492.00	-89.52
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	**2,867.80**	**14,844.01**	**-11,976.21**	**-33,005.06**	**178,128.00**	**-118.53**

Knox County Housing Authority
BOARD - AMP001 CASH FLOW STATEMENT
June 30, 2026

MOON TOWERS - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	140,985.02	109,031.82	31,953.20	307,496.00	1,308,382.00	-76.50
TOTAL OPERATING INCOME	**140,985.02**	**109,031.82**	**31,953.20**	**307,496.00**	**1,308,382.00**	**-76.50**
OPERATING EXPENSE						
Total Administration Expenses	32,856.43	32,937.99	-81.56	95,091.14	395,256.00	-75.94
Total Tenant Service Expenses	15.94	1,260.83	-1,244.89	15.95	15,130.00	-99.89
Total Utility Expenses	13,710.12	16,250.00	-2,539.88	28,490.70	195,000.00	-85.39
Total Maintenance Expenses	27,849.71	41,348.59	-13,498.88	77,560.27	496,183.00	-84.37
Total Protective Service Expenses	3,772.10	6,374.00	-2,601.90	9,097.96	76,488.00	-88.11
General Expenses	9,877.00	11,084.00	-1,207.00	31,014.41	133,008.00	-76.68
TOTAL ROUTINE OPERATING EXPENSES	**88,081.30**	**109,255.41**	**-21,174.11**	**241,270.43**	**1,311,065.00**	**-81.60**
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	**88,081.30**	**109,255.41**	**-21,174.11**	**241,270.43**	**1,311,065.00**	**-81.60**
NET REVENUE/EXPENSE PROFIT/-LOSS	**52,903.72**	**-223.59**	**53,127.31**	**66,225.57**	**-2,683.00**	**-2,568.34**
Total Depreciation Expense	8,442.00	12,500.00	-4,058.00	25,326.00	150,000.00	-83.12
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	**44,461.72**	**-12,723.59**	**57,185.31**	**40,899.57**	**-152,683.00**	**-126.79**

Knox County Housing Authority
BOARD - AMP002 CASH FLOW STATEMENT
June 30, 2026

FAMILY - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	168,969.38	118,168.91	50,800.47	365,283.86	1,418,027.00	-74.24
TOTAL OPERATING INCOME	**168,969.38**	**118,168.91**	**50,800.47**	**365,283.86**	**1,418,027.00**	**-74.24**
OPERATING EXPENSE						
Total Administration Expenses	37,263.01	37,461.35	-198.34	108,151.30	449,536.00	-75.94
Total Tenant Service Expenses	321.77	1,129.17	-807.40	321.77	13,550.00	-97.63
Total Utility Expenses	1,713.72	2,814.17	-1,100.45	3,436.51	33,770.00	-89.82
Total Maintenance Expenses	57,659.53	61,552.68	-3,893.15	167,380.35	738,632.00	-77.34
Total Protective Service Expenses	3,249.67	3,452.00	-202.33	8,674.24	41,424.00	-79.06
General Expenses	9,017.05	10,679.16	-1,662.11	30,239.71	128,150.00	-76.40
TOTAL ROUTINE OPERATING EXPENSES	**109,224.75**	**117,088.53**	**-7,863.78**	**318,203.88**	**1,405,062.00**	**-77.35**
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	**109,224.75**	**117,088.53**	**-7,863.78**	**318,203.88**	**1,405,062.00**	**-77.35**
NET REVENUE/EXPENSE PROFIT/-LOSS	**59,744.63**	**1,080.38**	**58,664.25**	**47,079.98**	**12,965.00**	**263.13**
Total Depreciation Expense	27,999.00	31,250.00	-3,251.00	83,997.00	375,000.00	-77.60
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	**31,745.63**	**-30,169.62**	**61,915.25**	**-36,917.02**	**-362,035.00**	**-89.80**

Knox County Housing Authority
BOARD - AMP003 CASH FLOW STATEMENT
June 30, 2026

BLUEBELL - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	81,238.09	28,232.16	53,005.93	121,589.19	338,786.00	-64.11
TOTAL OPERATING INCOME	**81,238.09**	**28,232.16**	**53,005.93**	**121,589.19**	**338,786.00**	**-64.11**
OPERATING EXPENSE						
Total Administration Expenses	10,074.90	10,081.08	-6.18	29,011.19	120,973.00	-76.02
Total Tenant Service Expenses	188.00	254.17	-66.17	278.48	3,050.00	-90.87
Total Utility Expenses	2,022.98	3,333.34	-1,310.36	2,882.07	40,000.00	-92.79
Total Maintenance Expenses	11,351.41	14,640.00	-3,288.59	29,417.72	175,680.00	-83.25
Total Protective Service Expenses	4,423.19	1,299.50	3,123.69	6,968.48	15,594.00	-55.31
General Expenses	3,958.71	3,287.34	671.37	10,162.44	39,448.00	-74.24
TOTAL ROUTINE OPERATING EXPENSES	**32,019.19**	**32,895.43**	**-876.24**	**78,720.38**	**394,745.00**	**-80.06**
Total Non-Routine Expense	668.48	0.00	668.48	668.48	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	**32,687.67**	**32,895.43**	**-207.76**	**79,388.86**	**394,745.00**	**-79.89**
NET REVENUE/EXPENSE PROFIT/-LOSS	**48,550.42**	**-4,663.27**	**53,213.69**	**42,200.33**	**-55,959.00**	**-175.41**
Total Depreciation Expense	3,434.00	2,916.67	517.33	10,302.00	35,000.00	-70.57
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	**45,116.42**	**-7,579.94**	**52,696.36**	**31,898.33**	**-90,959.00**	**-135.07**

Knox County Housing Authority
BOARD - HCV CASH FLOW STATEMENT
June 30, 2026

	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
HCV - OPERATING STATEMENT						
ADMIN OPERATING INCOME						
Total Admin Operating Income	12,836.42	12,576.08	260.34	39,421.63	150,913.00	-73.88
TOTAL ADMIN OPERATING INCOME	**12,836.42**	**12,576.08**	**260.34**	**39,421.63**	**150,913.00**	**-73.88**
OPERATING EXPENSES						
Total Admin Expenses	10,054.41	9,054.34	1,000.07	25,878.97	108,652.00	-76.18
Total Fees Expenses	3,367.10	3,934.17	-567.07	10,095.80	47,210.00	-78.62
Total General Expenses	292.96	539.92	-246.96	1,462.85	6,479.00	-77.42
TOTAL OPERATING EXPENSES	**13,714.47**	**13,528.43**	**186.04**	**37,437.62**	**162,341.00**	**-76.94**
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	**13,714.47**	**13,528.43**	**186.04**	**37,437.62**	**162,341.00**	**-76.94**
NET REVENUE PROFIT/-LOSS	**-878.05**	**-952.35**	**74.30**	**1,984.01**	**-11,428.00**	**-117.36**
Total Depreciation Expense	13.00	465.00	-452.00	39.00	5,580.00	-99.30
NET REVENUE w/Deprecitation PROFIT/-LOSS	**-891.05**	**-1,417.35**	**526.30**	**1,945.01**	**-17,008.00**	**-111.44**

	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
HAP - OPERATING STATEMENT						
HAP INCOME						
Total Income	78,257.00	89,407.50	-11,150.50	233,572.00	1,072,890.00	-78.23
TOTAL HAP INCOME	**78,257.00**	**89,407.50**	**-11,150.50**	**233,572.00**	**1,072,890.00**	**-78.23**
HAP EXPENSES						
Total HAP Expenses	79,322.00	89,328.33	-10,006.33	242,041.00	1,071,940.00	-77.42
Total General HAP Expenses	-3.00	24.17	-27.17	-9.70	290.00	-103.34
TOTAL HAP EXPENSES	**79,319.00**	**89,352.50**	**-10,033.50**	**242,031.30**	**1,072,230.00**	**-77.43**
Total Prior Year Adj HAP	0.00	0.00	0.00	0.00	0.00	
REMAINING HAP from RESERVE +/-LOSS	**-1,062.00**	**55.00**	**-1,117.00**	**-8,459.30**	**660.00**	**-1,381.71**

Knox County Housing Authority
BOARD - BRENTWOOD CASH FLOW STATEMENT
June 30, 2026

BRENTWOOD - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	43,583.91	46,031.50	-2,447.59	123,565.78	552,378.00	-77.63
TOTAL OPERATING INCOME	**43,583.91**	**46,031.50**	**-2,447.59**	**123,565.78**	**552,378.00**	**-77.63**
OPERATING EXPENSE						
Total Administration Expenses	9,230.41	8,588.17	642.24	22,981.03	103,058.00	-77.70
Total Fee Expenses	4,347.04	6,334.00	-1,986.96	12,909.54	76,008.00	-83.02
Total Utilities Expenses	10,081.04	5,726.00	4,355.04	24,939.91	68,712.00	-63.70
Total Maintenance Expenses	14,405.19	16,476.76	-2,071.57	31,405.32	197,721.00	-84.12
Total Taxes & Insurance Expense	3,894.89	4,937.58	-1,042.69	11,645.60	59,251.00	-80.35
Total Financial Expenses	410.53	1,166.67	-756.14	1,231.59	14,000.00	-91.20
TOTAL ROUTINE OPERATING EXPENSE	**42,369.10**	**43,229.18**	**-860.08**	**105,112.99**	**518,750.00**	**-79.74**
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	**42,369.10**	**43,229.18**	**-860.08**	**105,112.99**	**518,750.00**	**-79.74**
NET REVENUE PROFIT/-LOSS	**1,214.81**	**2,802.32**	**-1,587.51**	**18,452.79**	**33,628.00**	**-45.13**
Total Depreciation Expense	9,781.00	8,333.33	1,447.67	29,343.00	100,000.00	-70.66
NET REVENUE w/Depreciation PROFIT/-LOSS	**-8,566.19**	**-5,531.01**	**-3,035.18**	**-10,890.21**	**-66,372.00**	**-83.59**

Knox County Housing Authority
BOARD - PRAIRIELAND CASH FLOW STATEMENT
June 30, 2026

PRAIRIELAND - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Opetating Income	36,096.71	43,586.51	-7,489.80	112,742.55	523,038.00	-78.44
TOTAL OPERATING INCOME	**36,096.71**	**43,586.51**	**-7,489.80**	**112,742.55**	**523,038.00**	**-78.44**
OPERATING EXPENSE						
Total Administration Expenses	5,056.39	7,505.68	-2,449.29	12,634.29	90,068.00	-85.97
Total Fee Expenses	3,838.30	4,106.33	-268.03	11,713.30	49,276.00	-76.23
Total Utilities Expenses	-216.12	4,987.00	-5,203.12	-4,384.71	59,844.00	-107.33
Total Maintenance Expenses	6,864.32	14,940.75	-8,076.43	24,687.92	179,289.00	-86.23
Total Taxes & Insurance Expense	3,838.06	3,765.33	72.73	11,941.54	45,184.00	-73.57
Total Financial Expenses	410.53	1,250.00	-839.47	1,231.59	15,000.00	-91.79
TOTAL ROUTINE OPERATING EXPENSE	**19,791.48**	**36,555.09**	**-16,763.61**	**57,823.93**	**438,661.00**	**-86.82**
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	**19,791.48**	**36,555.09**	**-16,763.61**	**57,823.93**	**438,661.00**	**-86.82**
NET REVENUE PROFIT/-LOSS	**16,305.23**	**7,031.42**	**9,273.81**	**54,918.62**	**84,377.00**	**-34.91**
Total Depreciation Expense	7,479.00	7,333.33	145.67	22,437.00	88,000.00	-74.50
NET REVENUE w/Depreciation PROFIT/-LOSS	**8,826.23**	**-301.91**	**9,128.14**	**32,481.62**	**-3,623.00**	**-996.54**

Knox County Housing Authority
BOARD - LOW RENT CASH FLOW STATEMENT
June 30, 2026

COCC, MT, FAMILY, BB COMBINED OS	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	561,161.76	414,413.06	146,748.70	1,237,819.51	4,972,957.00	-75.11
TOTAL OPERATING INCOME	**561,161.76**	**414,413.06**	**146,748.70**	**1,237,819.51**	**4,972,957.00**	**-75.11**
OPERATING EXPENSE						
Total Administration Expenses	146,199.04	147,259.91	-1,060.87	413,567.30	1,767,119.00	-76.60
Total Tenant Service Expenses	525.71	2,644.17	-2,118.46	616.20	31,730.00	-98.06
Total Utility Expenses	17,706.02	23,520.84	-5,814.82	35,153.28	282,250.00	-87.55
Total Maintenance Expenses	162,745.21	182,238.78	-19,493.57	464,961.93	2,186,865.00	-78.74
Total Protective Service Expenses	18,104.36	18,606.50	-502.14	44,190.71	223,278.00	-80.21
General Expenses	26,445.94	28,756.00	-2,310.06	82,196.10	345,072.00	-76.18
TOTAL ROUTINE OPERATING EXPENSES	**371,726.28**	**403,026.20**	**-31,299.92**	**1,040,685.52**	**4,836,314.00**	**-78.48**
Total Non-Routine Expense	668.48	0.00	668.48	668.48	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	**372,394.76**	**403,026.20**	**-30,631.44**	**1,041,354.00**	**4,836,314.00**	**-78.47**
NET REVENUE/EXPENSE PROFIT/-LOSS	**188,767.00**	**11,386.86**	**177,380.14**	**196,465.51**	**136,643.00**	**43.78**
Total Depreciation Expense	39,997.00	46,957.67	-6,960.67	119,991.00	563,492.00	-78.71
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	**148,770.00**	**-35,570.81**	**184,340.81**	**76,474.51**	**-426,849.00**	**-117.92**

Knox County Housing Authority
BOARD - AHP CASH FLOW STATEMENT
June 30, 2026

BRENTWOOD & PRAIRIELAND COMBINED	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	79,680.62	89,618.01	-9,937.39	236,308.33	1,075,416.00	-78.03
TOTAL OPERATING INCOME	**79,680.62**	**89,618.01**	**-9,937.39**	**236,308.33**	**1,075,416.00**	**-78.03**
OPERATING EXPENSE						
Total Administration Expenses	14,286.80	16,093.85	-1,807.05	35,615.32	193,126.00	-81.56
Total Fee Expenses	8,185.34	10,440.33	-2,254.99	24,622.84	125,284.00	-80.35
Total Utilities Expenses	9,864.92	10,713.00	-848.08	20,555.20	128,556.00	-84.01
Total Maintenance Expenses	21,269.51	31,417.51	-10,148.00	56,093.24	377,010.00	-85.12
Total Taxes & Insurance Expense	7,732.95	8,702.91	-969.96	23,587.14	104,435.00	-77.41
Total Financial Expenses	821.06	2,416.67	-1,595.61	2,463.18	29,000.00	-91.51
TOTAL ROUTINE OPERATING EXPENSE	**62,160.58**	**79,784.27**	**-17,623.69**	**162,936.92**	**957,411.00**	**-82.98**
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	**62,160.58**	**79,784.27**	**-17,623.69**	**162,936.92**	**957,411.00**	**-82.98**
NET REVENUE PROFIT/-LOSS	**17,520.04**	**9,833.74**	**7,686.30**	**73,371.41**	**118,005.00**	**-37.82**
Total Depreciation Expense	17,260.00	15,666.66	1,593.34	51,780.00	188,000.00	-72.46
NET REVENUE w/Depreciation PROFIT/-LOSS	**260.04**	**-5,832.92**	**6,092.96**	**21,591.41**	**-69,995.00**	**-130.85**

Knox County Housing Authority
CLAIMS REPORT - LOW RENT
June, 2026

	Current Period	Last Year Same	Variance	Current Year
AMP001 - MOON TOWERS				
Salaries	11,310.38	10,860.93	449.45	33,050.88
Employee W/H Payments	0.00	0.00	0.00	0.00
Fee Expenses	21,536.33	21,427.55	108.78	64,517.27
Administrative Expenses	2,294.52	436.58	1,857.94	4,377.39
Teneant Services	15.94	37.43	-21.49	15.95
Utilities	13,710.12	5,338.92	8,371.20	28,490.70
Maint/Protective Serv - Supplies/Conts	27,547.28	24,714.37	2,832.91	75,776.78
Mileage	30.71	0.00	30.71	88.77
Insurance & General Expenses	9,877.00	10,118.29	-241.29	31,014.41
Non-Routine Expense	0.00	0.00	0.00	0.00
TOTAL MOON TOWERS CLAIMS	**86,322.28**	**72,934.07**	**13,388.21**	**237,332.15**
AMP002 - FAMILY				
Salaries	12,591.15	12,958.01	-366.86	37,400.63
Employee W/H Payments	0.00	0.00	0.00	0.00
Fee Expenses	23,880.57	23,496.74	383.83	71,773.14
Administrative Expenses	3,361.69	1,008.17	2,353.52	6,688.73
Teneant Services	321.77	0.00	321.77	321.77
Utilities	1,713.72	1,771.22	-57.50	3,436.51
Maint/Protective Serv - Supplies/Conts	57,046.80	54,531.84	2,514.96	164,780.24
Mileage	34.02	0.00	34.02	98.32
Insurance & General Expenses	9,017.05	10,144.89	-1,127.84	30,239.71
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL FAMILY CLAIMS	**107,966.77**	**103,910.87**	**4,055.90**	**314,739.05**
AMP003 - BLUEBELL				
Salaries	3,193.88	3,106.86	87.02	9,407.83
Employee W/H Payments	0.00	0.00	0.00	0.00
Fee Expenses	6,051.07	6,225.44	-174.37	18,157.20
Administrative Expenses	1,515.39	593.09	922.30	3,502.48
Teneant Services	188.00	7.97	180.03	278.48
Utilities	2,022.98	2,505.96	-482.98	2,882.07
Maint/Protective Serv - Supplies/Conts	14,744.85	9,462.06	5,282.79	33,304.32
Mileage	8.84	0.00	8.84	25.58
Insurance & General Expenses	3,958.71	3,740.26	218.45	10,162.44
Non-Routine Expenses	668.48	0.00	668.48	668.48
TOTAL BLUEBELL CLAIMS	**32,352.20**	**25,641.64**	**6,710.56**	**78,388.88**
COCC				
Salaries	140,963.38	128,416.43	12,546.95	413,851.97
Employee W/H Payments	370.20	10,651.87	-10,281.67	-1,822.63
Fee Expenses	333.58	589.87	-256.29	2,141.05
Administrative Expenses	14,493.45	5,869.39	8,624.06	27,977.70
Teneant Services	0.00	0.00	0.00	0.00
Utilities	259.20	350.37	-91.17	344.00
Maint/Protective Serv - Supplies/Conts	91.44	388.18	-296.74	348.35
Mileage	0.00	0.00	0.00	23.52
Insurance & General Expenses	3,593.18	3,795.12	-201.94	10,779.54
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL COCC CLAIMS	**160,104.43**	**150,061.23**	**10,043.20**	**453,643.50**
COMBINED - AMP1, AMP2, AMP3, & COCC				
Salaries	170,770.46	158,128.18	12,642.28	501,180.00
Employee W/H Payments	370.20	10,651.87	-10,281.67	-1,822.63
Fee Expenses	51,801.55	51,739.60	61.95	156,588.66
Administrative Expenses	73,466.60	59,646.83	13,819.77	199,134.96
Teneant Services	525.71	45.40	480.31	616.20
Utilities	18,501.88	9,756.05	8,745.83	36,789.04
Maint/Protective Serv - Supplies/Conts	99,444.33	89,210.91	10,233.42	274,905.86
Mileage	73.57	0.00	73.57	236.19
Insurance & General Expenses	26,445.94	27,798.56	-1,352.62	82,196.10
Non-Routine Expenses	668.48	0.00	668.48	668.48
TOTAL LOW RENT CLAIMS	**442,068.72**	**406,977.40**	**35,091.32**	**1,250,492.86**

Knox County Housing Authority
CLAIMS REPORT - AHP / HCV
June, 2026

	Current Period	Last Year Same Period	Variance
BRENTWOOD			
Salaries	14,570.02	11,295.21	3,274.81
Employee W/H Payments	0.00	0.00	0.00
Management Fees	4,312.50	4,500.00	-187.50
Administrative Expenses	3,115.10	1,056.81	2,058.29
Utilities	10,081.04	4,608.70	5,472.34
Maintenance Supplies/Contracts	3,340.48	3,451.64	-111.16
Security, Tax, & Insurance Expenses	4,776.89	5,285.08	-508.19
Finacial Expenses	410.53	1,171.38	-760.85
TOTAL BRENTWOOD CLAIMS	**40,606.56**	**31,368.82**	**9,237.74**
PRAIRIELAND			
Salaries	3,396.73	11,295.26	-7,898.53
Employee W/H Payments	0.00	0.00	0.00
Management Fees	3,812.50	4,000.00	-187.50
Administrative Expenses	3,496.39	85.37	3,411.02
Utilities	-216.12	3,263.56	-3,479.68
Maintenance Supplies/Contracts	2,669.60	3,592.51	-922.91
Security, Taxes, & Insurance Expenses	4,636.05	4,904.98	-268.93
Financial Expenses	410.53	1,171.38	-760.85
TOTAL PRAIRIELAND CLAIMS	**18,205.68**	**28,313.06**	**-10,107.38**
AHP - BRENTWOOD & PRAIRIELAND			
Salaries	17,966.75	22,590.47	-4,623.72
Employee W/H Payments	0.00	0.00	0.00
Management Fees	8,125.00	8,500.00	-375.00
Administrative Expenses	6,611.49	1,142.18	5,469.31
Utilities	9,864.92	7,872.26	1,992.66
Maintenance Supplies	6,010.08	7,044.15	-1,034.07
Security, Tax, & Insurance Expenses	9,412.94	10,190.06	-777.12
Financial Expenses	821.06	2,342.76	-1,521.70
TOTAL AHP CLAIMS	**58,812.24**	**59,681.88**	**-869.64**
HOUSING CHOICE VOUCHER - HCV			
Salaries	8,344.45	12,160.71	-3,816.26
Employee W/H Payments	0.00	0.00	0.00
Management Fees	3,367.10	3,818.50	-451.40
Administrative Expenses	1,709.96	2,184.51	-474.55
General Expense-Admin	220.98	702.09	-481.11
Total HCV Expenses	**13,642.49**	**18,865.81**	**-5,223.32**
HAP Expenses	79,322.00	89,487.00	-10,165.00
General Expenses	-3.00	119.71	-122.71
Total HAP Expenses	**79,319.00**	**89,606.71**	**-10,287.71**
TOTAL HCV CLAIMS	**92,961.49**	**108,472.52**	**-15,511.03**

Knox County Housing Authority
CLAIMS REPORT - GRANT PROGRAMS
June, 2026

	Current Period	Last Year Same	Current Year	Cumulative
CFG 2025 - $1,589,724				
Admin / Operations	0.00	0.00	5,212.55	556,403.40
General CFP Activity	0.00	0.00	121,600.00	391,658.78
TOTAL CFG 2025 CLAIMS	**0.00**	**0.00**	**126,812.55**	**948,062.18**
CFG 2024 - $1,557,030				
Admin / Operations	164,333.44	0.00	164,333.44	514,333.44
General CFP Activity	0.00	1,000.00	229,272.95	553,623.80
TOTAL CFG 2024 CLAIMS	**164,333.44**	**1,000.00**	**393,606.39**	**1,067,957.24**
CFG 2023 - $1,519,740				
Admin / Operations	0.00	0.00	0.00	350,000.00
General CFP Activity	0.00	0.00	0.00	1,165,162.46
TOTAL CFG 2023 CLAIMS	**0.00**	**0.00**	**0.00**	**1,515,162.46**
CFG 2022 - $1,472,370				
Admin. / Operations	0.00	0.00	0.00	300,000.00
General CFP Activity	0.00	0.00	0.00	1,172,369.98
TOTAL CFG 2022 CLAIMS	**0.00**	**0.00**	**0.00**	**1,472,369.98**
CFG 2021 - $1,214,793				
Admin / Operations	0.00	0.00	0.00	300,000.00
General CFP Activity	0.00	0.00	0.00	909,310.00
TOTAL CFG 2021 CLAIMS	**0.00**	**0.00**	**0.00**	**1,209,310.00**
CFG 2020 - $1,168,267				
Admin. / Operations	0.00	0.00	0.00	300,000.00
General CFP Activity	0.00	0.00	0.00	868,267.00
TOTAL CFG 2020 CLAIMS	**0.00**	**0.00**	**0.00**	**1,168,267.00**
CFG 2019 - $1,083,874				
Admin. / Operations	0.00	0.00	0.00	300,000.00
General CFP Activity	0.00	0.00	0.00	783,874.00
TOTAL CFG 2019 CLAIMS	**0.00**	**0.00**	**0.00**	**1,083,874.00**
TOTAL CFG GRANT(S) CLAIMS	**164,333.44**	**1,000.00**	**520,418.94**	**8,465,002.86**

Knox County Housing Authority
CLAIMS REPORT TOTALS
June, 2026

	Current Period	Last Year Same	Variance	Current Year
TOTALS				
LOW RENT				
AMP001 - MOON TOWERS	88,081.30	74,460.41	13,620.89	241,270.43
AMP002 - FAMILY	109,224.75	105,203.31	4,021.44	318,203.88
AMP003 - BLUEBELL	32,687.67	26,118.31	6,569.36	79,388.86
COCC	167,499.67	156,818.57	10,681.10	475,066.89
TOTAL LOW RENT	**397,493.39**	**362,600.60**	**34,892.79**	**1,113,930.06**
A.H.P.				
BRENTWOOD	42,369.10	33,096.82	9,272.28	105,112.99
PRAIRIELAND	19,791.48	29,873.06	-10,081.58	57,823.93
TOTAL A.H.P.	**62,160.58**	**62,969.88**	**-809.30**	**162,936.92**
HOUSING CHOICE VOUCHER - HCV				
HCV (Administrative Only)	13,642.49	18,865.81	-5,223.32	38,088.68
TOTAL HCV	**13,642.49**	**18,865.81**	**-5,223.32**	**38,088.68**
GRANTS				
CAPITAL FUND GRANT 2025	0.00	0.00	0.00	126,812.55
CAPITAL FUND GRANT 2024	164,333.44	1,000.00	163,333.44	393,606.39
CAPITAL FUND GRANT 2023	0.00	0.00	0.00	0.00
CAPITAL FUND GRANT 2022	0.00	0.00	0.00	0.00
CAPITAL FUND GRANT 2021	0.00	0.00	0.00	0.00
CAPITAL FUND GRANT 2020	0.00	0.00	0.00	0.00
CAPITAL FUND GRANT 2019	0.00	0.00	0.00	0.00
TOTAL GRANTS	**164,333.44**	**1,000.00**	**163,333.44**	**520,418.94**
TOTAL CLAIMS FOR MONTH	**637,629.90**	**445,436.29**	**192,193.61**	**1,835,374.60**

KNOX COUNTY HOUSING AUTHORITY
BUILDING COMMUNITY, PEOPLE, AND PARTNERSHIPS

RESOLUTION 2026-04

7/28/2026
Board of Commissioners
Derek Antoine, Executive Director
RE: Approval of Bad Debt Charge-Offs for the period ending June 30, 2026.

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 KCHA's assets. Therefore, the write-off process is a critical component of 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 $16,845.08 effective for the period ending June 30, 2026.

KNOX COUNTY
HOUSING AUTHORITY
BUILDING COMMUNITY, PEOPLE, AND PARTNERSHIPS

RESOLUTION 2026-04

7/28/2026
Board of Commissioners
Derek Antoine, Executive Director
RE: Approval of Bad Debt Charge-Offs for the period ending June 30, 2026.

WHEREAS the Knox County Housing Authority has determined, through due diligence, certain accounts to be uncollectible; and

WHEREAS it is the policy of the Knox County Housing Authority to charge off such uncollectible or un-reconciled accounts on a quarterly basis; and

WHEREAS each individual account listed has been duly notified of the debt owed to the KCHA, and have been given the opportunity to settle debts owed prior to this action; and

WHEREAS the listed accounts below have been determined to be uncollectible at the close of the period ending June 30, 2026.
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KNOX COUNTY HOUSING AUTHORITY

BUILDING COMMUNITY, PEOPLE, AND PARTNERSHIPS

RESOLUTION 2026-04

7/28/2026
Board of Commissioners
Derek Antoine, Executive Director
RE: Approval of Bad Debt Charge-Offs for the period ending June 30, 2026.

1st Quarter Charge-offs – FYE 2027

Moon Towers		
Debt Identifier	***Notes***	***Debt Owed***
MT 031-17		$1,758.72
MT 040-15		$524.81
MT 053-18		$992.93
MT 069-9		$1,100.87
MT 087-17		$248.00
MT 196-14		$1,587.50
MT 180-13		$61.26
		$6,274.09

Family Sites		
Debt Identifier	***Notes***	***Debt Owed***
FAM 278-22		$513.62
FAM 373-25		$571.63
FAM 244-24		$2,489.95
FAM 315-27		$2,885.95
		$6,461.15

HCV		
Debt Identifier	***Notes***	***Debt Owed***
HCV VF-12		$2,380.00
		$2,380.00

Bluebell		
Debt Identifier	***Notes***	***Debt Owed***
BB 418-9		$482.95
BB 440-15		$1,127.48
BB 447-8		$119.41
		$1,729.84
	Total:	***$16,845.08***

KNOX COUNTY HOUSING AUTHORITY
BUILDING COMMUNITY, PEOPLE, AND PARTNERSHIPS

RESOLUTION 2026-04

7/28/2026
Board of Commissioners
Derek Antoine, Executive Director
RE: Approval of Bad Debt Charge-Offs for the period ending June 30, 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 Board of Commissioners of the Knox County Housing Authority hereby approves the charge-off of uncollectible debt in the amount of $16,845.08 for the period ending June 30, 2026.

3. The Executive Director or designate 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 June 30, 2026.

RESOLVED: July 28, 2026

Jared Hawkinson, Chairperson

Sara Robison, Vice-Chairperson

Derek Antoine, Secretary/Executive Director (Attest)

KNOX COUNTY HOUSING AUTHORITY
BUILDING COMMUNITY, PEOPLE, AND PARTNERSHIPS

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: 07/21/2026

FROM: Derek Antoine
Executive Director

BOARD MEETING: 07/28/2026

SUBJECT: Application for Payment #4 – Otto Baum Company, Inc.

Executive Summary

At the 01/27/2026 Board meeting, a contract was approved with Otto Baum Company, Inc. to complete the Moon Towers Masonry Restoration Project. The project will include the following:

- Restoration of damaged masonry at all elevations at Moon Towers. Restoration includes removal and replacement of brick, steel lintels, and limestone sills' tuckpointing of mortar; and repair of exposed concrete beams and columns.

Otto Baum started their work on 03/09/2026.

Work has been completed on the north elevation of the A building. Work is in progress on the east and west elevations of the A building.

The project has reached more than 50% completion, so this application for payment shows the 10% retainage lowered to 5%. Final release of the remaining retainage will happen upon substantial completion and resolution of any punch list items.

Alliance Architecture has reviewed and signed approval for Pay Request #4.

Alliance Architecture and Frost Engineering were present for a site visit on 7/7/2026. The Construction Observation Report is attached to this memo.

Fiscal Impact

This project will be funded through the 2024 and 2025 Capital Fund grants once approved by the Board. Such expenses are eligible and allowable under federal guidelines located at 2 CFR 200—Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards.

Recommendation

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

Knox County Housing Authority approve Application for Payment #4 to Otto Baum Company, Inc. in the amount of $46,376.79 for the period to 07/15/2026.

APPLICATION AND CERTIFICATE FOR PAYMENT

Invoice #: 2621008-04

To Owner: Knox County Housing Authority
216 West Simmons Street

Galesburg, IL 61401

Project: 26-21-008 Moon Towers Masonry Restoration

Application No. : 4

Period To: 7/15/2026

Distribution to :
- [ ] Owner
- [ ] Architect
- [ ] Contractor
- [ ]
- [ ]

From Contractor: Otto Baum Company, Inc.
866 N. Main Street
Morton, IL 61550

Via Architect:

Project Nos:

Contract For:

Contract Date:

CONTRACTOR'S APPLICATION FOR PAYMENT

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

1. Original Contract Sum		$617,800.00
2. Net Change By Change Order		$0.00
3. Contract Sum To Date		$617,800.00
4. Total Completed and Stored To Date		$402,947.50
5. Retainage:		
a. 7.67% of Completed Work	$30,890.00	
b. 0.00% of Stored Material	$0.00	
Total Retainage		$30,890.00
6. Total Earned Less Retainage		$372,057.50
7. Less Previous Certificates For Payments		$325,680.71
8. Current Payment Due		$46,376.79
9. Balance To Finish, Plus Retainage		$245,742.50

CHANGE ORDER SUMMARY	Additions	Deductions
Total changes approved in previous months by Owner	$0.00	$0.00
Total Approved this Month	$0.00	$0.00
TOTALS	$0.00	$0.00
Net Changes By Change Order	**$0.00**	

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

CONTRACTOR: Otto Baum Company, Inc.

OTTO BAUM COMPANY, INC. CORPORATE SEAL 1969 ILLINOIS

By:______________________ Date: 07/20/2026

State of: Illinois County of: TAZEWELL
Subscribed and sworn to before me this 20th day of July 2026
Notary Public:

OFFICIAL SEAL
SHAUN M ADAMS
Notary Public, State of Illinois
Commission No. 1025135
My Commission Expires
February 06, 2030

My Commission expires: 02/06/2030

ARCHITECT'S CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED $46,376.79

(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.)

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

By:______________________ Date: 7/20/2026

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.

CONSTRUCTION OBSERVATION REPORT	Owner (DA,CL)	x
	Architect (AM,MB,AH)	x
	Contractor (CC,PY)	x
	Consultant (JDP)	x

ALLIANCE
ARCHITECTURE

PROJECT: MOON TOWERS MASONRY RESTORATION
Knox County Housing Authority
Galesburg, Illinois

REPORT NO. 4

CONTRACTOR: Otto Baum Company, Inc.
855 North Main Street
Morton, IL 61550

Date: 7/7/2026 Time: 12:30 p.m. (CT) Weather: Sunny Temp. Range: 84°F

Present At Site: Carl Cole, Parrish Young, Corey Link, Scott Schuyler, and Dylan Link (Otto Baum); Cheryl Lefler and Caleb Diefendorf (KCHA); JD Pozo (Frost Engineering); and Alice Hiniker (Alliance Architecture).

<u>WORK IN PROGRESS</u>

Masonry restoration at the 8-story north elevation and 8-story east elevation.

<u>OBSERVATIONS</u>

<u>11-Story Elevations</u>

1. Masonry and lintel repairs are complete. Residue is gone from the brick and windows. Work is now complete on all four elevations of the 11-story tower.

2. Only one lintel had to be replaced for the 11-story building.

<u>8-Story North Elevation</u>

1. Work is in progress across the full width of the wall.

2. Broken bricks are replaced. Large concrete cracks are patched. Replacing sealant at shelf angles and columns is partially complete. Weep holes are not yet cleared or filled with weep material.

3. There is exposed reinforcing steel to the left of the third column at the top of the wall. It is likely that the reinforcing steel is corroded beyond what is visible. See Action Requested/Items Verified this report.

4. At least one pallet of new bricks has deep, narrow cast marks that may trap water. The Engineer confirmed after the site visit that this was unlikely to lead to cracking. No action is required on the brick that are already installed; however, using these bricks shall be avoided.

<u>8-Story East Elevation</u>

1. Work is in progress between the seventh and ninth columns from the left, closest to the 1-story building. Work has not yet started on the left side of the wall.

2. Replacement of cracked brick at window bumps-outs is in progress. Mortar at the bump-out joint is replaced with sealant.

3. Patching of concrete and the replacement of sealant at shelf angles and columns is partially complete.

OBSERVATIONS (Cont.)

1-Story Southeast Elevation

There is brick cracking, deteriorated mortar, and mortar covered in sealant at the upper wall. See Action Requested/Items Verified this report.

Brick Piers and Planter

1. Repair of the piers is complete.

2. Planter repair is in progress. Some of the planter stone tops are chipped. See Action Requested/Items Verified this report.

Overall

There are minor cracks in the concrete that do not require patching, but they do need a protective layer to keep out water and slow crack growth. See Action Requested/Items Verified this report.

Wider cracks shall be repaired with approved Sikadur Carack Fix.

ACTION REQUESTED/ITEMS VERIFIED

1. Contractor to continue marking the Construction Drawings with all locations and quantities of actual work completed. Submit a proposed Change Order request after the completion of each wall, which will be used for a compiled Change Order at the completion of the project. Contractor shall also submit the marked-up drawings for use as the as-built drawings at project closeout.

2. Contractor to patch over exposed reinforcing steel to the left of the third column at the top of the wall.

    a. The Contractor shall chip the existing concrete around the exposed reinforcing steel to expose the aggregate and achieve a surface profile with a minimum amplitude of 1/4 inch.

    b. All other surfaces in contact with the concrete patch should also be chipped to a minimum amplitude of 1/4 inch, allowing the new concrete to mechanically interlock with the existing concrete.

    c. Holes left behind by the formwork for the patch should be filled with SikaQuick VOH.

    d. See photograph 6 for location and volume of concrete patch.

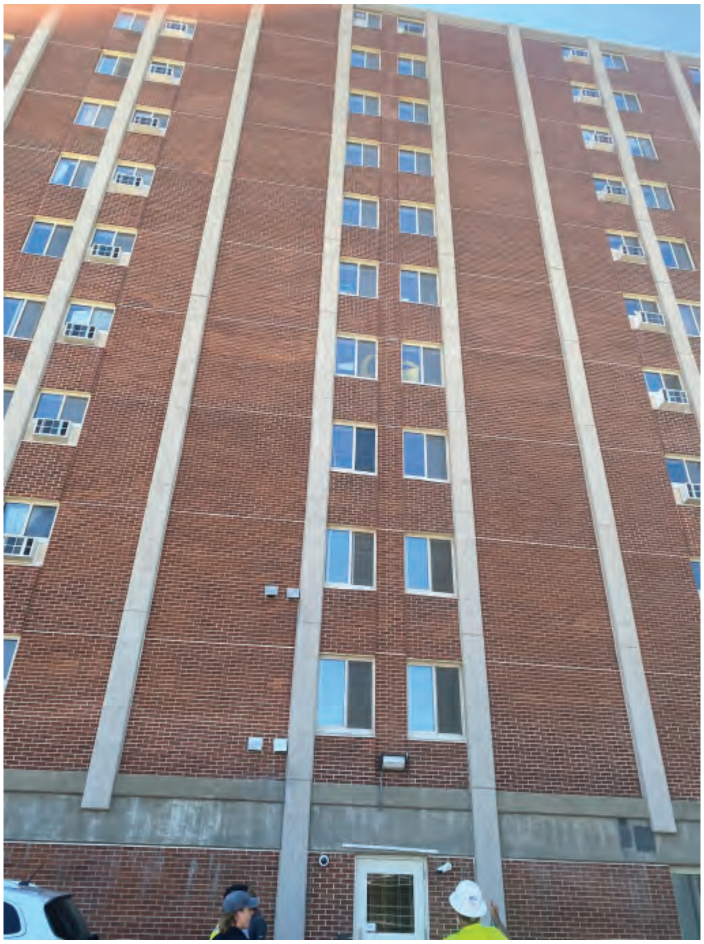
3. Contractor to submit cut sheets for product to protect the small concrete cracks.

4. Contractor to repair damaged masonry and mortar at the 1-story building connecting the 8-story and 11-story buildings. Track work as noted in item 1 above.

5. Contractor to replace chipped portion of stone top at planters and join to the existing stone top.

REPORTED BY: Alice Hiniker

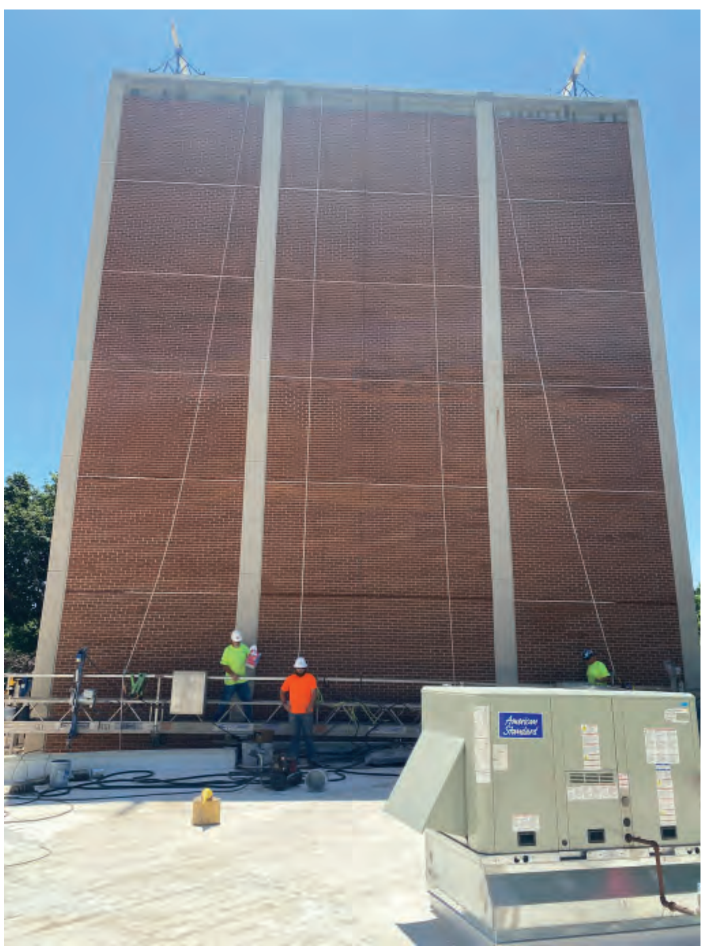
Alice Hiniker
(with input from JD Pozo of Frost Engineering)



1. 11-story north elevation work complete.

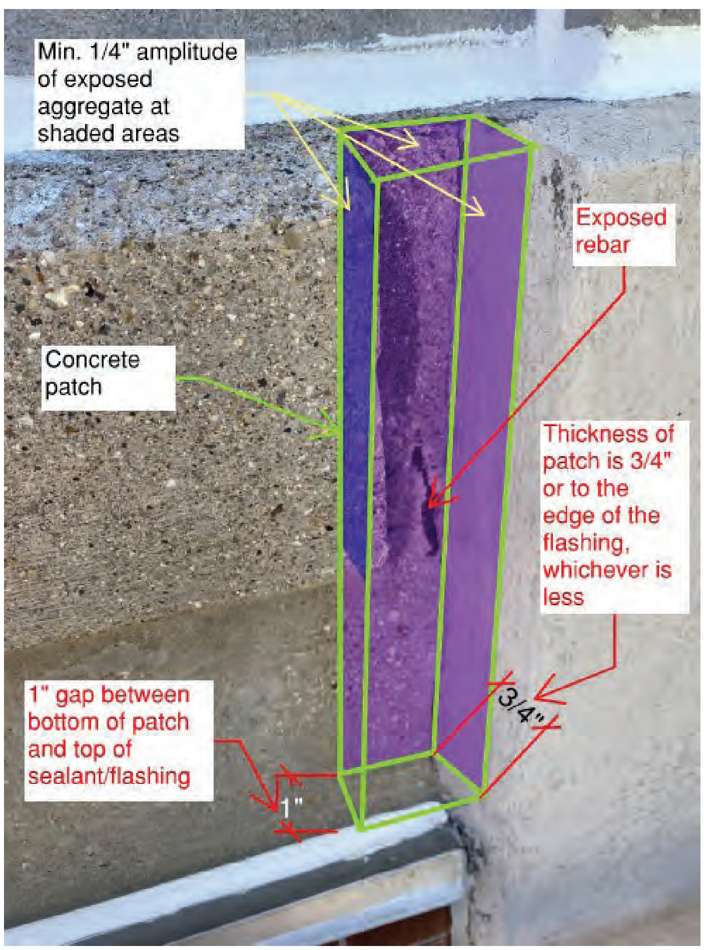
2. 11-story south elevation work complete.

3. Single lintel that was replaced at the 11-story building.



4. 8-story north elevation work in progress.

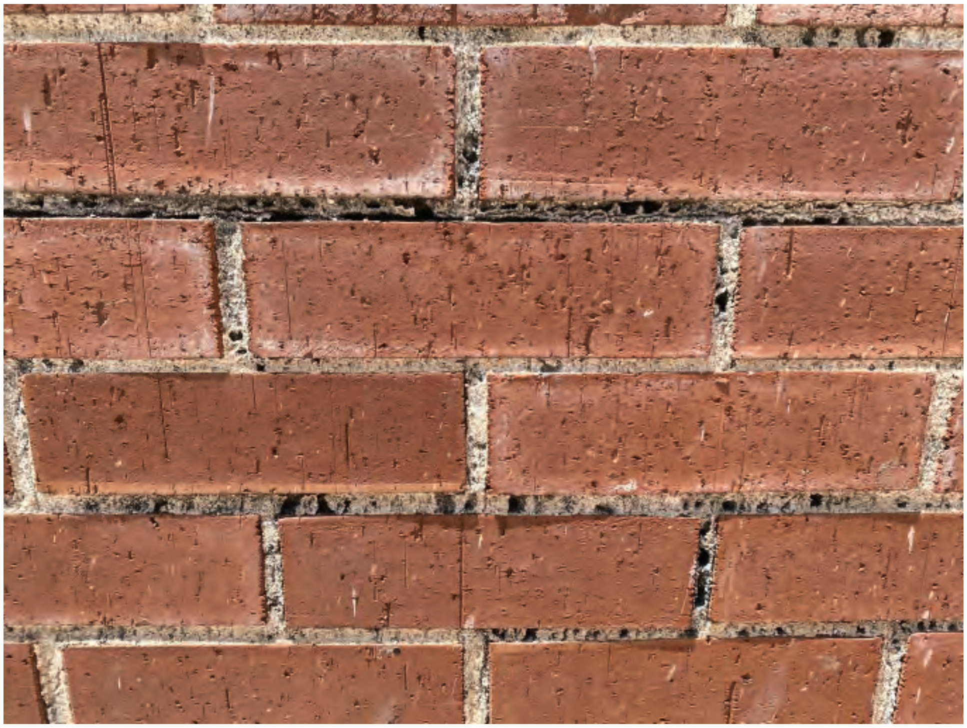
5. 8-story north elevation resealing shelf angles in progress.



6. 8-story north elevation exposed rebar to be patched.


7. 8-story east elevation replaced bump-out brick.


8. 1-story southeast elevation cracked brick.

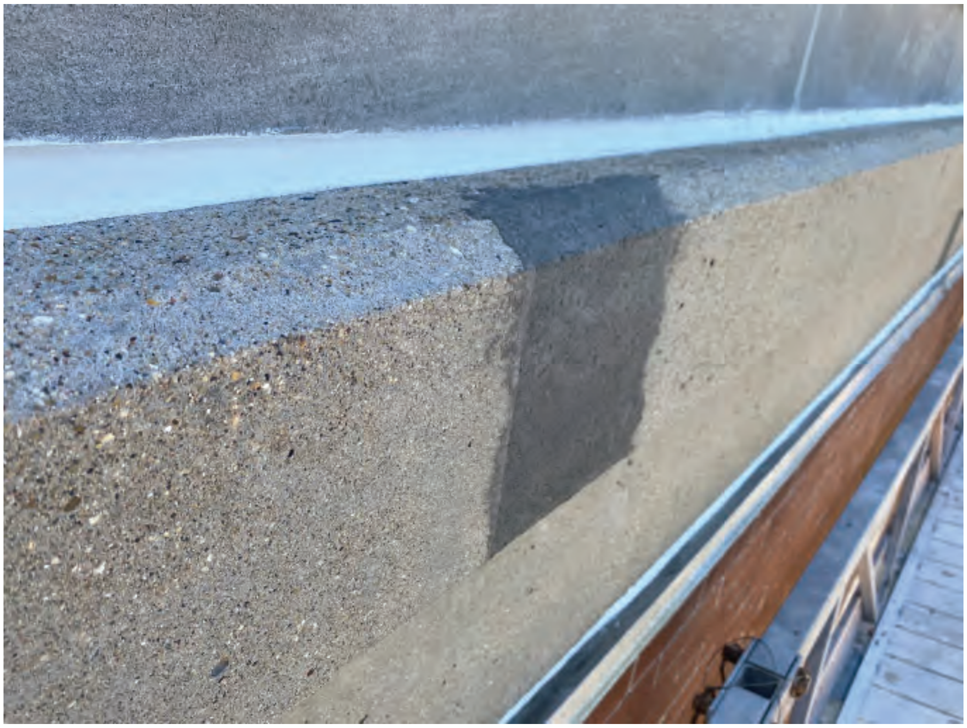


9. 1-story southeast elevation deteriorated mortar.

10. 1-story southeast elevation sealant over mortar.

11. Brick repair complete at piers and in progress at planters.

12. Planter stone top with broken corner.



13. Concrete patch (typical).

14. Minor concrete crack requiring protective layer (typical).

15. Bricks with deep cast marks (typical).

OTTO BAUM COMPANY, INC.
CONTRACTORS

7-20-2026 As-builts

MOON TOWERS
MASONRY RESTORATION

KNOX COUNTY HOUSING AUTHORITY

255 W. TOMPKINS ST.
GALESBURG, IL 61401

OWNER
KNOX COUNTY HOUSING AUTHORITY
216 WEST SIMMONS ST
GALESBURG, IL 61401

ARCHITECT
ALLIANCE ARCHITECTS
929 LINCOLNWAY EAST, SUITE 200
SOUTH BEND, IN 46601
(574) 288-2052

NORTH
PROJECT LOCATION MAP

INDEX OF DRAWINGS

SHEET	ISSUE DATE	CURRENT REVISION	NAME
1	12/22/25	01/13/26	LOCATION MAP, DRAWING INDEX, WORK SCOPE
2	12/22/25		KEY PLAN, NOTES
3	12/22/25		8-STORY EAST ELEVATION REPAIR
4	12/22/25		8-STORY WEST ELEVATION REPAIR
5	12/22/25		11-STORY NORTH ELEVATION REPAIR
6	12/22/25		11-STORY SOUTH ELEVATION REPAIR
7	12/22/25		DETAILS, PHOTOS, NOTES
8	12/22/25	01/13/26	END WALL ELEVATIONS & DETAILS
9	01/13/26		SITE PLAN & DETAILS

1

WORK SCOPE

1. REPAIR STEEL LINTELS WITH LIMITED CORROSION. REPLACE LINTELS IDENTIFIED AS BEING DEFICIENT.
2. REPAIR CRACKS AND PATCH DETERIORATED AREAS IN STRUCTURAL CONCRETE.
3. REPLACE ALL DETERIORATED SEALANT JOINTS HORIZONTAL IN ORIENTATION.
4. REPLACE CRACKED MASONRY AND STEEL SHELF ANGLES.
5. REPOINT DAMAGED OR CRACKED MORTAR.

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Knox County Housing Authority
255 W. Tompkins St.
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DATE:
12/22/2025
Revision 1 01/13/26

SHEET NO.
1

DESIGN CRITERIA

1. Design Codes & Standards:
    a. 2021 Illinois Building Code (2021 International Existing Building Code with Illinois Amendments)
    b. American Society of Civil Engineers (ASCE) Minimum Design Loads for Buildings and Other Structures (ASCE 7-16)
    c. American Concrete Institute (ACI) Building Code Requirements for Structural Concrete (ACI 318-19)
    d. American Institute of Steel Construction (AISC) Specifications for Structural Steel Buildings (AISC 360-16)
    e. The Masonry Society (TMS) Building Code Requirements and Specifications for Masonry Structures (TMS 402/602-16)
2. Additional References
    a. SSPC Surface Preparation Standards
    b. International Masonry Institute (IMI) Steel Lintel Repair Details
    c. American National Standards Institute (ASTM) C1713
    d. International Masonry Institute (IMI) Repointing Masonry Walls Guidelines
    e. National Park Service Preservation Brief 2: Repointing Mortar Joints in Historic Masonry Buildings
    f. The Brick Industry Association Technical Notes on Maintenance of Brick Masonry
    g. The Brick Industry Association Technical Notes 21B on Brick Masonry Cavity Walls - Detailing
    h. Guide for Condition Assessment of Masonry Facades (TMS-1700-17)

CONTRACTOR RESPONSIBILITIES AND COORDINATION

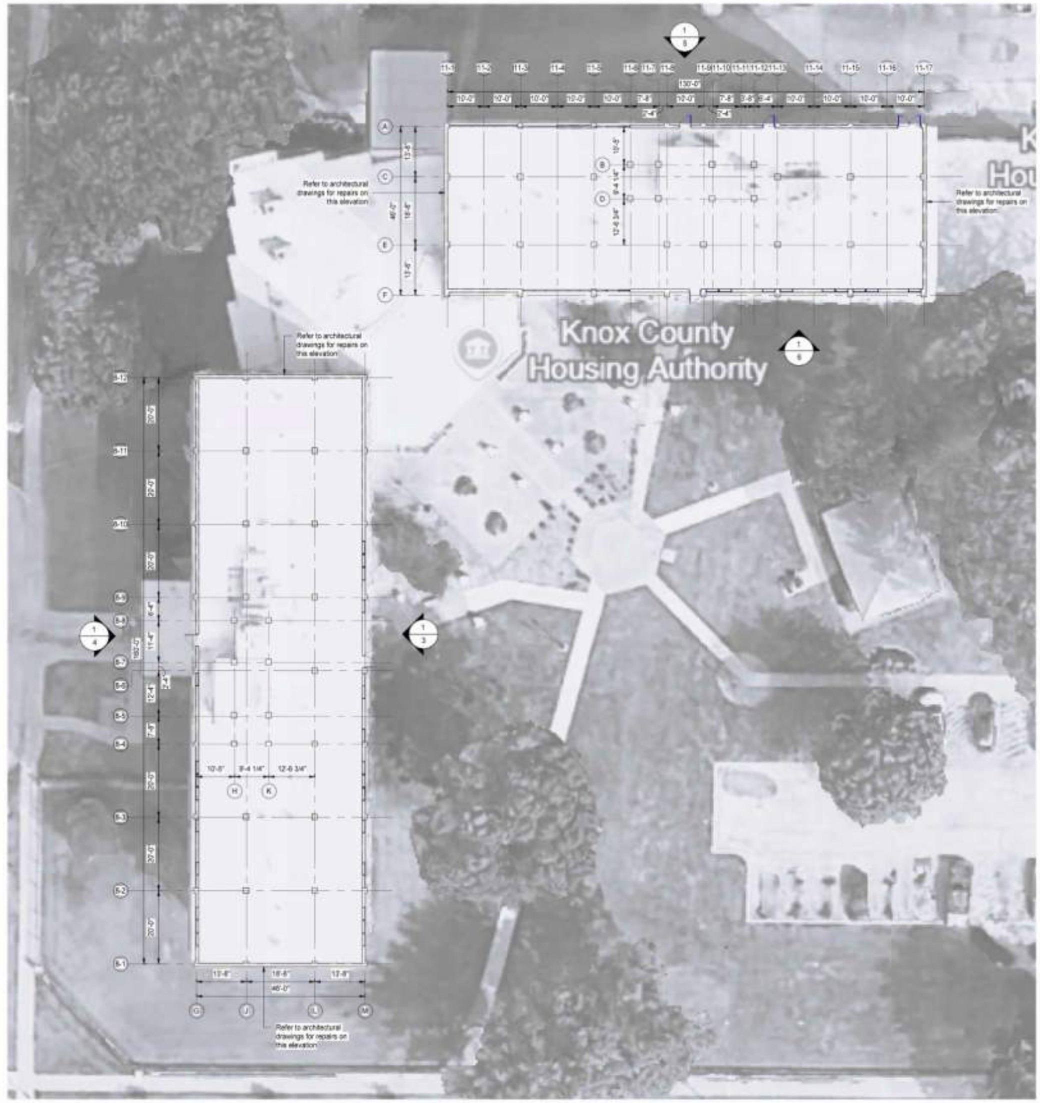
1. The Contractor shall furnish all labor and materials for successful completion of this project including any additional labor and material not shown on the documents that is required for temporary stability prior to completion of the structure.
2. The specifications and structural drawings represent the finished structure and do not indicate the method of construction, unless noted otherwise. The Contractor is solely responsible for the means, methods, techniques, sequences, and operation of construction and safety precautions and programs incidental thereto.
3. The Contractor is solely responsible for the design, installation, and removal of all temporary bracing and construction supports. Contractor shall retain a licensed Professional Engineer to design all temporary bracing and construction supports.
4. The Contractor shall verify all dimensions and elevations, new and existing, by measurements and surveys at the job site, prior to submittal of shop drawings. The Contractor shall take any and all other measurements necessary to verify conformance with the drawings and to perform the work properly. Notify the Construction Manager and Designer of any discrepancies prior to proceeding with work in the area of question.
5. It shall be the responsibility of the Contractor to coordinate the structural work with any other applicable trades. In case of conflict between structural work drawings related to other trades, the Contractor shall make allowances in their bid for the more severe requirements. Conflicts between the structural work and the drawings of other trades shall not be reason for extra cost or delay in the execution of the work.
6. All fieldwork shall be coordinated and continuously supervised by the Contractor.
7. The Contractor shall make no deviation from the design drawings without written approval from the Architect and Structural Engineer.
8. The Contractor shall notify the Architect and Structural Engineer of any discrepancies between the structural documents and any other documents or existing conditions for resolution prior to proceeding with the work.
9. The Contractor shall notify the Architect and Structural Engineer of any discrepancies between the structural drawings, details, and specifications for resolution prior to proceeding with the work. Do not assume that either the drawings or specifications take precedence.

STRUCTURAL STEEL

1. Structural steel detailing, fabrication and erection shall conform to the American Institute of Steel Construction (AISC 360) "Specification for Structural Steel Buildings" latest edition with amendments and the AISC 303 "Code of Standard Practices for Steel Buildings and Bridges", latest edition with amendments.
2. All structural steel shall be fabricated in accordance with the latest OSHA Safety Standards for Steel Erection. The contractor shall be responsible to ensure that all OSHA requirements are met.
3. All steel angles shall conform to ASTM A36, unless noted otherwise.
4. Provide temporary erections, guying and bracing as required.
5. Splicing of structural steel members is prohibited without prior approval of the Engineer of Record as to the location and type of splice to be made.
6. All structural steel shall be hot-dipped galvanized or stainless steel.
7. Contractor shall notify the Engineer of Record of any fabrication or erection errors or deviations and receive written approval before undertaking any corrective field measures. Gas cutting torches shall not be used to correct fabrication errors without the approval of the Engineer of Record.
8. All structural steel shall be prepared in accordance with SSPC-SP-6.
9. Contractor to repair any damage to paint from shipping, handling, or erection.

UNREINFORCED MASONRY

1. All new (i.e., replaced) unreinforced masonry shall match geometric and color properties of existing unreinforced masonry.
2. Unreinforced masonry veneer construction shall conform to TMS 402/602-16. All masonry shall be tested with level 1 quality assurance set forth in Table 3.1 of TMS 402/602-16.
3. All bricks used in unreinforced masonry shall be clay-fired full bricks conforming to ASTM C62 or ASTM C216 with minimum net area compressive strength fb = 4,150 psi.
4. All unreinforced masonry mortar for repair shall be Type N unless noted otherwise in the drawings.
5. Minimum new construction unreinforced masonry minimum assembly compressive strength f'm = 1,500 psi.
6. Thickness of bed joints shall not exceed the smaller of the existing thickness or 5/8".
7. The Contractor is responsible for matching the approximate stiffness and the color of existing mortar, including testing as required.



NORTH

1 Key Plan
Scale: 1/16" = 1'-0"

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255 W Tompkins St
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DATE:
12/19/2025

SHEET NO.
2

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Cracking in column

Vertical cracking in beams

Cracking at beam-column interface

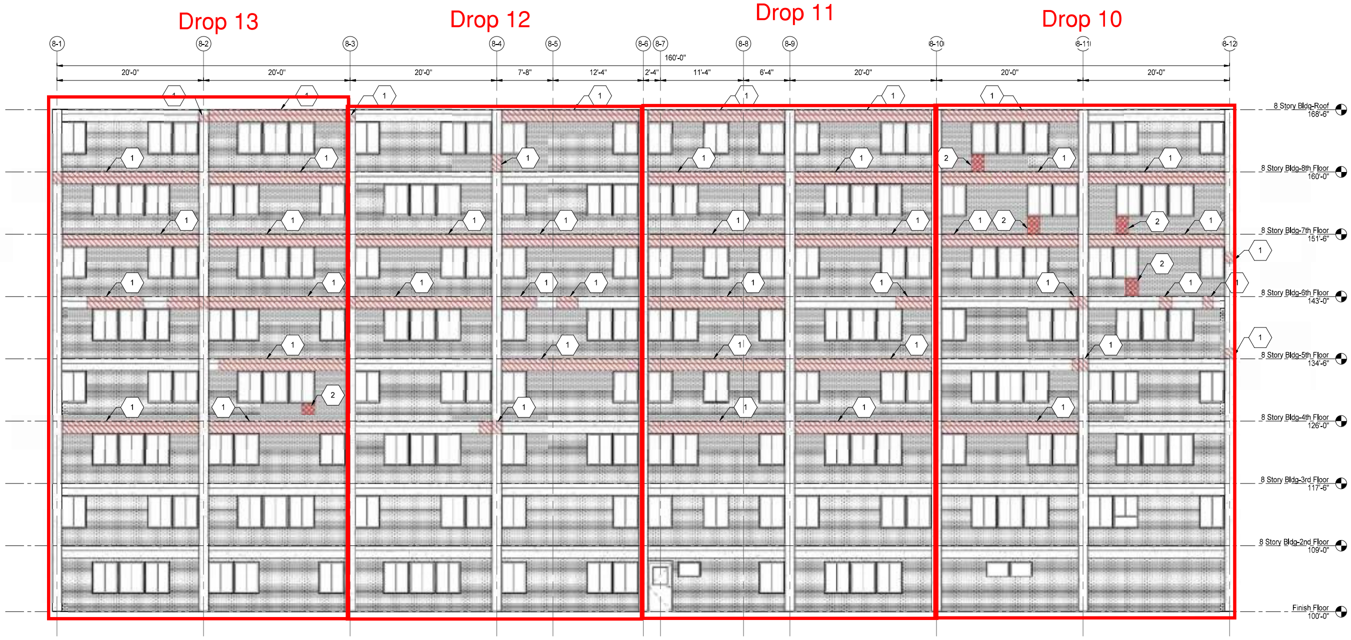
Other concrete deficiencies
(e.g., deterioration at edges of beams or columns, spalling, rust spots due to holes or cracks)

2 Concrete Cracking Photos
Scale: 3/4" = 1'-0"

Vertical cracking in masonry above or below windows

3 Masonry Cracking Photo
Scale: 3/4" = 1'-0"

Quantities below are above & beyond original scope repair items



1 8 Story - East Elevation
Scale: 1/8" = 1'-0"

8 Story East Elevation Repair Schedule				
Mark	Hatch	Description	Estimated Area	Detail Reference
1		Cracking in concrete	976 ft²	2/S-301
2		Cracking in masonry	20 ft²	4/S-301

Note:
The following is the engineers' estimate of quantities for each type of repair specified. These are provided for reference only. It is the contractors' responsibility to inspect the building thoroughly prior to bidding to determine the quantity of materials, labor, and other services required to safely complete the specified repairs and to include in their bid.

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Frost ENGINEERING & CONSULTING
Illinois COA#: 184.005985-0002

12/18/2025

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Knox County Housing Authority
255 W Tompkins St
Galesburg, IL 61401

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12/19/2025

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3

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Cracking in column

Vertical cracking in beams

Cracking at beam-column interface

Other concrete deficiencies
(e.g., deterioration at edges of beams or columns, spalling, rust spots due to holes or cracks)

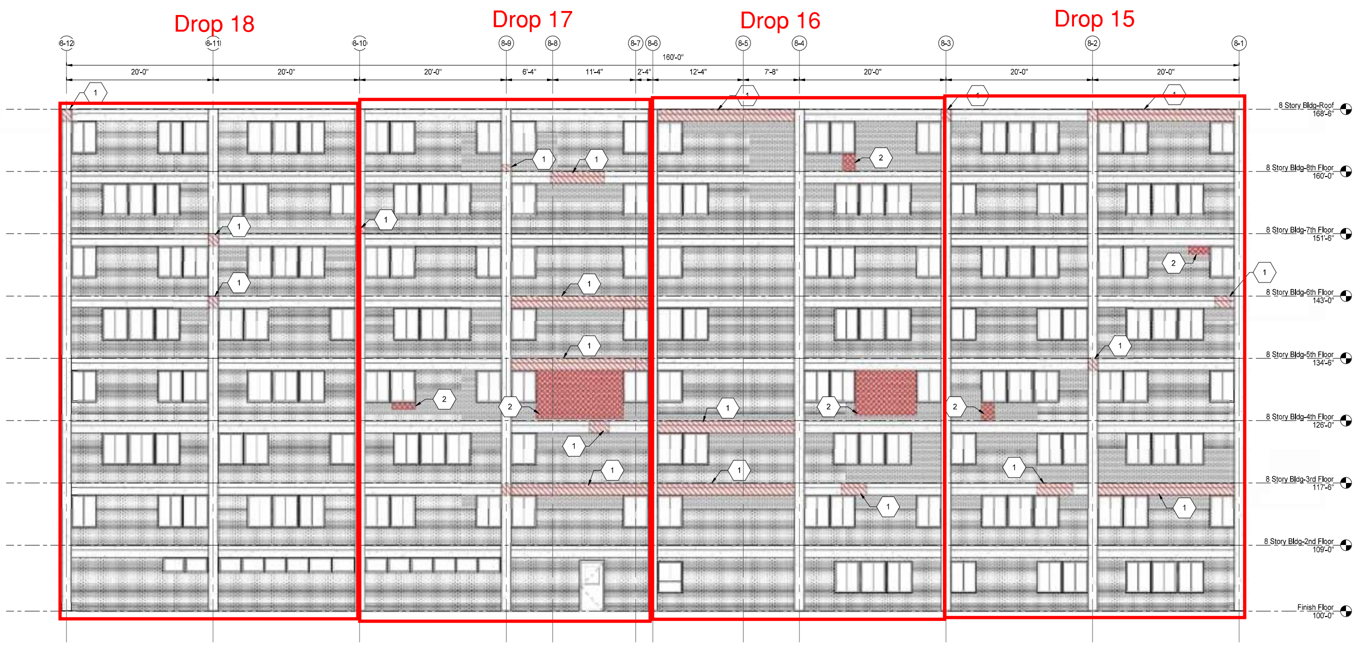
2 Concrete Cracking Photos
Scale: N.T.S.

Vertical cracking in masonry above or below windows

Damaged mortar joints

3 Masonry Cracking Photos
Scale: N.T.S.

Quantities below are above & beyond original scope repair items



1 8 Story - West Elevation
Scale: 1/8" = 1'-0"

8 Story West Elevation Repair Schedule				
Mark	Hatch	Description	Estimated Area	Detail Reference
1		Cracking in concrete	285 ft²	2/S-301
2		Cracking in masonry	137 ft²	4/S-301

Note:
The following is the engineers' estimate of quantities for each type of repair specified. These are provided for reference only. It is the contractors' responsibility to inspect the building thoroughly prior to bidding to determine the quantity of materials, labor, and other services required to safely complete the specified repairs and to include in their bid.

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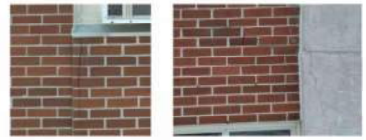
4

Cracking in column

Vertical cracking in beams

Other concrete deficiencies
(e.g., deterioration at edges of beams or columns, spalling, rust spots due to holes or cracks)

2 Concrete Cracking Photos
Scale: N.T.S.



Vertical cracking in masonry above or below windows

Damaged mortar joints

3 Masonry Cracking Photos
Scale: N.T.S.

Lintel corrosion

4 Lintel Photo
Scale: N.T.S.

Quantities below are above & beyond original scope repair items

1 11 Story - North Elevation
Scale: 1/8" = 1'-0"

Drop #1 Additional Brick:
91 SF = 614 BRK

Drop #1 Concrete Patching:
6 SF

Drop #2 Additional Sealant & Weeps:
125 weeps

Drop #3 Additional Brick:
33 SF = 223 BRK

Drop #3 Concrete Patching:
4 SF

Drop #2 Additional Sealant & Weeps:
54 LF / 125 weeps

Drop #2 Additional Brick:
62.8 SF = 424 BRK

Drop #2 Concrete Patching:
8 SF

Drop #2 Additional Sealant & Weeps:
82 LF/ 125 weeps

11 Story North Elevation Repair Schedule

Mark	Hatch	Description	Estimated Quantities	Detail Reference
1		Cracking in concrete	194 ft²	2/S-301
2		Cracking in masonry	61 ft²	4/S-301
3		Corrosion on lintel	11 ft	6/S-301

Note:
The following is the engineers' estimate of quantities for each type of repair specified. These are provided for reference only. It is the contractors' responsibility to inspect the building thoroughly prior to bidding to determine the quantity of materials, labor, and other services required to safely complete the specified repairs and to include in their bid.

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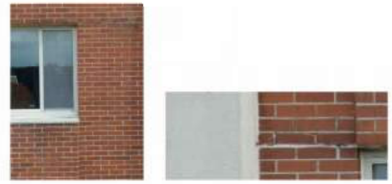
5

(2) Concrete Cracking Photos
Scale: N.T.S.



(3) Masonry Cracking Photos
Scale: N.T.S.

(4) Lintel Photo
Scale: N.T.S.

Quantities below are above & beyond original scope repair items

Drop 7

Drop 6

Drop 5

(1) 11 Story - South Elevation
Scale: 1/8" = 1'-0"

Drop #5 Additional Brick: 107 SF = 722 BRK

Drop #5 Concrete Patching: 8 SF

Drop #5 Additional Sealant & Weeps: 82 LF/ 125 weeps

Drop #7 Additional Brick: 96.74 SF = 653 BRK

Drop #7 Additional Sealant & Weeps: 102 LF/ 80 weeps

Drop #6 Additional Brick: 69.2 SF = 467 BRK

Drop #6 Additional Sealant & Weeps: 42 LF / 125 weeps

11 Story South Elevation Repair Schedule

Mark	Hatch	Description	Estimated Quantities	Detail Reference
1		Cracking in concrete	85 ft²	2/S-301
2		Cracking in masonry	80 ft²	4/S-301
3		Corrosion on lintel	52 ft	6/S-301

Note:
The following is the engineers' estimate of quantities for each type of repair specified. These are provided for reference only. It is the contractors' responsibility to inspect the building thoroughly prior to bidding to determine the quantity of materials, labor, and other services required to safely complete the specified repairs and to include in their bid.

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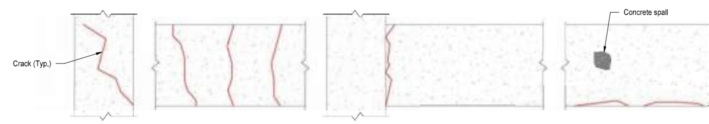
6

Cracking in column | Vertical cracking in beams | Cracking at beam-column interface | Other concrete deficiencies (e.g., deterioration at edges of beams or columns, spalling, rust spots due to holes or cracks)

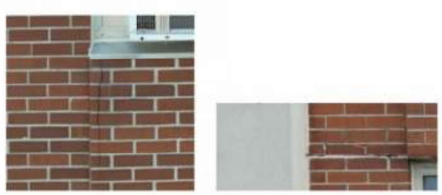
1 Concrete Cracking Photos
Scale: N.T.S.



Concrete Cracks Repair:

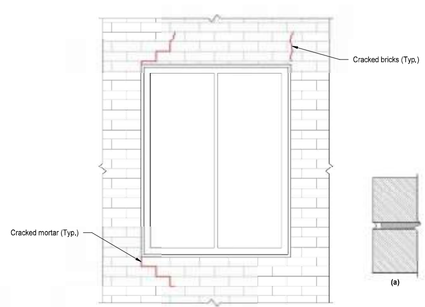
1. Seal cracks in concrete w/ an ASTM C881-compliant epoxy & concrete waterproofing sealant.
2. Patch deteriorated concrete w/ similar cementitous material & epoxy-fill smaller gaps as needed.

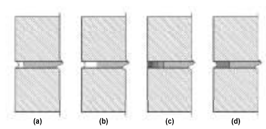
2 Typ. Concrete Crack Repair Detail
Scale: N.T.S.



Vertical cracking in masonry above or below windows | Damaged mortar joints

3 Masonry Cracking Photos
Scale: N.T.S.





Repointing Process

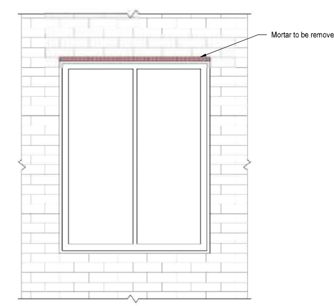
Masonry Crack Repair:

1. Remove cracked bricks & replace w/ new units.
2. Repoint any damaged or cracked mortar.
3. Repointing process
   a. Pre-hydrate mortar appropriately 1 to 1 1/2 hour prior to repointing
   b. Identify deteriorated mortar joint
   c. Remove deteriorated mortar to achieve uniform depth (minimum of 1/2" depth or until sound mortar is reached)
   d. Premoisten joint (ensuring brickwork has absorbed all surface water)
   e. Pack pointing mortar in thin layers (maximum 1/4")
   f. Use tool joint to match original profile once "thumbprint hard"

4 Typ. Masonry Crack Repair Detail
Scale: N.T.S.

Lintel corrosion

5 Lintel Photo
Scale: N.T.S.



Lintel Damage Repair:

1. Remove mortar immediately above the lintel to expose the steel. Inspect the lintel to determine the degree of corrosion.
2. If corrosion is limited to minimal surface pitting or scaling, clean the lintel by appropriate mechanical means according to SSPC Surface Preparation Standards. Contractor is responsible for means and methods.
3. If the lintel exhibits severe section loss, flaking, or delamination, the lintel shall be replaced. Contractor is responsible for means and methods. The height of masonry removed above the lintel shall not be greater than half the length of the lintel. If more extensive removal is required, needle shoring may be used.
4. Replace any removed bricks and mortar.
5. If waterproofing layer is found when lintel is replaced, replace in kind and lap with existing waterproofing to remain in place.

6 Typ. Lintel Repair Detail
Scale: N.T.S.

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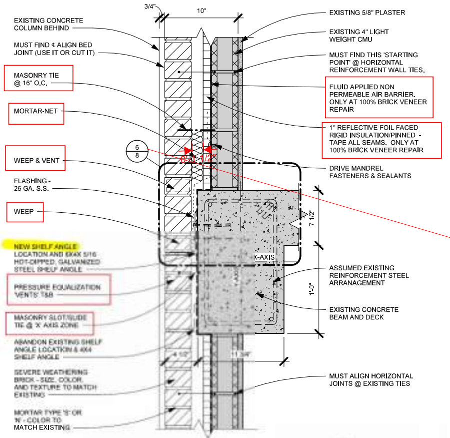
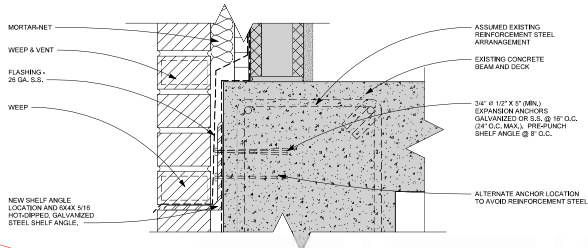
SHEET NO.
7



BRICK REPAIR DETAIL 5/8

SCALE: 1 1/2" = 1'-0"



BRICK REPAIR DETAIL 6/8

SCALE: 3" = 1'-0"

END WALL LEGEND

(cross-hatch)	WALL AREA FOR 100% BRICK VENEER REPAIR - REMOVE ALL BRICK AND BRICK SHELF ANGLES. REPLACE BRICK SHELF ANGLES WITH ALL NEW.
(diagonal hatch)	WALL AREA ASSUMING 10-15% BRICK VENEER REPAIR AND TUCKPOINTING. NOTIFY ARCHITECT IF REPAIR REQUIRED EXCEEDS 15% OF WALL AREA.
(stipple)	WALL AREA FOR CONCRETE CRACK AND DETERIORATION REPAIR.

REPAIR PER DETAILS 4 / 7 AND 5 / 8
SEE SHEETS 7 & 8

END WALL SCOPE OF WORK

NORTH, WEST, AND EAST END WALLS:

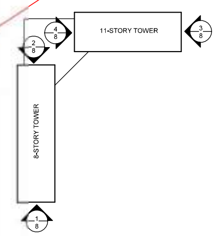
1. SEE SHEET 2 FOR DESIGN CRITERIA, CONTRACTOR RESPONSIBILITIES AND COORDINATION, STRUCTURAL STEEL, AND UNREINFORCED MASONRY REQUIREMENTS.
2. INSTALL TEMPORARY BARRICADES AND WARNING NOTIFICATIONS AS REQUIRED TO ESTABLISH A SAFE PERIMETER AROUND WORK AREA.
3. BEGINNING AT THE TOP FLOOR, TUCKPOINT DETERIORATED OR MISSING MORTAR, AND/OR REPLACE DAMAGED BRICK OVER APPROX. 10% (TO A MAX. OF 15%) OF THE WALL AREA. PRIORITIZE AREAS OF SUBSTANTIAL OR SIGNIFICANT DAMAGE OVER AREAS OF LITE DAMAGE. SEE SHEETS 7 & 8 AND SPECIFICATIONS FOR REPLACEMENT DETAILS AND PROCEDURES.
4. REMOVE EXCESS MORTAR AND OTHER CONSTRUCTION REMNANTS FROM NEW MASONRY.
5. REMOVE TEMPORARY BARRICADES AND WARNING NOTIFICATIONS. RESTORE LAWNS, DRIVES, WALKS, ETC. DAMAGED BY RESTORATION WORK.

SOUTH END WALLS:

1. SEE SHEET 2 FOR DESIGN CRITERIA, CONTRACTOR RESPONSIBILITIES AND COORDINATION, STRUCTURAL STEEL, AND UNREINFORCED MASONRY REQUIREMENTS.
2. INSTALL TEMPORARY BARRICADES AND WARNING NOTIFICATIONS AS REQUIRED TO ESTABLISH A SAFE PERIMETER AROUND WORK AREA.
3. BEGINNING AT THE EIGHTH FLOOR, REMOVE BRICK VENEER AS REQUIRED TO EXPOSE AND REMOVE STEEL SUPPORT ANGLES. CONTINUE DOWN TO AND INCLUDING THE SIXTH FLOOR.
4. REPLACE STEEL SUPPORT ANGLES AT SIXTH, SEVENTH, AND EIGHTH FLOORS. SEE DETAILS FOR ANGLE ATTACHMENT. ABANDON EXISTING SHELF ANGLE LOCATIONS AND INSTALL IN NEW LOCATIONS AS SHOWN.
5. INFILL GAP BETWEEN TOP OF FIFTH FLOOR BRICK VENEER AND NEW SHELF ANGLE LOCATION. INCLUDE MASONRY TIES AT INDICATED INTERVALS.
6. INSTALL NEW BRICK VENEER ON NEW SUPPORT ANGLES AT SIXTH, SEVENTH, AND EIGHTH FLOORS. INSTALL HORIZONTAL REINFORCEMENT AS NOTED ON DRAWINGS.
7. REMOVE ANY EXCESS MORTAR AND OTHER CONSTRUCTION REMNANTS FROM NEW MASONRY.
8. AT FLOORS ONE THROUGH FIVE, TUCKPOINT DETERIORATED OR MISSING MORTAR, AND/OR REPLACE DAMAGED BRICK OVER APPROX. 10% (TO A MAX. OF 15%) OF THE WALL AREA. PRIORITIZE AREAS OF SUBSTANTIAL OR SIGNIFICANT DAMAGE OVER AREAS OF LITE DAMAGE. SEE SHEETS 7 & 8 AND SPECIFICATIONS FOR REPLACEMENT DETAILS AND PROCEDURES.
9. ONCE WORK AT LOWER FLOORS HAS BEEN COMPLETED, REMOVE TEMPORARY BARRICADES AND WARNING NOTIFICATIONS. RESTORE LAWNS, DRIVES, WALKS, ETC. DAMAGED BY RESTORATION WORK.

TYPICAL CONCRETE DAMAGE PHOTOS 8/8

SCALE: N.T.S.

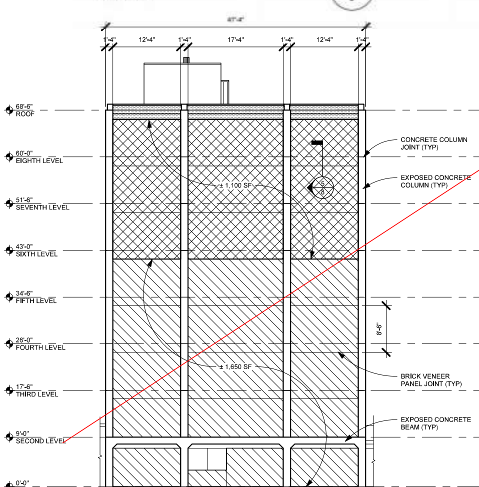


ELEVATION KEY

SCALE: 12" = 1'-0"

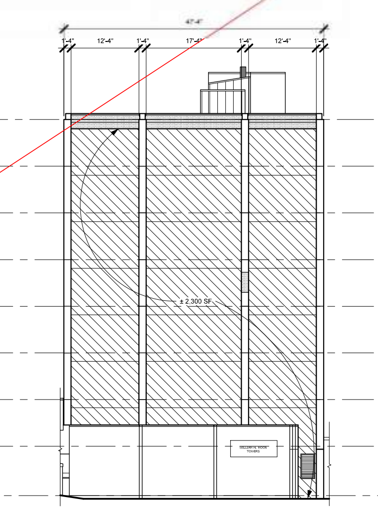
TYPICAL MASONRY DAMAGE PHOTOS 7/8

SCALE: N.T.S.



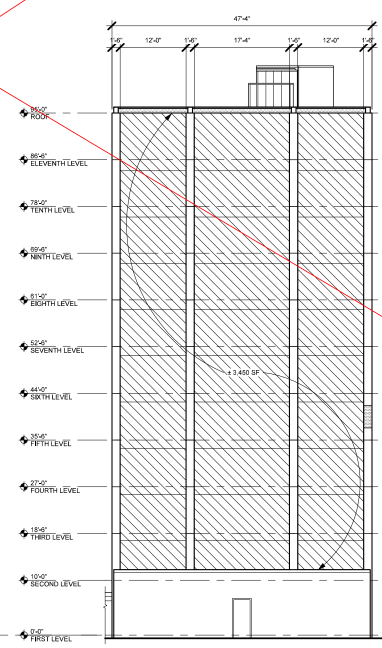
SOUTH END WALL ELEVATION 1/8

SCALE: 3/32" = 1'-0"



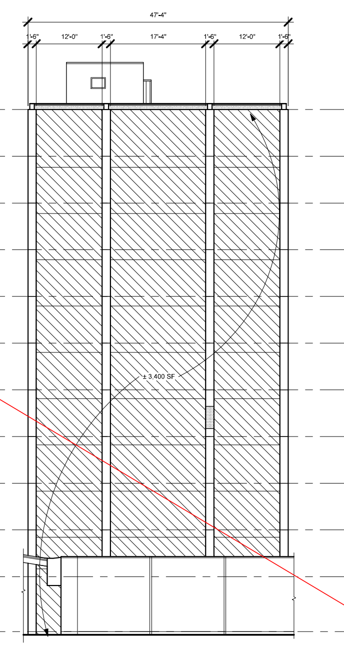
NORTH END WALL ELEVATION 2/8

SCALE: 3/32" = 1'-0"



EAST END WALL ELEVATION 3/8

SCALE: 3/32" = 1'-0"



WEST END WALL ELEVATION 4/8

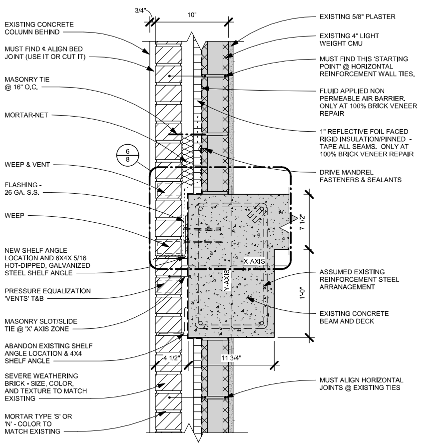
SCALE: 3/32" = 1'-0"

ALLIANCE ARCHITECTURE
929 Lincolnway East, Suite 200 | South Bend, Indiana 46601

Moon Towers Masonry Restoration
Knox County Housing Authority
255 W. Tompkins St.
Galesburg, IL 61401

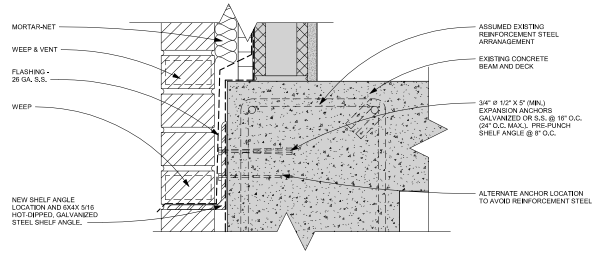
DATE: 12/22/2025

SHEET NO. 8



BRICK REPAIR DETAIL 5/8

SCALE: 1 1/2" = 1'-0"



BRICK REPAIR DETAIL 6/8

SCALE: 3" = 1'-0"

END WALL LEGEND

- WALL AREA FOR 100% BRICK VENEER REPAIR - REMOVE ALL BRICK AND BRICK SHELF ANGLES. REPLACE BRICK SHELF ANGLES WITH ALL NEW.
- WALL AREA ASSUMING 7% BRICK VENEER REPAIR (AS DEFINED ABOVE) AND 8% TUCKPOINTING. NOTIFY ARCHITECT IF REPAIR REQUIRED EXCEEDS 15% OF WALL AREA.
- WALL AREA FOR CONCRETE CRACK AND DETERIORATION REPAIR. INCLUDES FILLING ANCHOR HOLES.

1

REPAIR PER DETAILS 4 / 7 AND 5 / 8
SEE SHEETS 7 & 8

END WALL SCOPE OF WORK

NORTH, WEST, AND EAST END WALLS:

1. SEE SHEET 2 FOR DESIGN CRITERIA, CONTRACTOR RESPONSIBILITIES AND COORDINATION, STRUCTURAL STEEL, AND UNREINFORCED MASONRY REQUIREMENTS.
2. INSTALL TEMPORARY BARRICADES AND WARNING NOTIFICATIONS AS REQUIRED TO ESTABLISH A SAFE PERIMETER AROUND WORK AREA.
3. BEGINNING AT THE TOP FLOOR, TUCKPOINT DETERIORATED OR MISSING MORTAR, AND/OR REPLACE DAMAGED BRICK OVER APPROX. 10% (TO A MAX. OF 15%) OF THE WALL AREA. PRIORITIZE AREAS OF SUBSTANTIAL OR SIGNIFICANT DAMAGE OVER AREAS OF LITE DAMAGE. SEE SHEETS 7 & 8 AND SPECIFICATIONS FOR REPLACEMENT DETAILS AND PROCEDURES.
4. REMOVE EXCESS MORTAR AND OTHER CONSTRUCTION REMNANTS FROM NEW MASONRY.
5. REMOVE TEMPORARY BARRICADES AND WARNING NOTIFICATIONS. RESTORE LAWNS, DRIVES, WALKS, ETC. DAMAGED BY RESTORATION WORK.

SOUTH END WALLS:

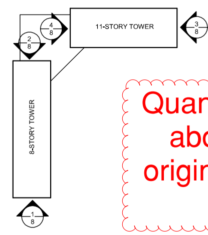
1. SEE SHEET 2 FOR DESIGN CRITERIA, CONTRACTOR RESPONSIBILITIES AND COORDINATION, STRUCTURAL STEEL, AND UNREINFORCED MASONRY REQUIREMENTS.
2. INSTALL TEMPORARY BARRICADES AND WARNING NOTIFICATIONS AS REQUIRED TO ESTABLISH A SAFE PERIMETER AROUND WORK AREA.
3. BEGINNING AT THE EIGHTH FLOOR, REMOVE BRICK VENEER AS REQUIRED TO EXPOSE AND REMOVE STEEL SUPPORT ANGLES. CONTINUE DOWN TO AND INCLUDING THE SIXTH FLOOR.
4. REPLACE STEEL SUPPORT ANGLES AT SIXTH, SEVENTH, AND EIGHTH FLOORS. SEE DETAILS FOR ANGLE ATTACHMENT. ABANDON EXISTING SHELF ANGLE LOCATIONS AND INSTALL IN NEW LOCATIONS AS SHOWN.
5. INFILL GAP BETWEEN TOP OF FIFTH FLOOR BRICK VENEER AND NEW SHELF ANGLE LOCATION. INCLUDE MASONRY TIES AT INDICATED INTERVALS.
6. INSTALL NEW BRICK VENEER ON NEW SUPPORT ANGLES AT SIXTH, SEVENTH, AND EIGHTH FLOORS. INSTALL HORIZONTAL REINFORCEMENT AS NOTED ON DRAWINGS.
7. REMOVE ANY EXCESS MORTAR AND OTHER CONSTRUCTION REMNANTS FROM NEW MASONRY.
8. AT FLOORS ONE THROUGH FIVE, TUCKPOINT DETERIORATED OR MISSING MORTAR, AND/OR REPLACE DAMAGED BRICK OVER APPROX. 10% (TO A MAX. OF 15%) OF THE WALL AREA. PRIORITIZE AREAS OF SUBSTANTIAL OR SIGNIFICANT DAMAGE OVER AREAS OF LITE DAMAGE. SEE SHEETS 7 & 8 AND SPECIFICATIONS FOR REPLACEMENT DETAILS AND PROCEDURES.
9. ONCE WORK AT LOWER FLOORS HAS BEEN COMPLETED, REMOVE TEMPORARY BARRICADES AND WARNING NOTIFICATIONS. RESTORE LAWNS, DRIVES, WALKS, ETC. DAMAGED BY RESTORATION WORK.

TYPICAL CONCRETE DAMAGE PHOTOS 8/8

SCALE: N.T.S.

TYPICAL MASONRY DAMAGE PHOTOS 7/8

SCALE: N.T.S.



ELEVATION KEY

SCALE: 12" = 1'-0"

Quantities below are above & beyond original scope repair items

Drop #8 Additional Brick:
12 SF = 80 BRK

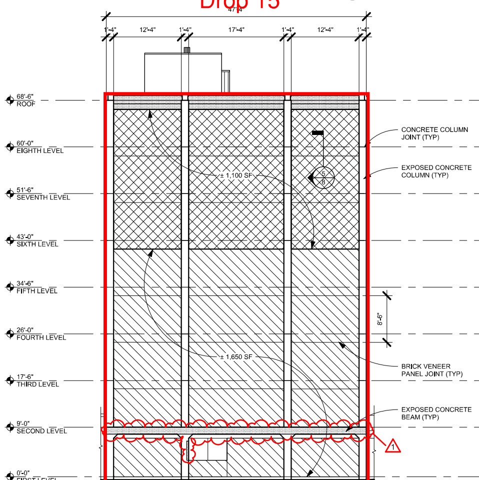
Drop #8 Concrete Patching:
32 SF

Drop #8 Additional Sealant & Weeps:
LF/ 60 weeps

Drop #9 Additional Brick:
35.6 SF = 240 BRK

Drop #9 Additional Sealant & Weeps:
23 LF/ 30 weeps

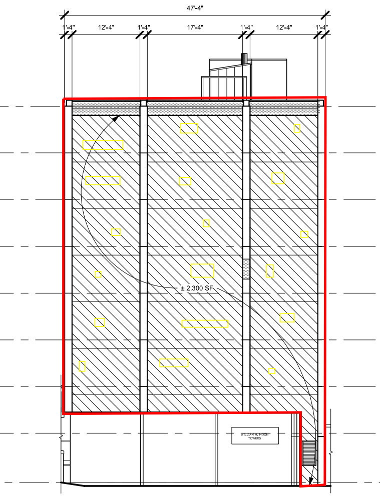
Drop 15



SOUTH END WALL ELEVATION 1/8

SCALE: 3/32" = 1'-0"

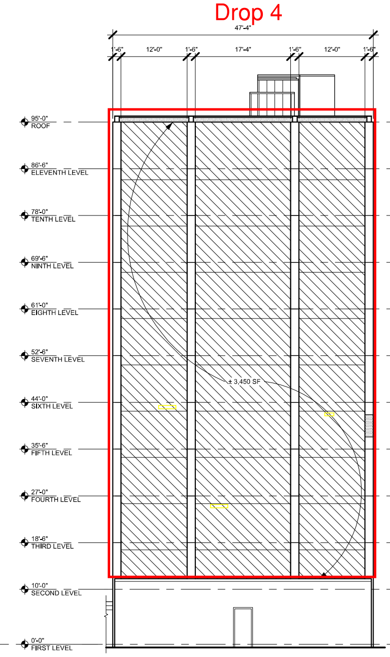
Drop 9



NORTH END WALL ELEVATION 2/8

SCALE: 3/32" = 1'-0"

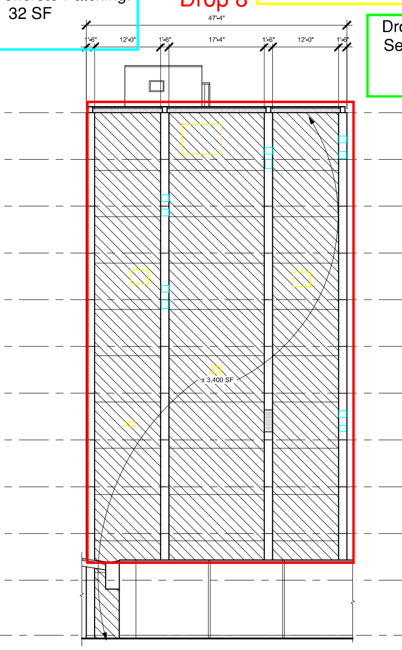
Drop 4



EAST END WALL ELEVATION 3/8

SCALE: 3/32" = 1'-0"

Drop 8



WEST END WALL ELEVATION 4/8

SCALE: 3/32" = 1'-0"

ALLIANCE ARCHITECTURE
929 Lincolnway East, Suite 200 | South Bend, Indiana 46601

Moon Towers Masonry Re
Knox County Housing Aut
255 W. Tompkins St.
Galesburg, IL 61401

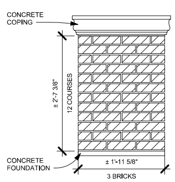
DATE:
12/22/2025
Revision 1 01/13/26

SHEET NO.
8

FILE PATH: C:\Users\ahiniker\Documents\Revit\2024\KCHA Moon Towers Masonry Restoration 2025_ahinikerZHCYH.rvt
PLOT DATE: 1/13/2026 10:55:08 AM

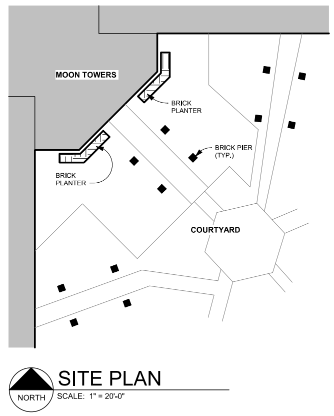
Planter Walls & Brick Piers
Brick Planters 100% rebuilt = 140 SF
total - 945 BRK

Brick Piers - (10) 100% Rebuild =
216 SF - 1,458 BRK
(2) Piers 100% Tuckpointed



ELEVATION

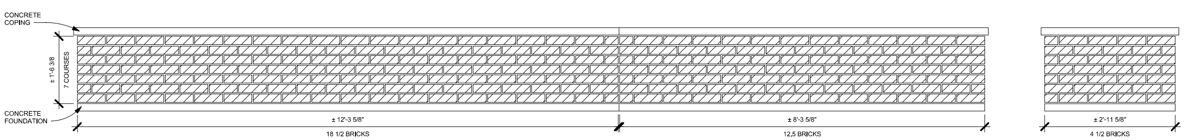
BRICK PIER 1/9
SCALE: 3/4" = 1'-0"



SITE PLAN
SCALE: 1" = 20'-0"

SITE MASONRY SCOPE OF WORK

1. CLEAN BRICK, EXPOSED CONCRETE FOUNDATION, AND MASONRY COPING AT BRICK PIERS AND PLANTERS.
2. SEE SHEET 2 FOR DESIGN CRITERIA, CONTRACTOR RESPONSIBILITIES AND COORDINATION, STRUCTURAL STEEL, AND UNREINFORCED MASONRY REQUIREMENTS.
3. INSTALL TEMPORARY BARRICADES AND WARNING NOTIFICATIONS AS REQUIRED TO ESTABLISH A SAFE PERIMETER AROUND WORK AREA.
4. BEGINNING AT THE TOP, TUCKPOINT DETERIORATED OR MISSING MORTAR, AND/OR REPLACE DAMAGED BRICK. PRIORITIZE AREAS OF SUBSTANTIAL OR SIGNIFICANT DAMAGE OVER AREAS OF LITE DAMAGE. SEE SHEETS 7 & 8 AND SPECIFICATIONS FOR REPLACEMENT DETAILS AND PROCEDURES.
5. REMOVE EXCESS MORTAR AND OTHER CONSTRUCTION REMNANTS FROM NEW MASONRY.
6. REMOVE TEMPORARY BARRICADES AND WARNING NOTIFICATIONS. RESTORE LAWNS, DRIVES, WALKS, ETC. DAMAGED BY RESTORATION WORK.



ELEVATIONS

BRICK PLANTER 2/9
SCALE: 3/4" = 1'-0"

ALLIANCE ARCHITECTURE
929 Lincolnway East, Suite 200 | South Bend, Indiana 46601

Moon Towers Masonry Restoration
Knox County Housing Authority
255 W. Tompkins St.
Galesburg, IL 61401

DATE:
12/22/2025

SHEET NO.
9

FILE PATH: C:\Users\ahiniker\Documents\Revit\2024\KCHA Moon Towers Masonry Restoration 2025_ahinikerZHCYH.rvt
PLOT DATE: 1/13/2026 10:55:10 AM

KNOX COUNTY HOUSING AUTHORITY
BUILDING COMMUNITY, PEOPLE, AND PARTNERSHIPS

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: 07/22/2026

FROM: Derek Antoine
Executive Director

BOARD MEETING: 07/28/2026

SUBJECT: Application for Payment #4 – CAD Construction Inc.

Executive Summary

At the 03/03/2026 Board meeting, the Moon Towers Flooring Replacement Project was approved. Specifically, this project shall include all work in the identified areas related to the following:

- Remove and dispose of floor tile and mastic under carpet; and
- Installation of new carpet, LVT and rubber cove base.

IITI Group did the abatement work for this project. CAD Construction Inc. did carpet and LVT installation for this project.

CAD Construction Inc. completed all work on 07/17/2026. Work completed includes the following: hallway carpet and rubber cove base installation and LVT and rubber cove base installation in two community rooms and patio door entrance area. Work has been completed satisfactorily.

This application for payment is for work completed to date and stored materials. KCHA staff has reviewed the pay request and signed approval for Pay Request #4.

Fiscal Impact

This application for payment will be paid from the 2025 Capital Fund grant as approved at the 03/03/2026 Regular Meeting of the Board. Such expenses are eligible and allowable under federal guidelines located at 2 CFR 200—Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards.

Recommendation

It is the recommendation of the Executive Director the Board of Commissioners of the Knox County Housing Authority approve Application for Payment #4 from CAD Construction Inc. in the amount of $12,700.00 for the period to 07/22/2026.

APPLICATION AND CERTIFICATE FOR PAYMENT — **AIA DOCUMENT G702** — **APPLICATION NO** 4

TO: Knox County Housing Authority

PROJECT: Knox County Housing Authority
Moon Towers Hallways & Common Areas
946 E. Main Street, Galesburg, IL 60401

PERIOD TO: 7/22/2026

FROM: CAD Construction
150 S Baer Rd
Tremont, IL 61568

ARCHITECT:

Project No.:

CONTRACT FOR:

CONTRACTOR'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY			
CHANGE ORDERS APPROVED BY OWNERS			
		ADDITIONS	DEDUCTION
APPROVED THIS MONTH			
NUMBER	DATE		
	TOTALS		

APPLICATION IS MADE FOR PAYMENT AS SHOWN BELOW IN CONNECTION WITH THE CONTRACT. CONTINUATION SHEET, AIA DOCUMENT G703 IS ATTACHED.

1. ORIGINAL CONTRACT SUM		$ 175,785.00
2. NET CHANGE BY CHANGE ORDERS		$ -
3. CONTRACT SUM TO DATE		$ 175,785.00
4. TOTAL COMPLETED & STORED TO DATE		$ 175,785.00
5. RETAINAGE		
a. 0% OF COMPLETED WORK	$ -	
b. % OF STORED MATERIALS		
TOTAL RETAINAGE		$ -
6. TOTAL EARNED LESS RETAINAGE		$ 175,785.00
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (LINE 6 FROM PRIOR CERTIFICATE)		$ 163,085.00
8. CURRENT PAYMENT DUE		$ 12,700.00
9. BALANCE TO FINISH, PLUS RETAINAGE (LINE 3 LESS LINE 6)		$ -

THE UNDERSIGNED CONTRACTOR CERTIFIES THAT TO THE BEST OF THE CONTRACTOR'S KNOWLEDGE, INFORMATION AND BELIEF THE WORK COVERED BY THE APPLICATION FOR PAYMENT HAS BEEN COMPLETED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, THAT ALL AMOUNTS HAVE BEEN PAID BY THE CONTRACT FOR WORK FOR WHICH PREVIOUS CERTIFICATES FOR PAYMENT WERE ISSUED AND PAYMENTS RECEIVED FROM THE OWNER AND THAT CURRENT PAYMENT SHOWN HEREIN IS NOT DUE.

STATE OF : ILLINOIS COUNTY OF : TAZEWELL

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22nd DAY OF July, 2026
NOTARY PUBLIC: Karalyna Williams

CONTRACTOR: CAD CONSTRUCTION, INC.

MY COMMISSION EXPIRES: 04/16/2030

Notary Public, State of Illinois
Official Seal
Karalyna Rusty Williams
Commission # 1030012
My Commission Expires 4/16/2030

BY: Kerry Keller-Martin DATE: 07/22/2026

ARCHITECT'S CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED ....$ 12,700.00
ARCHITECT:
BY: [signature] DATE: 7/22/26

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 the 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: 07/22/2026

FROM: Derek Antoine
Executive Director

BOARD MEETING: 07/28/2026

SUBJECT: CAD Construction Inc.—Proposed Change Order 1

Executive Summary

At the 03/03/2026 Board meeting, the Moon Towers Flooring Replacement Project was approved. Specifically, this project included all work in the identified areas related to the following:

- Remove and dispose of floor tile and mastic under carpet; and
- Installation of new carpet, LVT and rubber cove base.
- IITI Group did the abatement work for this project. CAD Construction Inc. did carpet and LVT installation for this project.

Proposed Change Order 1 is attached to this memo and outlines the following changes:

- Remove large section of brick tile and 1.5" mortar bed, dispose of to dumpster;
- Procure/mix/install 35 extra bags of Uzin self-leveling compound and primer;
- 32 extra labor hours above and beyond the 16 budgeted for the work; and
- Upgrade entry flooring materials to walk off carpet tile in lieu of LVT.

Please see the attached proposed Change Order 1 document that includes the proposed changes and their corresponding costs which total a project cost increase of $6,440.00. There was no additional labor cost to install the walk off carpet tile—only material cost. The labor increase was for the additional floor preparation over the brick tile. Please see attached photos of the area requiring additional prep work.

KCHA staff has reviewed and approved this 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 modification resulting in an increase to the total contract amount is required to be necessary within the general scope of work.

The agency makes every effort to be prudent in the expenditure of additional funds. There is no industry standard for an acceptable percentage amount of change orders to the total contract amount, but the agency considers 5% - 10% relative to the size, scope, and complexity of contract as acceptable. With this current project cost, 5% of the $175,785.00 total would be $8,789.25. Change Order 1 brings the total project cost to $182,225.00 which is $6,440.00 or approximately 3.66% over the original project cost.

Fiscal Impact

This application for payment will be paid from the 2025 Capital Fund grant as approved at the 03/03/2026 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 original approved project cost was $175,785.00. With the inclusion of Change Order 1, the project cost would be $182,225.00.

Recommendation

It is the recommendation of the Executive Director the Board of Commissioners of the Knox County Housing Authority approve the proposed Change Order 1 from CAD Construction Inc. with the project cost increase of $6,440.00 for the Moon Towers Flooring Replacement Project.

CAD CONSTRUCTION INC.
150 S BAER RD
TREMONT, IL 61568

CONSTRUCTION AND DESIGN

PHONE: 309-925-2092
FAX: 309-925-2091

Proposal

DATE: 7-17-2026

FEMALE BUSINESS ENTERPRISE

PROJECT: Knox County Housing Authority
Moon Towers
Galesburg, IL

Main Level Entry – Floor Leveling CO#1

- Remove large section of brick tile and 1.5" mortar bed, dispose of to KCHA's dumpster
- Procure/mix/and install 35 EXTRA bags of Uzin self leveling compound and primer
- 32 EXTRA labor hours above and beyond the 16 budgeted in to the work.
- Upgrade entry flooring materials to walk off carpet tile in lieu of already purchased LVT.

Materials Extra: $2,400
Labor Extra: $3,200
OH&P @ 15%: $840

CO#1 Total: $6,440

Thank you,
Alex Brenneman

CAD Construction, INC.
309-657-1493


FIRE


FIRE


FIRE


FIRE
EXIT

KNOX COUNTY HOUSING AUTHORITY
BUILDING COMMUNITY, PEOPLE, AND PARTNERSHIPS

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: 07/22/2026

FROM: Derek Antoine
Executive Director

BOARD MEETING: 07/28/2026

SUBJECT: Application for Payment #5/FINAL – CAD Construction Inc.

Executive Summary

At the 03/03/2026 Board meeting, the Moon Towers Flooring Replacement Project was approved. Specifically, this project shall include all work in the identified areas related to the following:

- Remove and dispose of floor tile and mastic under carpet; and
- Installation of new carpet, LVT and rubber cove base.

IITI Group did the abatement work for this project. CAD Construction Inc. did carpet and LVT installation for this project.

CAD Construction Inc. completed all work on 07/17/2026. This application for payment represents the additional amount of $6,440.00 reflected in Change Order 1.

This application for payment is for work completed to date and stored materials. KCHA staff has reviewed the pay request and signed approval for Pay Request #5.

Fiscal Impact

This application for payment will be paid from the 2025 Capital Fund grant as approved at the 03/03/2026 Regular Meeting of the Board. Such expenses are eligible and allowable under federal guidelines located at 2 CFR 200—Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards.

Recommendation

It is the recommendation of the Executive Director the Board of Commissioners of the Knox County Housing Authority approve Application for Payment #5/FINAL from CAD Construction Inc. in the amount of $6,440.00 for the period to 07/22/2026.

APPLICATION AND CERTIFICATE FOR PAYMENT | **AIA DOCUMENT G702** | **APPLICATION NO** 5

TO: Knox County Housing Authority

PROJECT: Knox County Housing Authority
Moon Towers Hallways & Common Areas
946 E. Main Street, Galesburg, IL 60401

PERIOD TO: 7/22/2026

FROM: CAD Construction
150 S Baer Rd
Tremont, IL 61568

ARCHITECT:

Project No.:

CONTRACT FOR:

CONTRACTOR'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY			
CHANGE ORDERS APPROVED BY OWNERS			
		ADDITIONS	DEDUCTION
APPROVED THIS MONTH			
NUMBER	DATE		
	TOTALS		

APPLICATION IS MADE FOR PAYMENT AS SHOWN BELOW IN CONNECTION WITH THE CONTRACT. CONTINUATION SHEET, AIA DOCUMENT G703 IS ATTACHED.

1. ORIGINAL CONTRACT SUM		$ 175,785.00
2. NET CHANGE BY CHANGE ORDERS		$ 6,440.00
3. CONTRACT SUM TO DATE		$ 182,225.00
4. TOTAL COMPLETED & STORED TO DATE		$ 182,225.00
5. RETAINAGE		
a. 0% OF COMPLETED WORK	$ -	
b. % OF STORED MATERIALS		
TOTAL RETAINAGE		$ -
6. TOTAL EARNED LESS RETAINAGE		$ 182,225.00
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (LINE 6 FROM PRIOR CERTIFICATE)		$ 175,785.00
8. CURRENT PAYMENT DUE		$ 6,440.00
9. BALANCE TO FINISH, PLUS RETAINAGE (LINE 3 LESS LINE 6)		$ -

THE UNDERSIGNED CONTRACTOR CERTIFIES THAT TO THE BEST OF THE CONTRACTOR'S KNOWLEDGE, INFORMATION AND BELIEF THE WORK COVERED BY THE APPLICATION FOR PAYMENT HAS BEEN COMPLETED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, THAT ALL AMOUNTS HAVE BEEN PAID BY THE CONTRACT FOR WORK FOR WHICH PREVIOUS CERTIFICATES FOR PAYMENT WERE ISSUED AND PAYMENTS RECEIVED FROM THE OWNER AND THAT CURRENT PAYMENT SHOWN HEREIN IS NOT DUE.

STATE OF : ILLINOIS **COUNTY OF : TAZEWELL**

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22nd DAY OF July, 20 26

NOTARY PUBLIC: Karalyna Williams

MY COMMISSION EXPIRES: 04/16/2030

Notary Public, State of Illinois
Official Seal
Karalyna Rusty Williams
Commission # 1030012
My Commission Expires 4/16/2030

CONTRACTOR: CAD CONSTRUCTION, INC.

BY: Kerry Keller-Martin **DATE:** 07/22/2026

ARCHITECT'S CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED............$ 6,440.00

ARCHITECT:

BY: [signature] DATE: 7/22/26

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 the Contractor under this Contract.

EXECUTIVE DIRECTOR REPORT

JULY 2026

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

BOARD MEETING:
Tuesday, July 28, 2026
4:00 PM

EQUAL HOUSING OPPORTUNITY

EXECUTIVE SUMMARY

COMMISSIONER COMPLIANCE REPORT

Commissioner Training and Development

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

Date	Commissioner	Training Description	Location	Hours
				0.0

The following table details monthly and annual costs (to date) incurred by the agency for **commissioner** training and development for FYE 03/31/2027:

Month	Training Events	Training Hours	Total Cost	Avg Cost per Hour	Training Budget	% to Budget	Variance
Apr-26	0	0.0	$ -	$ -	$ 600.00	0.00%	$ (600.00)
May-26	0	0.0	$ -	$ -	$ 600.00	0.00%	$ (600.00)
Jun-26	0	0.0	$ -	$ -	$ 600.00	0.00%	$ (600.00)
Jul-26	0	0.0	$ -	$ -	$ 600.00	0.00%	$ (600.00)
Aug-26			$ -	$ -		0.00%	
Sep-26			$ -	$ -		0.00%	
Oct-26			$ -	$ -		0.00%	
Nov-26			$ -	$ -		0.00%	
Dec-26			$ -	$ -		0.00%	
Jan-27			$ -	$ -		0.00%	
Feb-27			$ -	$ -		0.00%	
Mar-27			$ -	$ -		0.00%	
FYE 2025	0	0.0	$ -	$ -	$ 2,400.00	0.00%	$ (2,400.00)

EXECUTIVE SUMMARY

Commissioner Governance/Compliance

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

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

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

FYE 2027	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	%
Hawkinson, Jared (C)	NO MEETING	1	1										100.0%
Robison, Sara (VC)		1	1										100.0%
Riley, Joseph		1	1										100.0%
Carson, LaToya		1											50.0%
Dena Simkins		1	1										100.0%
Anthony Law		1	1										100.0%
Jantz Spalding		1	1										100.0%
Antoine, Derek (ED)		1	1										100.0%

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

Board Governance Survey Status	STAN.	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:	3	2	Meets Requirement
Average meeting attendance:	75.0%	92.9%	Meets 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	03/03	Meets Requirement
Are the results of quality control testing communicated to the Board?	YES	YES	Meets Requirement

EXECUTIVE SUMMARY

CAPITAL GRANT STATUS/PERFORMANCE

2025 CFP Grant IL01P08550125

- Grant amount: $1,574,831.00
- Obligation End Date (OED): 02/16/2027
- Expenditure End Date (EED): 02/16/2029

CFP Budget by Line Item

Budget Line Item (BLI)		Original	Current	Obligated	%	Expended	%
1406	Transfer to Operations	$ 393,707.75	$ 397,431.00	$ 397,431.00	100.0%	$ 397,431.00	100.0%
1410	CFP Administration	$ 157,483.10	$ 158,972.40	$ 158,972.40	100.0%	$ 158,972.40	100.0%
1480	General Capital Activity	$ 1,023,640.15	$ 1,033,320.60	$ 860,905.00	83.3%	$ 795,708.78	77.0%
		$ -	$ -	$ -	0.0%	$ -	0.0%
Total Capital Fund Program		$ 1,574,831.00	$ 1,589,724.00	$ 1,417,308.40	89.2%	$ 1,352,112.18	85.1%

CFP Planned Work Items

CFP Planned Activity		Original	Current	Obligated	%	Expended	%
1480	A & E	$ 175,000.00	$ 79,500.00	$ 54,500.00	68.6%	$ 54,967.78	69.1%
1480	MT Masonry	$ 38,640.15	$ -	$ -	#DIV/0!	$ -	#DIV/0!
1480	BB Boil/MT Gen	$ 160,000.00	$ 200,000.00	$ 200,000.00	100.0%	$ 147,006.00	73.5%
1480	FAM Storms	$ 370,000.00	$ 117,415.60	$ -	0.0%	$ -	0.0%
1480	FAM Mail	$ 30,000.00	$ 30,000.00	$ -	0.0%	$ -	0.0%
1480	MT Flooring	$ 250,000.00	$ 606,405.00	$ 606,405.00	100.0%	$ 593,735.00	97.9%
		$ -	$ -	$ -		$ -	
		$ -	$ -	$ -		$ -	
		$ -	$ -	$ -		$ -	
		$ -	$ -	$ -		$ -	
		$ -	$ -	$ -		$ -	
Total Capital Fund Program		$ 1,023,640.15	$ 1,033,320.60	$ 860,905.00	83.3%	$ 795,708.78	77.0%

This grant will be used primarily for masonry and external structural rehabilitation and stabilization at Moon Towers, as well as general upkeep – storm doors, mailbox and address refurbishing, flooring replacement.

CFP Grant IL01P08550125 is 89.2% obligated, and 85.1% expended. This grant must be obligated at 90% (executed contracts) by 02/16/2027, and fully expended by 02/16/2029.

EXECUTIVE SUMMARY

2024 CFP Grant IL01P08550124

- Grant Amount: $1,557,030.00
- 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	$ 388,957.50	$ 388,957.50	100.0%	$ 388,957.50	100.0%
1410	CFP Administration	$ 100,000.00	$ 125,375.94	$ 125,375.94	100.0%	$ 125,375.94	100.0%
1480	General Capital Activity	$ 1,207,030.00	$ 1,042,696.56	$ 1,042,696.56	100.0%	$ 690,807.85	66.3%
		$ -	$ -	$ -	0.0%	$ -	0.0%
Total Capital Fund Program		$ 1,557,030.00	$ 1,557,030.00	$ 1,557,030.00	100.0%	$ 1,205,141.29	77.4%

CFP Planned Work Items

CFP Planned Activity		Original	Current	Obligated	%	Expended	%
1480	A & E	$ 90,000.00	$ 123,800.00	$ 123,800.00	100.0%	$ 81,485.58	65.8%
1480	MT Masonry	$ 833,218.98	$ 617,800.00	$ 617,800.00	100.0%	$ 325,680.71	52.7%
1480	MT/BB Elevator	$ 283,811.02	$ 301,096.56	$ 301,096.56	100.0%	$ 283,641.56	94.2%
		$ -	$ -	$ -		$ -	
		$ -	$ -	$ -		$ -	
		$ -	$ -	$ -		$ -	
		$ -	$ -	$ -		$ -	
		$ -	$ -	$ -		$ -	
		$ -	$ -	$ -		$ -	
		$ -	$ -	$ -		$ -	
		$ -	$ -	$ -		$ -	
Total Capital Fund Program		$ 1,207,030.00	$ 1,042,696.56	$ 1,042,696.56	100.0%	$ 690,807.85	66.3%

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

CFP Grant IL01P08550124 is 100.0% obligated, and 77.4% expended. This grant must be obligated at 90% (executed contracts) by 02/16/2026, and fully expended by 02/16/2028.

EXECUTIVE REPORT

This report covers June 2026 and gives a clearer first-quarter view of FYE 2027. Last month's report looked back at the closeout of FYE 2026. This month is different. We are now looking at how the new fiscal year is settling in, how we're operating, and which projects are moving from active construction toward completion.

The overall picture is steady. Public Housing had a strong June across all three AMPs, AHP remains positive, and HCV continues to be administratively stable while the HAP side remains tight. The biggest activity is still centered on Moon Towers, where the masonry restoration continues and the flooring replacement project is now essentially complete. The other major housekeeping item is the quarterly bad debt charge-off, which is part of keeping our receivables accurate and continuing recovery efforts through IDROP where appropriate.

We are also scheduled for two HUD inspections – one for PH at Moon Towers (08/04/2026) and one for AHP at Prairieland Townhouses Section 8 (08/05/2026). This will be AHP's first inspection (and preferably only), while the PH program has already had three inspections – Blue Bell Tower (95.0, prior inspection 99.0), 504 Family (89.0, 100.0), and the Scattered Family Sites (91.0, 95.0). The downtrend in scores correlates to the new(er) NSPIRE scoring model, which puts a heavier emphasis on deficiencies found in units. As it stands, the PH program has a collective score of 91.91 (36.76). Assuming Moon Towers scores a 90.0 or higher, the agency will be positioned well to attain High Performer under the Public Housing Assessment System for a 13th consecutive year.

My view is that the agency is in a controlled position. We are not problem-free, but the issues in front of us are identifiable and manageable: construction closeout, timing of reimbursements, HAP monitoring, and keeping older properties from turning routine needs into emergency needs.

Operations

Public Housing

Public Housing had a strong month operationally and financially. Moon Towers, Family Sites, and Blue Bell all ended June in the black for the month and year-to-date, with Public Housing total available cash reported at approximately $2.67 million. Moon Towers had June net revenue of $52,903.72, Family Sites had June net revenue of $59,744.63, and Blue Bell had June net revenue of $48,550.42.

EXECUTIVE SUMMARY

Moon Towers continues to show strong occupancy performance while carrying the heaviest capital workload in the portfolio. For FYE 2027 year-to-date, both Moon Towers A and Moon Towers B are at 100% occupancy based on unit months, with occupancy based on actual unit days at 99.69% for Moon A and 99.58% for Moon B. June followed the same pattern, with both buildings at 100% occupancy based on unit months and unit-day occupancy remaining above 99.5%.

That is a strong result on its own, but it matters more because Moon has also been working through masonry restoration, flooring replacement, elevator work, resident coordination, and the normal demands of operating an occupied high-rise. The occupancy numbers tell me that the disruption has been managed well. We are not just doing capital work; we are keeping the building leased and functioning while that work happens.

Work order performance at Moon is also solid. Through the first quarter, Moon Towers A and B had 138 total work orders, all of which were completed. Emergency work orders were also handled at 100% PHAS performance, with no emergency work orders open over 24 hours. For June, Moon had 64 total work orders, all completed, again with no emergency work orders open over 24 hours.

The **Family Sites** remain the strongest occupancy performer in Public Housing. All three Family groupings – Iowa/Knox/Michigan, McKnight, and Berrien/South – are at 100% occupancy based on unit months for FYE 2027 year-to-date. Occupancy based on unit days is also strong: 99.44% for Family A, 99.88% for Family B, and 98.95% for Family C. June showed the same 100% unit-month occupancy across all three Family groupings.

That is important because scattered-site family housing can get away from an agency quickly if unit condition, turnaround time, and work order response are not controlled. These units are spread out, they have more exterior/site-related variables, and small maintenance issues can turn into larger costs if they sit too long. Right now, the numbers show that staff are keeping the portfolio tight.

The work order numbers support that. Through the first quarter, the Family Sites had 514 total work orders, and all were completed. That includes 40 emergency work orders, all completed with no emergency work orders open over 24 hours. In June alone, the Family Sites had 141 total work orders, all completed, with all 14 emergency work orders completed timely.

Blue Bell is the one Public Housing property still showing some occupancy drag, which is really tied to the fire disruption and project activity earlier this year. For FYE 2027 year-to-date, Blue Bell is at 96.08% occupancy based on unit months and 95.84% based on unit days. June was similar, with 96.08% unit-month occupancy and 95.36% unit-day occupancy.

Work order performance is generally good, though not as clean as the other Public Housing sites. Through the first quarter, Blue Bell had 51 total work orders, with 49 completed and 2 open. All emergency work orders were completed timely, with no emergency work orders open over 24 hours. Non-emergency work orders had an average close time of 6.44 days, which is higher than the other properties. For June, Blue Bell had 12 total work orders, with 10 completed and 2 open.

Housing Choice Voucher Program

HCV remains stable on the administrative side, but HAP continues to require close monitoring. June administrative operations showed a monthly loss of $878.05, but the program remains positive year-to-date administratively, with an ending UNP balance of $8,652.93. HAP showed a June loss of $1,062.00 and a year-to-date loss of $8,459.30, with the RNP ending at negative $7,723.00. There is potential for a draw from HUD-held reserves to balance the ledger, though we'll wait to see if that's necessary.

That is not a crisis, but it is the number I am watching. Spending HAP and housing families is a good thing so long as the resources are there. The program is functioning, but the cushion is thin. There is potential for a draw from HUD-held reserves to balance the ledger, though we'll wait to see if that's necessary.

EHV remains a small part of the overall picture. June activity was limited, with an EHV administrative loss of $121.81 for the month and an ending EHV UNP balance of $10,489.91. This is not a major operating concern, but it still needs to be reconciled and monitored until fully closed out.

AHP — Brentwood and Prairieland

AHP continues to be the steadiest part of the portfolio. Brentwood and Prairieland were both in the black for June and remain positive year-to-date. Brentwood had June net revenue of $1,214.81 and year-to-date net revenue of $18,452.79. Prairieland had June net revenue of $16,305.23 and year-to-date net revenue of $54,918.62.

The practical takeaway is that AHP is performing the way we need it to perform. Expenses were described as fairly standard for both properties, and the focus should remain on consistency: occupancy, routine maintenance, resident service, and planning ahead for replacement needs before they become capital emergencies.

EXECUTIVE SUMMARY

Finance

Public Housing

The June financials are stronger than the first two months of FYE 2027. All three AMPs are positive for the month and year-to-date. COCC is also positive for June, though still negative year-to-date by $32,639.06. The COCC year-to-date loss is important, but it should be read in context. The financial notes indicate the agency will be sending submittals to the City and Knox County Health Board for reimbursement of shelter expenses that have accrued and been paid by COCC.

The Public Housing cash position remains strong. Moon Towers reported cash, investments, receivables, and payables of $622,774.06; Family Sites reported $1,228,815.64; and Blue Bell reported $218,575.37. The agency is not operating from a place of cash weakness, but the capital workload at Moon Towers is a reminder that cash strength and capital need can exist at the same time.

Housing Choice Voucher Program

HCV's administrative position remains manageable. The administrative side is slightly positive year-to-date, and expenses remain generally aligned with available administrative resources. The more important issue is HAP. June HAP expense exceeded HAP income, and the restricted net position remains negative.

The Board should view this as a monitoring issue, not a program failure. We need to continue watching leasing, subsidy, payment standards, rent reasonableness, and monthly HAP usage. The concern is not one bad month. The concern is the trend if HAP costs continue to run ahead of available subsidy.

AHP — Brentwood and Prairieland

AHP remains financially steady. Brentwood and Prairieland combined produced June net revenue of $17,520.04 and year-to-date net revenue of $73,371.41 before depreciation. Brentwood's available cash is reported at $409,104.22, and Prairieland's available cash is reported at $312,985.00.

We have re-hired a position – admin specialist – for the AHP sites. This was made possible through the stabilizing of revenue year-to-date. We still have the matter of bond repayment, and I anticipate addressing that in the coming months, retroactively to the beginning of the fiscal year.

EXECUTIVE SUMMARY

The main risk with AHP is not current performance. It is complacency. These properties are doing well, and the right response is to protect that performance with steady management and routine investment.

Bad Debt Charge-Offs

The packet includes Resolution 2026-04 for quarterly bad debt charge-offs totaling $16,845.08 for the period ending June 30, 2026. This includes $6,274.09 at Moon Towers, $6,461.15 at Family Sites, $2,380.00 in HCV, and $1,729.84 at Blue Bell.

This is not a write-off in the sense of walking away from recovery. Once approved, the uncollectible receivables are removed from the accounting records and turned over to IDROP for collection attempts. This is basic financial discipline. We need receivables to reflect reality, and we need staff time focused on accounts that can actually be worked.

Capital Projects

The Moon Towers Masonry Restoration Project continues to progress. The project includes damaged masonry restoration, brick replacement, steel lintel replacement, limestone sill tuckpointing, and repair of exposed concrete beams and columns. Work began March 9, the north elevation of the A Building is complete, and work is underway on the east and west elevations. The current recommendation is approval of Pay Request #4 to Otto Baum Company in the amount of $46,376.79.

The construction observation report is also worth noting. It confirms that the 11-story tower work is complete on all four elevations, while work continues on the 8-story north and east elevations. It also identifies items still being tracked, including exposed reinforcing steel, protective treatment for minor concrete cracks, additional masonry repair at the one-story connection area, and planter stone replacement. That is exactly why these observation reports matter. They give us a record of progress, but also a record of what still needs attention before closeout.

The Moon Towers Flooring Replacement Project is essentially complete. CAD completed all work on July 17, including hallway carpet and rubber cove base, LVT and rubber cove base in both community rooms, and the patio door entrance area. Pay Request #4 is $12,700.00.

The packet also includes CAD Change Order #1 for $6,440.00. The change order is tied to additional floor preparation at the main level entry, including removal of brick tile and mortar bed, additional self-leveling compound and primer, extra labor hours, and changing the entry material to walk-off carpet tile instead of LVT. The memo notes that the change order brings the project to $182,225.00, which is approximately 3.66% over the original project cost. In my view, that is a reasonable change order. It is tied to field conditions, it stays within the general scope of work, and it improves the finished entry area.

The final CAD pay request is also in the packet. Pay Request #5/FINAL is $6,440.00 and represents the additional amount tied to Change Order #1. Once this is approved, the flooring project should be fully closed from the contractor side.

INDUSTRY NEWS/PROGRAM UPDATES

The main industry story this month is not one single policy change. It is the number of things moving at once: federal funding uncertainty, new inspection rules, cybersecurity reporting, HOTMA preparation, homelessness funding fights, fair housing shifts, and state-level housing supply pressure. None of these items changes our work overnight, but together they point to a pretty clear operating environment: more compliance, more documentation, tighter subsidy management, and more pressure on PHAs to prove they are managing risk well.

Federal Funding Remains Unsettled

The FY 2027 HUD funding picture is still not final. The House Appropriations Committee advanced its Transportation-HUD bill in early June, and NLIHC reported that the House bill would fund HUD at about $71.38 billion, which is roughly $5.94 billion below FY 2026 enacted levels. That is not the final number, but it remains the main House-side marker for where negotiations may start.

For us, the risk is familiar. If Public Housing Operating Fund, Capital Fund, or HCV administrative fee funding comes in tight, the work does not get easier. We still have older buildings, resident needs, inspection obligations, rent reasonableness work, landlord coordination, and compliance deadlines. The funding debate matters because it affects whether we are managing those responsibilities with breathing room or squeezing them through a thinner administrative and capital pipeline.

We should not build assumptions around future federal relief. We should keep capital planning conservative, watch HCV HAP closely, and continue treating reserves as a management tool rather than a comfort blanket.

The ROAD to Housing Act Is Now Law

The 21st Century ROAD to Housing Act became law on July 11. For housing authorities, the most relevant pieces include a 100,000-unit increase to the RAD cap, HCV inspection flexibility for certain units that recently passed inspections under other federal housing programs, CDBG flexibility for affordable housing construction, a temperature sensor pilot for PHAs and federally assisted owners, and a new Moving to Work cohort focused on economic opportunity and pathways to independence.

This is good policy movement, but I would not oversell it as immediate operating relief. Most of the useful pieces still require HUD implementation, guidance, local partnerships, or future funding. The HCV inspection flexibility could eventually help with landlord participation and lease-up speed. The RAD cap increase matters for larger portfolio planning. The temperature sensor pilot is worth watching because it connects directly to housing quality standards and resident health/safety expectations.

For KCHA, this is more of a “watch and position ourselves” item than a “change operations” item.

NSPIRE for Voucher Programs Is Getting Real

HUD issued PIH Notice 2026-18 on July 15, implementing NSPIRE administrative procedures for voucher programs. PHAs may continue using HQS or other approved inspection methods until February 1, 2027, but agencies that have not implemented NSPIRE must notify HUD of their transition date by September 30, 2026. HUD also makes clear that owner/family notifications and inspector training need to be part of the transition.

This is probably one of the most practical items for HCV operations. The risk is not just learning new standards. The risk is sloppy rollout: inspectors trained at different levels, owners confused about requirements, participants receiving mixed messages, or staff trying to operate two inspection frameworks without a clean transition plan.

The KCHA has fully transitioned to the NSPRIE methodology and model. We are working to shore up inspector consistency by bringing an in-house compliance position on board that will hand all agency inspections and associated administrative practices. The goal is to have someone in position no later than September 1.

HUD Added a 36-Hour Cyber Incident Reporting Requirement

HUD issued PIH Notice 2026-17 on July 8, requiring PHAs to report cyber incidents to HUD no later than 36 hours after becoming aware of the incident. Reportable incidents include things like data spillage, intrusions, breaches, exploited vulnerabilities, and attacks. HUD also lists the type of information PHAs must provide, including the nature of the incident, whether PII or credentials were affected, and whether law enforcement or the FBI has been notified.

This is not just an IT issue. Housing authorities hold tenant records, income information, Social Security numbers, landlord data, employee records, banking information, HUD system access, and legal records. A cyber incident would quickly become a compliance issue, a communications issue, and a public trust issue.

The practical impact for us is straightforward: we need a simple internal cyber incident response process. Staff should know who to contact, what to preserve, and how quickly escalation has to happen. The worst time to figure out a 36-hour reporting process is 30 hours after an incident.

Foster Youth to Independence Vouchers May Be Easier to Access

HUD issued PIH Notice 2026-19 on July 27 for the renamed Melania Trump Foster Youth to Independence Initiative. The notice describes a process for PHAs to request targeted vouchers for eligible youth and makes several important changes: HUD identifies roughly $38.2 million in available assistance, removes the annual cap on the number of FYI vouchers a PHA can request, removes the prior utilization threshold submission requirement, and encourages PHAs to have the necessary partnerships and Administrative Plan language ready before referrals come in.

This is worth watching for HCV and homelessness coordination. The opportunity is real, but it only works if the PHA has a working partnership with the public child welfare agency and service providers. Vouchers by themselves are not enough for youth aging out of care. The housing piece has to be paired with navigation, documentation, case management, landlord access, and realistic unit availability.

For us, this could fit into the broader homelessness/resource center conversation, but only if we have the right local partners at the table.

HOTMA Is Not New This Month, But the Clock Is Now the Issue

HOTMA is technically not a new July item, but it belongs in this update because the implementation window is getting tight. HUD's PIH Notice 2026-15 sets January 1, 2027 as the compliance deadline for HOTMA Sections 102 and 104 for most PHAs. HUD also notes that agencies starting annual reexaminations 120 days before January 1 will need to begin applying HOTMA policies to those files in September 2026.

For Public Housing and HCV, this needs to remain a front-burner operational project. Several frontline staff will be attending HOTMA training in Springfield, Illinois the second week of August to ensure we are positioned well for the upcoming changes.

Homelessness Funding Is in a Fight Over Direction

HUD announced the FY 2026 Continuum of Care NOFO on June 1, with about $4.04 billion available. HUD is shifting emphasis toward transitional housing and supportive services, including a $1.3 billion investment in new projects that prioritize those approaches. HUD frames this as a move toward recovery, self-sufficiency, performance, and stronger review of renewals.

That shift is being challenged. On July 7, Illinois Attorney General Kwame Raoul joined a multistate lawsuit against HUD, arguing that the new approach unlawfully caps or limits permanent housing funding and could destabilize existing permanent housing programs. The Illinois AG's office cited estimates that more than 5,000 Illinois residents could be affected.

This is one of those areas where the viewpoints are sharply different. HUD is arguing for a different funding strategy and more scrutiny. Advocates and state officials are arguing that the shift could undercut permanent housing and create instability for people already housed.

For KCHA, the direct impact is tied to our shelter and homelessness planning. If partner agencies lose or shift CoC funding, it affects the local housing exit strategy. Shelter alone does not solve homelessness. The hard part is permanent placement, services, and keeping people housed once they exit crisis.

Fair Housing and Reasonable Accommodation Issues Are Shifting

HUD announced 15 fair housing enforcement actions in June involving issues such as disability discrimination, sexual harassment, familial status, failure to accommodate, and VAWA protections. HUD also reported that FHEO reduced its case backlog by 27%.

At the same time, the assistance-animal landscape is unsettled. Legal and housing industry summaries report that HUD's Fair Housing office has narrowed its enforcement posture around emotional support animals under the Fair Housing Act, focusing reasonable-cause findings on animals trained to provide disability-related assistance. But those same summaries caution that Section 504, ADA, state law, and private litigation may still create obligations outside that narrowed FHA enforcement posture.

The risk for housing providers is overcorrecting. We should not treat this as permission to deny all emotional support animal requests. We should review our reasonable accommodation forms and staff guidance with counsel, especially because Public Housing and AHP involve direct housing operations, and HCV may still encounter these issues through participant complaints and landlord practices.

The Equal Access Rule is another watch item. NLIHC reported that more than 23,000 comments had been submitted by early July on HUD's proposed revisions, with advocates arguing the proposal would remove or weaken LGBTQ protections in HUD-assisted housing and shelter programs. This is proposed rulemaking, not final policy. For now, the risk is confusion. Staff should not assume obligations changed before a final rule is issued.

Voucher Access and Landlord Behavior Remain a National Issue

A new fair housing complaint against Greystar is worth noting because it highlights the continuing problem of voucher holders being screened out of private-market housing. Housing Rights Initiative and counsel alleged that testing showed Greystar refused Housing Choice Voucher holders in several states and D.C., with complaints alleging 114 violations.

This is not a KCHA-specific case, and it is not an Illinois-specific enforcement action. But it reinforces what we already know from operating HCV: landlord participation, source-of-income barriers, rent reasonableness, inspection timing, and payment standards all affect whether a voucher is actually usable.

For our HCV program, the voucher is only as useful as the market allows it to be. We need to keep landlord relationships, inspection turnaround, payment standards, and communication tight.

Illinois Housing Pressure Is Still Very Real

Housing Action Illinois reported that a full-time worker in Illinois needs to earn $30.36 per hour to afford a modest two-bedroom apartment at fair market rent. The same report notes that a minimum-wage worker would need to work 81 hours per week to afford that apartment, and that only about one in four eligible households receives federal housing assistance.

That is the backdrop for our programs. It explains why HCV lease-up can be difficult, why public housing demand stays high, and why shelter exits are hard. It is not simply a local management problem. The math of the rental market is working against low-income households.

There was also some positive state-level development activity. IHDA approved $37 million in Low-Income Housing Tax Credits and $39 million in subordinate resources for 22 developments in 15 counties, expected to generate about $303 million in private capital and 969 affordable homes. The awards include Burlington Terrace in Galesburg and Valley Homes in Rock Island, with state officials describing 120 new units in Rock Island and Knox Counties.

That is good long-term news, especially locally. But LIHTC development does not solve immediate voucher utilization, arrears, or shelter exits. It helps the supply picture over time.

The Court-Based Rental Assistance Program also remains paused and is not accepting new applications. That matters because fewer emergency rental assistance tools means fewer options when tenants fall behind and landlords are deciding whether to continue participating.

HUD Oversight Is Sending a Message

EXECUTIVE SUMMARY

HUD suspended funding to the Virgin Islands Housing Finance Authority in July, citing financial mismanagement, fraud-control concerns, false certifications, and slow disaster recovery performance. The facts are specific to that agency, but the broader message is not. HUD is signaling that financial controls, documentation, procurement, certifications, and grant performance matter.

For KCHA, this is a reminder to keep doing the boring things well: board approvals, clear procurement files, clean pay requests, reimbursement documentation, grant draw support, policy compliance, and financial records that tell the truth. That is not glamorous, but it is what protects the agency.

FINANCIAL SUMMARY: FYE 03/31/2026

KCHA ended FYE 2026 in a much stronger operating position than the prior year. The management review shows a gross operating surplus of approximately $800,558 before depreciation and interprogram eliminations, compared with $69,189 in FYE 2025. Even after normalizing the one-time net effect of the Blue Bell fire recovery, the agency still produced an estimated normalized surplus of about $664,856, which tells me the improvement was not only event-driven.

The agency improved, but the improvement is not evenly distributed. Family Sites, Prairieland, Brentwood, and Moon Towers all finished the year in strong or improved positions. Blue Bell, HCV, COCC, and the shelter operation require close attention.

<u>Public Housing / Low Rent</u>

Public Housing had a strong FYE 2026. Low Rent revenue increased to approximately $5.51 million, and the operating surplus increased to $597,450. Even after removing the net effect of Blue Bell fire activity, the adjusted Low Rent surplus was still approximately $461,747.

The improvement was driven primarily by Family Sites and Moon Towers. Family Sites had the strongest recurring performance in the Public Housing portfolio, while Moon Towers returned to surplus after finishing the prior year in deficit. Blue Bell also reported a surplus, but that result needs to be read carefully because it was heavily affected by fire reimbursement and fire-related expense.

Moon Towers

Moon Towers returned to surplus in FYE 2026. Revenue was approximately $1.23 million, expenses were approximately $1.16 million, and the property ended with an operating surplus of $69,903. That is a meaningful improvement from the prior-year deficit.

Moon's available cash declined to $538,193, and the reserve cushion declined to $152,025. The property is financially sound, but it has less cushion than it had one year ago.

Family Sites

Family Sites was the strongest recurring performer in the portfolio. Revenue increased to approximately $1.59 million, expenses declined to approximately $1.18 million, and the operating surplus increased to $417,427. Available cash rose to $1.16 million, which was approximately $767,696 above minimum reserve.

That is an excellent result. The only caution I would add is the same one I would give any time expenses fall sharply: we need to make sure lower maintenance expense reflects better control, not deferred work. If the property is staying occupied, work orders are being completed, and unit turns are staying under control, then this is exactly the kind of performance we want.

Blue Bell Tower

Blue Bell is the property that needs the most careful explanation. On paper, Blue Bell reported $942,237 in revenue, $828,039 in expense, and a $114,198 surplus. But that result included about $595,344 of fire reimbursement and about $459,641 of extraordinary fire expense. After removing both items, the normalized operating result was approximately negative $21,505.

Overall, Public Housing is healthier than it was one year ago. The next step is making sure the stronger AMPs do not mask weaker ones, especially Blue Bell.

COCC

COCC improved but remains on the watch list. Revenue increased to approximately $1.96 million, and the operating loss narrowed to $35,964, which is better than the prior year. However, available cash declined to approximately $460,318, down about $277,987 from the prior-year measure.

The COCC should be treated as a management priority in FYE 2027. We need to understand whether fees, cost allocations, maintenance billing, and local-program overhead are properly sized for the work COCC is actually carrying.

Housing Choice Voucher Program

HCV improved sharply, but it is still fragile. The combined HCV Admin and HAP deficit improved from approximately $147,660 in FYE 2025 to $37,854 in FYE 2026. HAP was nearly break-even, with HAP expense equal to about 100.4% of HAP revenue, compared with approximately 107.3% the prior year.

That is improvement, but the reserves are too thin to be comfortable. HCV ended with only $7,434 in UNP and $646 in HAP RNP, with $42,655 of COCC support for administration.

FINANCIAL SUMMARY: FYE 03/31/2026

The program is much closer to balance, but it does not have enough cushion. In FYE 2027, HAP usage, leasing, portability, payment standards, and administrative-fee coverage need to stay on the monthly radar.

Capital Fund Program

The Capital Fund program remains in good shape. FYE 2026 claims totaled approximately $1.29 million, down from $2.15 million in FYE 2025. The review notes that the decrease appears to be related to grant and project timing, not a lack of available capital resources.

Lower annual claims do not automatically mean the program slowed down in a negative way. The better question is whether each grant is being obligated, drawn, and closed out on schedule.

AHP — Brentwood and Prairieland

AHP had an excellent FYE 2026. Combined revenue increased to approximately $1.03 million, expenses decreased to approximately $791,850, and the combined operating surplus increased to $240,297. AHP also produced a positive result after depreciation, which is an important signal for long-term sustainability.

Brentwood and Prairieland both performed well, but Prairieland was the stronger margin performer. AHP is self-sustaining at current performance levels. Those reserves should be protected for AHP property needs, debt obligations, and capital planning, not treated as a general agency backstop.

Brentwood

Brentwood had a solid year. Revenue increased to approximately $536,966, expenses increased to approximately $449,520, and the property produced an operating surplus of $87,446. Available cash increased to $417,992, equal to roughly 11.2 months of operating expense.

The property is in good shape, and the right approach is steady management, reserve protection, and capital/debt planning.

Prairieland

Prairieland had one of the best financial years in the portfolio. Revenue increased to approximately $495,181, expenses declined to approximately $342,330, and the operating surplus increased to $152,851. Available cash rose to $283,574, and the property produced a positive $63,105 result after depreciation.

FINANCIAL SUMMARY: FYE 03/31/2026

Financially, Prairieland is strong.

Emergency Housing Vouchers

EHV is winding down and should be treated as a closeout and reconciliation issue more than a long-term operating program. EHV produced a small combined surplus of $666 in FYE 2026, returned $16,584 to HUD, and ended with $10,964 in UNP and $788 in RNP.

Local Programs / Shelter

The shelter remains the clearest structural funding concern. The year-end notes show an $18,137 transfer was needed to cover the shelter deficit.

That does not mean the shelter is not valuable. It means the financial presentation needs to be cleaner and the funding model needs to be more durable. We should be able to see direct shelter revenue, direct shelter expense, allocated overhead, and the amount of agency subsidy required.

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.

KNOX COUNTY
HOUSING
AUTHORITY

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July 27, 2026

Knox County Housing Authority
Board of Commissioners

Attorneys Report:

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

Darrie Claybrooks (255 W. Tompkins #205)	1st Appr. - STO
Aslan Butler (1566 McKnight St.)	1st Appr. - JD
Aubrieonna Sullivan-Carr (528 Michigan Ave.)	1st Appr. - CD
Kayla Finley (15901 McKnight St.)	1st Appr. - CD
Erica London (1550 McKnight St.)	1st Appr. - CD
Dallas Comes (424 Iowa Ave.)	1st Appr. - CT 08/06/26
Jeff Swank (300 N. Jefferson St. #607)	1st Appr. - CT 08/06/26
Paige Mahnesmith (300 N. Jefferson St. #410)	1st Appr. - CT 08/06/26
Robbi Hoots (255 W. Tompkins St. #703)	1st Appr. - CD
Joseph Smith (170 S. West St. #115)	1st Appr. - 07/30/26
Connie Seefeldt (255 W. Tompkins St. #1001)	1st Appr. - 07/30/26
Harold Hickerson (300 N. Jefferson St. #307)	1st Appr. - 07/30/26
Kisten Devlin (1577 McKnight St.)	1st Appr. - 07/30/26
Stormye Kirby (1513 McKnight St.)	1st Appr. - 07/30/26

2. Review monthly board packet and attend monthly meeting.

Jack P. Ball, Esq.

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