

board agenda



Knox County Housing Authority
Regular Meeting of the Board of Commissioners
Moon Towers Conference Room
3/31/2026
4:00 PM

| | | |
|--|---|-----------------------|
| Opening | Roll Call | Chairperson Hawkinson |
| <input type="checkbox"/> LaToya Carson | Review/Approve Previous Meeting Minutes | Chairperson Hawkinson |
| <input type="checkbox"/> Jared Hawkinson | Review/Ratify 02-2026 Financial Reports | Chairperson Hawkinson |
| <input type="checkbox"/> Anthony Law | Review/Ratify 02-2026 Claims and Bills | Chairperson Hawkinson |
| <input type="checkbox"/> Joseph Riley | COCC: | \$ 139,360.81 |
| <input type="checkbox"/> Sara Robison | Moon Towers: | \$ 91,835.09 |
| <input type="checkbox"/> Dena Simkins | Family: | \$ 91,561.58 |
| <input type="checkbox"/> Jantz Spalding | Bluebell: | \$ 32,254.17 |
| <u>Excused:</u> | HCV: | \$ 96,724.72 |
| | Brentwood: | \$ 34,572.21 |
| | Prairieland: | \$ 17,355.34 |
| | Capital Fund 2023: | \$ 0.00 |
| <u>Others Present:</u> | Capital Fund 2024: | \$ 5,000.00 |
| | Capital Fund 2025: | \$ 67,374.00 |

| | | |
|-----------------------|------|-----------------------|
| Public Comment | Open | Chairperson Hawkinson |
|-----------------------|------|-----------------------|

| | | |
|---------------------|------|-----------------------|
| Old Business | None | Chairperson Hawkinson |
|---------------------|------|-----------------------|

| | | |
|---------------------|---|---------------|
| New Business | Review/Approve Pay Request #1 to CAD Construction Inc. for Moon Towers Flooring Replacement Project | Derek Antoine |
| | Review/Approve Bond Payment to UMB Bank for AHP Properties | Derek Antoine |

board agenda

Reports

Executive Director's Report – 03/2026

Derek Antoine

KCHA Legal Counsel Report – 03/2026

Jack Ball

Other Business

None

Adjournment

**MINUTES OF THE MONTHLY MEETING
OF THE BOARD OF COMMISSIONERS
OF THE KNOX COUNTY HOUSING AUTHORITY
March 3, 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: LaToya Carson
 Jared Hawkinson
 Joseph Riley
 Dena Simkins

EXCUSED: Sara Robison

ABSENT:

Also, present were Derek Antoine, Executive Director; Cheryl Lefler, Assistant Director; Lee Lofing, Finance Coordinator; and Jantz Spalding.

Chairperson Hawkinson called the meeting to order at 4:15 p.m. and declared that a quorum was present.

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

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

Motion Carried, 4-0.

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

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

Motion Carried, 4-0.

January 2026 claims against the HA Administration in the sum of \$625,177.39; Central Office Cost Center in the sum of \$169,608.32; Moon Towers in the sum of \$105,324.95; Family in the sum of \$93,419.34; Bluebell in the sum of \$54,332.85; Housing Choice Voucher Program in the sum of \$102,575.25; Brentwood (A.H.P.) in the sum of \$41,148.17; Prairieland (A.H.P.) in the sum of \$25,709.13; Capital Fund '23 in the sum of \$0.00; Capital Fund '24 in the sum of \$28,055.78; and Capital Fund '25 in the sum of \$11,000.00 were presented for approval. Commissioner Robison made a motion to ratify the claims and bills for December 2025; Commissioner Simkins seconded. Roll call was taken as follows:

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

PUBLIC COMMENT

None.

OLD BUSINESS

None.

NEW BUSINESS

Mr. Antoine asked the Board to review and approve Pay Request #2 from AMP Mechanical Services for Boilers and Generator Project. Mr. Antoine and Ms. Lefler provided a project update. Alliance Architects has reviewed and signed approval for pay request #2. After brief discussion, Commissioner Simkins made a motion to approve Pay Request #2 from AMP Mechanical Services for Boilers and Generator Project in the amount of \$87,732.00; Commissioner Riley seconded. Roll call was taken as follows:

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

Motion Carried, 4-0.

Mr. Antoine asked the Board to review and approve Moon Towers Flooring Replacement Project. This project will include the removal and disposal of floor tile and mastic under the carpet and installation of new carpet, LVT and rubber cove base at Moon Towers. After brief discussion, Commissioner Simkins made a motion to approve the proposals from IITI Group in the not to exceed amount of \$430,650.00 and CAD Construction Inc in the not to exceed amount of \$175,785.00 for the Moon Towers Flooring Replacement Project; Commissioner Riley seconded. Roll call was taken as follows:

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

Motion Carried, 4-0.

Mr. Antoine asked the Board to review and approve Resolution 2026-02 KCHA FYE 03/31/2027 Operating Budget. Mr. Antoine referred to the budget spreadsheets highlighting budget information from each program. After brief discussion, Commissioner Riley made a motion to approve Resolution 2026-02 KCHA FYE 03/31/2027 Operating Budget as presented; Commissioner Carson seconded. Roll call was taken as follows:

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

Motion Carried, 4-0.

Mr. Antoine asked the Board to review and approve Resolution 2026-03

Supply/Service Vendor Listing for FYE 03/31/2027. Mr. Antoine reviewed the resolution and listing. After brief discussion, Commissioner Carson made a motion to approve Resolution 2026-03 Supply/Service Vendor Listing FYE 03/31/2027; Commissioner Riley seconded. Roll call was taken as follows:

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

Motion Carried, 4-0.

REPORTS

There was no written Executive Director's Report for the month.

The Legal Counsel Report was handed out at the meeting.

OTHER BUSINESS

Chairperson Hawkinson reported that there are two vacancies on the board of commissioners. Jantz Spalding and Anthony Law will be recommended for appointments to the Knox County Board at its 03/25/2026 meeting. Mr. Spalding was present at this meeting.

ADJOURNMENT

Commissioner Riley made a motion to adjourn the meeting at 4:44 p.m.; Commissioner Simkins seconded. Roll call was taken as follows:

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

Motion Carried, 4-0.

Respectfully submitted,

Secretary

LOW RENT

| <u>COCC</u> | <u>Feb-26</u> | <u>Current YTD</u> | | |
|----------------------------------|--------------------|---------------------|-------------------------------------|---------------------|
| Operating Income | \$162,815.51 | \$1,840,700.97 | <i>COCC's Cash in Bank</i> | \$449,817.68 |
| Operating Expenses | \$147,435.65 | \$1,655,527.90 | <i>HRA Insurance Cash</i> | \$116,379.65 |
| Net Revenue Income/(Loss) | \$15,379.86 | \$185,173.07 | <i>A/R + A/P - Income/(Expense)</i> | <i>\$124,825.18</i> |
| | | | COCC Available Cash | \$691,022.51 |

| <u>MOON TOWERS</u> | <u>Feb-26</u> | <u>Current YTD</u> | | |
|----------------------------------|----------------------|--------------------|--|---------------------|
| Operating Income | \$74,753.01 | \$1,138,508.01 | Moon Tower's Available Cash | \$596,181.29 |
| Operating Expenses | \$93,161.43 | \$1,080,225.76 | <i>Minimum Reserve Position</i> | <i>\$392,809.37</i> |
| Net Revenue Income/(Loss) | (\$18,408.42) | \$58,282.25 | Over/(Under) Minimum Reserve Position | \$203,371.92 |

| <u>FAMILY SITES</u> | <u>Feb-26</u> | <u>Current YTD</u> | | |
|----------------------------------|-------------------|---------------------|--|-----------------------|
| Operating Income | \$97,450.11 | \$1,480,353.78 | Family Sites Available Cash | \$1,164,259.08 |
| Operating Expenses | \$92,841.06 | \$1,073,836.28 | <i>Minimum Reserve Position</i> | <i>\$390,485.92</i> |
| Net Revenue Income/(Loss) | \$4,609.05 | \$406,517.50 | Over/(Under) Minimum Reserve Position | \$773,773.16 |

| <u>BLUEBELL</u> | <u>Feb-26</u> | <u>Current YTD</u> | | |
|----------------------------------|----------------------|---------------------|--|---------------------|
| Operating Income | \$20,843.60 | \$331,242.17 | Bluebell's Available Cash | \$228,626.45 |
| Operating Expenses | \$32,595.38 | \$339,437.99 | <i>Minimum Reserve Position</i> | <i>\$123,432.00</i> |
| Net Revenue Income/(Loss) | (\$11,751.78) | (\$8,195.82) | Over/(Under) Minimum Reserve Position | \$105,194.45 |

PHA Total Available Cash **\$2,680,089.33**

Monthly Notes:

- For income: COCC billed \$54,750.50 in maintenance labor charges; received \$43,567.34 for management fees; \$4,240 for asset management fees; \$5,542.50 for bookkeeping fees; and \$6,732 each for participant, mental health, and safety/security fees.
- The amps received \$105,529 for operating subsidy from HUD - Moon Towers received \$35,889; Family received \$63,583; and Bluebell \$6,057.
- Expenses worth noting was the quarterly elevator maintenance payment, elevator work and hotel rooms for tenants from the fire at Bluebell, and the purchase of 5 tankless water heaters. Otherwise a pretty standard month for the amps.
- For the month COCC and Family show in the black with all but Bluebell remaining in the black year-to-date.

AHP

| <u>BRENTWOOD</u> | <u>Feb-26</u> | <u>Current YTD</u> |
|----------------------------------|-------------------|--------------------|
| Operating Income | \$43,823.54 | \$493,037.78 |
| Operating Expenses | \$36,300.21 | \$407,978.54 |
| Net Revenue Income/(Loss) | \$7,523.33 | \$85,059.24 |

| <u>PRAIRIELAND</u> | <u>Feb-26</u> | <u>Current YTD</u> |
|----------------------------------|--------------------|---------------------|
| Operating Income | \$40,553.43 | \$452,280.14 |
| Operating Expenses | \$18,915.34 | \$330,210.53 |
| Net Revenue Income/(Loss) | \$21,638.09 | \$122,069.61 |

Brentwood's Cash, Investments, A/R, & A/P \$ 481,287.10
Restricted Cash (Sec. Dep. & Current Liabilities) \$ 64,727.24
BW's Available Cash \$ 416,559.86

Prairieland's Cash, Investments, A/R, & A/P \$ (107,861.54)
Restricted Cash (Sec. Dep., Reserve, Receipts, liabs) \$ 373,324.57
PL's Available Cash \$265,463.03

Monthly Notes:

- For Income: Brentwood received \$43,537.50 and Prairieland received \$34,961 in tenant income.
- Nothing expense wise stood out as it was a pretty normal month for both properties.
- Both properties are showing in the black for the month and remain in the black year-to-date.

HOUSING CHOICE VOUCHERS (HCV)

| <u>ADMINISTRATIVE</u> | <u>Feb-26</u> | <u>Current YTD</u> |
|----------------------------------|---------------------|----------------------|
| Operating Income | \$11,983.05 | \$165,967.31 |
| Operating Expenses | \$14,164.41 | \$194,283.74 |
| Net Revenue Income/(Loss) | (\$2,181.36) | (\$28,316.43) |

Unrestricted Net Position (UNP)

| | |
|---|-----------------------|
| Prior Month Balance | \$ (26,347.02) |
| Investment in Fixed Assets | \$ - |
| Monthly HCV Admin Revenue - Gain/(Loss) | \$ (2,147.36) |
| Transfer to NRP or Adjustment | \$ - |
| UNP Ending Balance Per VMS | \$ (28,494.38) |

Monthly Notes:

- HCV received \$11,979 in admin fee subsidy, showing an decrease in revenue of \$2,181.36 for the month.

| <u>HAP</u> | <u>Feb-26</u> | <u>Current YTD</u> |
|----------------------------------|-----------------|---------------------|
| Operating Income | \$83,060.00 | \$959,293.00 |
| Operating Expenses | \$82,596.30 | \$964,533.66 |
| Net Revenue Income/(Loss) | \$463.70 | (\$5,240.66) |

Restricted Net Position (RNP)

| | |
|---------------------------------------|----------------------|
| Prior Month Balance | \$ (1,672.00) |
| Investment in Fixed Assets | \$ - |
| Monthly HCV HAP Revenue - Gain/(Loss) | \$ 661.00 |
| Transfer from UNP or Adjustment | \$ - |
| RNP Ending Balance per VMS | \$ (1,011.00) |

Monthly Notes:

- HCV received \$83,060 in HAP subsidy and shows an increase of \$463.70 for the month.

EMERGENCY HOUSING VOUCHERS (EHV)

| <u>ADMINISTRATIVE</u> | <u>Feb-26</u> | <u>Current YTD</u> |
|----------------------------------|-----------------|--------------------|
| Operating Income | \$ 397.00 | \$ 7,106.00 |
| Operating Expenses | \$ 289.45 | \$ 3,337.64 |
| Net Revenue Income/(Loss) | \$107.55 | \$3,768.36 |

EHV (UNP)

| | |
|---|---------------------|
| Prior Month Balance | \$ 27,570.72 |
| Monthly EHV Admin Revenue - Gain/(Loss) | \$ 107.55 |
| EHV UNP Ending Balance | \$ 27,678.27 |

Monthly Notes:

- EHV received \$397 in admin fee subsidy, showing an increase in revenue of \$107.55 for the month.

| <u>HAP</u> | <u>Feb-26</u> | <u>Current YTD</u> |
|----------------------------------|-----------------|---------------------|
| Operating Income | \$ 2,662.00 | \$ 24,979.00 |
| Operating Expenses | \$ 2,253.00 | \$ 27,184.00 |
| Net Revenue Income/(Loss) | \$409.00 | (\$2,205.00) |

EHV (RNP)

| | |
|---------------------------------------|--------------------|
| Prior Month Balance | \$ 1,145.85 |
| Monthly EHV HAP Revenue - Gain/(Loss) | \$ 409.00 |
| RNP Ending Balance per VMS | \$ 1,554.85 |

Monthly Notes:

- EHV received \$2,662 in HAP subsidy and shows an increase in revenue of \$409 for the month.

MISCELLANEOUS

IDROP Bad Debt Submitted

| <u>Property Sites</u> | <u>Feb-26</u> | <u>Historical</u> |
|------------------------|---------------|----------------------|
| 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 |

IDROP Bad Debt Collected

| <u>Property Sites</u> | <u>Feb-26</u> | <u>Historical</u> |
|------------------------|------------------|----------------------|
| Moon Towers | \$ - | \$ 12,546.40 |
| Family Sites | \$ - | \$ 86,515.09 |
| Bluebell | \$ - | \$ 100.00 |
| Brentwood | \$ 564.34 | \$ 12,415.70 |
| Prairieland | \$ - | \$ 10,318.09 |
| Housing Choice Voucher | \$ - | \$ 13,337.10 |
| Total | \$ 564.34 | \$ 135,232.38 |

Tenant Online Payments

| <u>Property Sites</u> | <u>Feb-26</u> | <u>FYE 2025</u> |
|-------------------------------|---------------------|----------------------|
| Moon Towers | \$ 4,974.57 | \$ 88,370.26 |
| Family Sites | \$ 21,008.23 | \$ 254,498.06 |
| Bluebell | \$ 775.00 | \$ 16,710.00 |
| Brentwood | \$ 8,305.00 | \$ 154,021.11 |
| Prairieland | \$ 4,973.67 | \$ 139,185.33 |
| Housing Choice Voucher | \$ 67.00 | \$ 7,495.88 |
| Fiscal Year 2022 Total | \$ 40,103.47 | \$ 660,280.64 |

| | |
|----------------------------|----------------|
| Monthly Bad Debt Submitted | \$0.00 |
| Historical Bad Debt | \$1,284,673.74 |

| | <u>By IDROP</u> | <u>By Debtor</u> |
|-------------------------------|-----------------|------------------|
| Historical Bad Debt Collected | \$135,232.38 | \$ 42,337.02 |
| | 13.82% | 3.30% |

Date:
Time:
ll

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

| | Monthly Amt | Monthly Budget | Variance | YTD Budget | Current YTD | Budget | Variance % |
|---|--------------------|--------------------|-------------------|----------------------|----------------------|----------------------|--------------|
| pum | 15.00 | 15.00 | 0.00 | 165.00 | 165.00 | 180.00 | 0.00 |
| REVENUE | | | | | | | |
| FEE REVENUE | | | | | | | |
| 70710 Management Fees | | | | | | | |
| 10-1-000-000-3810.000 Management Fee Inc | -43,567.34 | -44,212.00 | 644.66 | -486,332.00 | -479,395.46 | -530,544.00 | -9.64 |
| 10-1-000-000-3810.010 Mgmt Fees CFP | 0.00 | -8,333.33 | 8,333.33 | -91,666.63 | -157,483.10 | -100,000.00 | 57.48 |
| Total Line 70710 | -43,567.34 | -52,545.33 | 8,977.99 | -577,998.63 | -636,878.56 | -630,544.00 | 1.00 |
| 70720 Asset Management Fees | | | | | | | |
| 10-1-000-000-3820.000 Asset Mgmt Fee Inc | -4,240.00 | -4,240.00 | 0.00 | -46,640.00 | -46,640.00 | -50,880.00 | -8.33 |
| Total Line 70720 | -4,240.00 | -4,240.00 | 0.00 | -46,640.00 | -46,640.00 | -50,880.00 | -8.33 |
| 70730 Book Keeping Fees | | | | | | | |
| 10-1-000-000-3830.000 Bookkeeping Fee Inc | -5,542.50 | -5,807.00 | 264.50 | -63,877.00 | -61,822.50 | -69,684.00 | -11.28 |
| Total Line 70730 | -5,542.50 | -5,807.00 | 264.50 | -63,877.00 | -61,822.50 | -69,684.00 | -11.28 |
| 70750 Other Fees | | | | | | | |
| 10-1-000-000-3840.000 Other Fee Inc | -60.00 | -50.00 | -10.00 | -550.00 | -900.00 | -600.00 | 50.00 |
| 10-1-000-000-3850.000 Inspection Income | 0.00 | -416.67 | 416.67 | -4,583.37 | 0.00 | -5,000.00 | -100.00 |
| 10-1-000-000-3850.001 Maint Labor Income | -54,750.50 | -61,520.00 | 6,769.50 | -676,720.00 | -593,322.00 | -738,240.00 | -19.63 |
| 10-1-000-000-3850.004 Admin Fee Income | -2,032.50 | 0.00 | -2,032.50 | 0.00 | -12,640.50 | 0.00 | |
| 10-1-000-000-3850.005 Maint Fee Income | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| 10-1-000-000-3850.006 Safety/Security Fee Inc | -6,732.00 | -5,610.00 | -1,122.00 | -61,710.00 | -74,052.00 | -67,320.00 | 10.00 |
| 10-1-000-000-3850.007 Mental Health Fee Inc | -6,732.00 | -5,610.00 | -1,122.00 | -61,710.00 | -67,320.00 | -67,320.00 | 0.00 |
| 10-1-000-000-3850.008 Participant Fee Income | -6,732.00 | -5,610.00 | -1,122.00 | -61,710.00 | -74,052.00 | -67,320.00 | 10.00 |
| 10-1-000-000-3850.010 Garb & Trash Inc | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| 10-1-000-000-3850.020 Htg & Cooling Inc | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| 10-1-000-000-3850.030 Snow Removal Inc | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| 10-1-000-000-3850.050 Landscape & Grds Inc | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| 10-1-000-000-3850.060 Unit Turnaround Inc | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| 10-1-000-000-3850.070 Electrical Inc | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| 10-1-000-000-3850.080 Plumbing Inc | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| 10-1-000-000-3850.090 Exterminator Inc | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| 10-1-000-000-3850.100 Janitorial Inc | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| 10-1-000-000-3850.110 Routine Maint Inc | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| 10-1-000-000-3850.120 Other Misc Inc | 0.00 | 0.00 | 0.00 | 0.00 | -45,159.00 | 0.00 | |
| Total Line 70750 | -77,039.00 | -78,816.67 | 1,777.67 | -866,983.37 | -867,445.50 | -945,800.00 | -8.28 |
| 70700 TOTAL FEE REVENUE | -130,388.84 | -141,409.00 | 11,020.16 | -1,555,499.00 | -1,612,786.56 | -1,696,908.00 | -4.96 |
| OTHER REVENUE | | | | | | | |
| 71100 Investment Income - Unrestricted | | | | | | | |
| 10-1-000-000-3610.000 Interest Income | -427.88 | -425.00 | -2.88 | -4,675.00 | -5,775.24 | -5,100.00 | 13.24 |
| 10-1-000-000-3610.023 Interest Income - HRA | -1.79 | -1.25 | -0.54 | -13.75 | -17.38 | -15.00 | 15.87 |
| Total Line 71100 | -429.67 | -426.25 | -3.42 | -4,688.75 | -5,792.62 | -5,115.00 | 13.25 |
| 71500 Other Revenue | | | | | | | |
| 10-1-000-000-3690.000 Other Income | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| 10-1-000-000-3690.300 T.S. Income - Grants | 0.00 | 0.00 | 0.00 | 0.00 | -28,000.00 | 0.00 | |
| 10-1-001-000-3690.180 Shelter Income | -31,997.00 | -16,666.67 | -15,330.33 | -183,333.37 | -194,121.79 | -200,000.00 | -2.94 |
| Total Line 71500 | -31,997.00 | -16,666.67 | -15,330.33 | -183,333.37 | -222,121.79 | -200,000.00 | 11.06 |
| TOTAL OTHER REVENUE | -32,426.67 | -17,092.92 | -15,333.75 | -188,022.12 | -227,914.41 | -205,115.00 | 11.12 |
| 70000 TOTAL REVENUE | -162,815.51 | -158,501.92 | -4,313.59 | -1,743,521.12 | -1,840,700.97 | -1,902,023.00 | -3.22 |

Date:
Time:
ll

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

| | Monthly Amt | Monthly Budget | Variance | YTD Budget | Current YTD | Budget | Variance % |
|---|-------------|----------------|-----------|------------|-------------|------------|------------|
| EXPENSES | | | | | | | |
| ADMINISTRATIVE | | | | | | | |
| 91100 Administrative Salaries | | | | | | | |
| 10-1-000-000-4110.000 Admin Salaries | 28,606.50 | 33,415.00 | -4,808.50 | 367,565.00 | 376,133.72 | 400,980.00 | -6.20 |
| 10-1-000-000-4110.007 Mental Health Salary | 3,615.00 | 4,375.00 | -760.00 | 48,125.00 | 31,124.79 | 52,500.00 | -40.71 |
| 10-1-000-000-4110.008 Participant Salary | 4,081.50 | 4,710.00 | -628.50 | 51,810.00 | 39,651.06 | 56,520.00 | -29.85 |
| 10-1-001-000-4110.000 Shelter Salaries | 16,849.24 | 12,500.00 | 4,349.24 | 137,500.00 | 157,101.96 | 150,000.00 | 4.73 |
| Total Line 91100 | 53,152.24 | 55,000.00 | -1,847.76 | 605,000.00 | 604,011.53 | 660,000.00 | -8.48 |
| 91200 Auditing Fees | | | | | | | |
| 10-1-000-000-4171.000 Audit Fee | 0.00 | 300.00 | -300.00 | 3,300.00 | 3,500.00 | 3,600.00 | -2.78 |
| Total Line 91200 | 0.00 | 300.00 | -300.00 | 3,300.00 | 3,500.00 | 3,600.00 | -2.78 |
| 91400 Advertising & Marketing | | | | | | | |
| 10-1-000-000-4190.650 Advertising | 0.00 | 41.67 | -41.67 | 458.37 | 0.00 | 500.00 | -100.00 |
| Total Line 91400 | 0.00 | 41.67 | -41.67 | 458.37 | 0.00 | 500.00 | -100.00 |
| 91500 Benefit Contributions - Admin | | | | | | | |
| 10-1-000-000-4110.500 Emp Benefit - Admin | 12,863.20 | 11,027.75 | 1,835.45 | 121,305.25 | 128,763.69 | 132,333.00 | -2.70 |
| 10-1-000-000-4110.507 Mental Health Benefits | 1,178.18 | 1,491.00 | -312.82 | 16,401.00 | 5,350.41 | 17,892.00 | -70.10 |
| 10-1-000-000-4110.508 Participant Benenefits | 1,842.78 | 1,575.00 | 267.78 | 17,325.00 | 10,891.20 | 18,900.00 | -42.37 |
| 10-1-000-000-4110.550 Benefit - Life Ins. | 1,086.86 | 611.00 | 475.86 | 6,721.00 | 7,319.39 | 7,332.00 | -0.17 |
| 10-1-001-000-4110.500 Shelter Benefits | 1,500.19 | 1,761.00 | -260.81 | 19,371.00 | 23,811.34 | 21,132.00 | 12.68 |
| Total Line 91500 | 18,471.21 | 16,465.75 | 2,005.46 | 181,123.25 | 176,136.03 | 197,589.00 | -10.86 |
| 91600 Office Expense | | | | | | | |
| 10-1-000-000-4140.000 Training - Staff | 0.00 | 1,000.00 | -1,000.00 | 11,000.00 | 5,623.93 | 12,000.00 | -53.13 |
| 10-1-000-000-4180.000 Telephone | 0.00 | 125.00 | -125.00 | 1,375.00 | 3,209.98 | 1,500.00 | 114.00 |
| 10-1-000-000-4190.000 Other Sundry | 0.00 | 166.67 | -166.67 | 1,833.37 | 3,224.91 | 2,000.00 | 61.25 |
| 10-1-000-000-4190.050 Office Rent Exp | 600.00 | 600.00 | 0.00 | 6,600.00 | 6,600.00 | 7,200.00 | -8.33 |
| 10-1-000-000-4190.100 Postage | 696.97 | 208.33 | 488.64 | 2,291.63 | 4,041.89 | 2,500.00 | 61.68 |
| 10-1-000-000-4190.200 Office Supplies | 0.00 | 83.33 | -83.33 | 916.63 | 2,247.80 | 1,000.00 | 124.78 |
| 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 | 0.00 | 62.50 | -62.50 | 687.50 | 651.95 | 750.00 | -13.07 |
| 10-1-000-000-4190.400 Printing | 0.00 | 150.00 | -150.00 | 1,650.00 | 2,281.96 | 1,800.00 | 26.78 |
| 10-1-000-000-4190.401 Printing Supplies | 0.00 | 200.00 | -200.00 | 2,200.00 | 1,743.64 | 2,400.00 | -27.35 |
| 10-1-000-000-4190.500 Printer/Copier Sup Cont | 150.94 | 200.00 | -49.06 | 2,200.00 | 2,242.77 | 2,400.00 | -6.55 |
| 10-1-000-000-4190.550 Computers/Software | 341.50 | 1,416.67 | -1,075.17 | 15,583.37 | 21,022.93 | 17,000.00 | 23.66 |
| 10-1-000-000-4190.600 Publications | 0.00 | 0.00 | 0.00 | 0.00 | -70.40 | 0.00 | |
| 10-1-000-000-4190.700 Member Dues/Fees | 0.00 | 750.00 | -750.00 | 8,250.00 | 5,741.57 | 9,000.00 | -36.20 |
| 10-1-000-000-4190.800 Internet Services | 289.86 | 375.00 | -85.14 | 4,125.00 | 2,935.86 | 4,500.00 | -34.76 |
| 10-1-000-000-4190.850 IT Support | 665.00 | 416.67 | 248.33 | 4,583.37 | 4,973.76 | 5,000.00 | -0.52 |
| Total Line 91600 | 2,744.27 | 5,754.17 | -3,009.90 | 63,295.87 | 66,472.55 | 69,050.00 | -3.73 |
| 91700 Legal Expense | | | | | | | |
| 10-1-000-000-4130.000 Legal Expense | 0.00 | 850.00 | -850.00 | 9,350.00 | 8,750.00 | 10,200.00 | -14.22 |
| 10-1-000-000-4190.900 Court Costs | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| Total Line 91700 | 0.00 | 850.00 | -850.00 | 9,350.00 | 8,750.00 | 10,200.00 | -14.22 |
| 91800 Travel Expense | | | | | | | |
| 10-1-000-000-4150.000 Travel - Staff | 1,286.85 | 1,250.00 | 36.85 | 13,750.00 | 7,719.27 | 15,000.00 | -48.54 |
| 10-1-000-000-4150.010 Travel - Commissioners | 0.00 | 300.00 | -300.00 | 3,300.00 | 0.00 | 3,600.00 | -100.00 |
| 10-1-000-000-4150.100 Mileage - Admin | 0.00 | 100.00 | -100.00 | 1,100.00 | 1,004.00 | 1,200.00 | -16.33 |
| Total Line 91800 | 1,286.85 | 1,650.00 | -363.15 | 18,150.00 | 8,723.27 | 19,800.00 | -55.94 |
| 91900 Other Expense | | | | | | | |

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

| | Monthly Amt | Monthly Budget | Variance | YTD Budget | Current YTD | Budget | Variance % |
|---|------------------|------------------|------------------|-------------------|-------------------|-------------------|---------------|
| 10-1-000-000-4120.400 Fee for Service Exp | 320.54 | 400.00 | -79.46 | 4,400.00 | 10,417.48 | 4,800.00 | 117.03 |
| 10-1-000-000-4120.500 Other Fee Exp | 0.00 | 8.33 | -8.33 | 91.63 | 955.15 | 100.00 | 855.15 |
| 10-1-000-000-4140.010 Training - Commiss | 0.00 | 300.00 | -300.00 | 3,300.00 | 0.00 | 3,600.00 | -100.00 |
| 10-1-000-000-4160.000 Consulting Services | 1,519.82 | 83.33 | 1,436.49 | 916.63 | 18,002.32 | 1,000.00 | 1,700.23 |
| 10-1-000-000-4190.950 Background Verif | 0.00 | 15.00 | -15.00 | 165.00 | 0.00 | 180.00 | -100.00 |
| 10-1-001-000-4120.400 Fee for Serv Exp - W.S. | 0.00 | 470.00 | -470.00 | 5,170.00 | -20.42 | 5,640.00 | -100.36 |
| 10-1-001-000-4190.000 Admin Supplies - W.S. | 594.96 | 83.33 | 511.63 | 916.63 | 7,849.58 | 1,000.00 | 684.96 |
| Total Line 91900 | 2,435.32 | 1,359.99 | 1,075.33 | 14,959.89 | 37,204.11 | 16,320.00 | 127.97 |
| 91000 TOTAL OPERATING EXPENSE - Admin | 78,089.89 | 81,421.58 | -3,331.69 | 895,637.38 | 904,797.49 | 977,059.00 | -7.40 |
| UTILITIES | | | | | | | |
| 93100 Water-200 Elect-300 Gas-600 Sewer | | | | | | | |
| 10-1-000-000-4310.000 Water | 0.00 | 25.00 | -25.00 | 275.00 | 69.50 | 300.00 | -76.83 |
| 10-1-000-000-4315.000 Sewer | 0.00 | 15.00 | -15.00 | 165.00 | 66.84 | 180.00 | -62.87 |
| 10-1-000-000-4320.000 Electric | 685.99 | 250.00 | 435.99 | 2,750.00 | 3,826.81 | 3,000.00 | 27.56 |
| 10-1-000-000-4330.000 Gas | 193.28 | 200.00 | -6.72 | 2,200.00 | 3,295.09 | 2,400.00 | 37.30 |
| 10-1-001-000-4310.000 Water - W.S. | 124.16 | 128.00 | -3.84 | 1,408.00 | 834.31 | 1,536.00 | -45.68 |
| 10-1-001-000-4315.000 Sewer - W.S. | 182.55 | 175.00 | 7.55 | 1,925.00 | 1,044.08 | 2,100.00 | -50.28 |
| 10-1-001-000-4320.000 Electric - W.S. | 0.00 | 428.00 | -428.00 | 4,708.00 | 1,999.63 | 5,136.00 | -61.07 |
| 10-1-001-000-4330.000 Gas - W.S. | 344.54 | 205.00 | 139.54 | 2,255.00 | 1,491.89 | 2,460.00 | -39.35 |
| Total Line 93100, 93200, 93300, 93600 | 1,530.52 | 1,426.00 | 104.52 | 15,686.00 | 12,628.15 | 17,112.00 | -26.20 |
| 93000 TOTAL UTILITIES EXPENSES | 1,530.52 | 1,426.00 | 104.52 | 15,686.00 | 12,628.15 | 17,112.00 | -26.20 |
| MAINTENANCE & OPERATIONS EXPENSE | | | | | | | |
| 94100 Maintenance - Labor | | | | | | | |
| 10-1-000-000-4410.000 Maint Labor | 34,302.40 | 43,446.00 | -9,143.60 | 477,906.00 | 417,235.64 | 521,352.00 | -19.97 |
| 10-1-000-000-4410.010 Maint Admin Salary | 3,249.36 | 274.75 | 2,974.61 | 3,022.25 | 17,295.87 | 3,297.00 | 424.59 |
| 10-1-000-000-4410.100 Maint Labor - OT | 713.10 | 835.00 | -121.90 | 9,185.00 | 14,166.22 | 10,020.00 | 41.38 |
| Total Line 94100 | 38,264.86 | 44,555.75 | -6,290.89 | 490,113.25 | 448,697.73 | 534,669.00 | -16.08 |
| 94200 Maintenance - Materials/Supplies | | | | | | | |
| 10-1-000-000-4420.010 Garbage&Trash Supp | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| 10-1-000-000-4420.020 Htg & Cooling | 0.00 | 7.50 | -7.50 | 82.50 | 0.00 | 90.00 | -100.00 |
| 10-1-000-000-4420.030 Snow Removal Supplies | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| 10-1-000-000-4420.050 Landscape/Grounds Sup | 0.00 | 50.00 | -50.00 | 550.00 | -188.55 | 600.00 | -131.43 |
| 10-1-000-000-4420.070 Electrical Supplies | 0.00 | 10.00 | -10.00 | 110.00 | 0.00 | 120.00 | -100.00 |
| 10-1-000-000-4420.080 Plumbing Supplies | 0.00 | 10.00 | -10.00 | 110.00 | 405.00 | 120.00 | 237.50 |
| 10-1-000-000-4420.100 Janitorial Supplies | 0.00 | 50.00 | -50.00 | 550.00 | 1,532.40 | 600.00 | 155.40 |
| 10-1-000-000-4420.110 Routine Maint. Supplies | 0.00 | 75.00 | -75.00 | 825.00 | 336.00 | 900.00 | -62.67 |
| 10-1-000-000-4420.120 Other Misc Supply | 0.00 | 35.00 | -35.00 | 385.00 | 126.88 | 420.00 | -69.79 |
| 10-1-000-000-4420.125 Mileage | 0.00 | 7.50 | -7.50 | 82.50 | 0.00 | 90.00 | -100.00 |
| 10-1-000-000-4420.126 Vehicle Supplies | 7.72 | 50.00 | -42.28 | 550.00 | 1,754.63 | 600.00 | 192.44 |
| 10-1-000-000-4420.130 Security Supplies | 0.00 | 0.00 | 0.00 | 0.00 | 15.30 | 0.00 | |
| 10-1-001-000-4420.000 Maint Supplies - W.S. | 80.34 | 208.33 | -127.99 | 2,291.63 | 650.22 | 2,500.00 | -73.99 |
| Total Line 94200 | 88.06 | 503.33 | -415.27 | 5,536.63 | 4,631.88 | 6,040.00 | -23.31 |
| 94300 Maintenance - Contracts | | | | | | | |
| 10-1-000-000-4430.010 Garbage & Trash Cont | 92.40 | 20.00 | 72.40 | 220.00 | 369.60 | 240.00 | 54.00 |
| 10-1-000-000-4430.020 Heating&Cooling Cont | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| 10-1-000-000-4430.030 Snow Removal Contract | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| 10-1-000-000-4430.050 Landscape & Grds Cont | 0.00 | 0.00 | 0.00 | 0.00 | 389.77 | 0.00 | |
| 10-1-000-000-4430.060 Unit Turnaround Cont | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| 10-1-000-000-4430.070 Electrical Contract | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| 10-1-000-000-4430.080 Plumbing Contracts | 0.00 | 0.00 | 0.00 | 0.00 | 262.05 | 0.00 | |

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

| | Monthly Amt | Monthly Budget | Variance | YTD Budget | Current YTD | Budget | Variance % |
|--|-------------------|-------------------|-------------------|---------------------|---------------------|---------------------|------------------|
| 10-1-000-000-4430.090 Extermination Cont | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| 10-1-000-000-4430.100 Janitorial Contracts | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| 10-1-000-000-4430.110 Routine Maint Cont | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| 10-1-000-000-4430.120 Other Misc Maint Cont | 0.00 | 30.00 | -30.00 | 330.00 | 0.00 | 360.00 | -100.00 |
| 10-1-000-000-4430.126 Vehicle Maint Cont | 0.00 | 50.00 | -50.00 | 550.00 | 786.00 | 600.00 | 31.00 |
| 10-1-001-000-4430.000 Maint Contracts - W.S. | 286.00 | 100.00 | 186.00 | 1,100.00 | 370.00 | 1,200.00 | -69.17 |
| Total Line 94300 - (sub accts) | 378.40 | 200.00 | 178.40 | 2,200.00 | 2,177.42 | 2,400.00 | -9.27 |
| 94500 Maintenance - Ordinary/Benefits | | | | | | | |
| 10-1-000-000-4410.500 Maint Emp Benefit | 17,545.36 | 19,098.00 | -1,552.64 | 210,078.00 | 162,881.24 | 229,176.00 | -28.93 |
| 10-1-000-000-4410.510 Maint Admin Benefits | 1,217.31 | 151.25 | 1,066.06 | 1,663.75 | 4,538.82 | 1,815.00 | 150.07 |
| Total Line 94500 | 18,762.67 | 19,249.25 | -486.58 | 211,741.75 | 167,420.06 | 230,991.00 | -27.52 |
| 94000 TOTAL MAINTENANCE EXPENSE | 57,493.99 | 64,508.33 | -7,014.34 | 709,591.63 | 622,927.09 | 774,100.00 | -19.53 |
| TOTAL PROTECTIVE SERVICES EXPENSE | | | | | | | |
| 95100 Protective Services - Labor | | | | | | | |
| 10-1-000-000-4481.000 Safety/Security Salary | 4,150.50 | 4,541.00 | -390.50 | 49,951.00 | 46,143.44 | 54,492.00 | -15.32 |
| 10-1-000-000-4481.500 Safety/Security Benefits | 2,467.60 | 2,678.00 | -210.40 | 29,458.00 | 26,101.42 | 32,136.00 | -18.78 |
| Total Line 95100 | 6,618.10 | 7,219.00 | -600.90 | 79,409.00 | 72,244.86 | 86,628.00 | -16.60 |
| 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 | 109.97 | 200.00 | -90.03 | 2,200.00 | 1,301.78 | 2,400.00 | -45.76 |
| 10-1-000-000-4480.500 Other Security Contract | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| 10-1-001-000-4480.100 ADT Contract - W.S. | 0.00 | 58.33 | -58.33 | 641.63 | 286.15 | 700.00 | -59.12 |
| Total Line 95200 | 109.97 | 258.33 | -148.36 | 2,841.63 | 1,587.93 | 3,100.00 | -48.78 |
| 95000 TOTAL PROTECTIVE SERVICES EXP | 6,728.07 | 7,477.33 | -749.26 | 82,250.63 | 73,832.79 | 89,728.00 | -17.71 |
| INSURANCE PREMIUMS EXPENSE | | | | | | | |
| 96110 120 130 - Property Liab Work Comp | | | | | | | |
| 10-1-000-000-4510.010 Property Insurance | 81.17 | 85.08 | -3.91 | 935.88 | 905.06 | 1,021.00 | -11.36 |
| 10-1-000-000-4510.020 Liability Insurance | 37.08 | 38.08 | -1.00 | 418.88 | 406.82 | 457.00 | -10.98 |
| 10-1-000-000-4510.030 Work Comp Insurance | 2,620.14 | 2,983.42 | -363.28 | 32,817.62 | 31,277.44 | 35,801.00 | -12.64 |
| Total Line 96110, 96120, 96130 | 2,738.39 | 3,106.58 | -368.19 | 34,172.38 | 32,589.32 | 37,279.00 | -12.58 |
| 96140 All Other Insurance | | | | | | | |
| 10-1-000-000-4510.015 Equipment Insurance | 17.67 | 17.67 | 0.00 | 194.37 | 189.28 | 212.00 | -10.72 |
| 10-1-000-000-4510.025 PE & PO Insurance | 787.12 | 737.83 | 49.29 | 8,116.13 | 8,013.78 | 8,854.00 | -9.49 |
| 10-1-000-000-4510.035 Auto Insurance | 50.00 | 51.58 | -1.58 | 567.38 | 550.00 | 619.00 | -11.15 |
| 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 | 807.08 | 47.71 | 8,877.88 | 8,753.06 | 9,685.00 | -9.62 |
| 96100 TOTAL INSURANCE PREMIUM EXP | 3,593.18 | 3,913.66 | -320.48 | 43,050.26 | 41,342.38 | 46,964.00 | -11.97 |
| GENERAL EXPENSES | | | | | | | |
| 96200 Other General Expenses | | | | | | | |
| 10-1-000-000-4590.000 Other General | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| Total Line 96200 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| 96210 Compensated Absences | | | | | | | |
| 10-1-000-000-4110.001 Comp Absences | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| 10-1-000-000-4595.000 Compensated Absences | 0.00 | 416.67 | -416.67 | 4,583.37 | 0.00 | 5,000.00 | -100.00 |
| Total Line 96210 | 0.00 | 416.67 | -416.67 | 4,583.37 | 0.00 | 5,000.00 | -100.00 |
| 96000 TOTAL GENERAL EXPENSE | 0.00 | 416.67 | -416.67 | 4,583.37 | 0.00 | 5,000.00 | -100.00 |
| 96900 TOTAL OPERATING EXPENSE | 147,435.65 | 159,163.57 | -11,727.92 | 1,750,799.27 | 1,655,527.90 | 1,909,963.00 | -13.32 |
| 97000 NET REVENUE/EXPENSE - (GAIN)/LOSS | -15,379.86 | 661.65 | -16,041.51 | 7,278.15 | -185,173.07 | 7,940.00 | -2,432.15 |

Date:
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Knox County Housing Authority
FDS Income Statement - COCC
February, 2026

| | Monthly Amt | Monthly Budget | Variance | YTD Budget | Current YTD | Budget | Variance % |
|---|---------------|-----------------|----------------|------------------|-----------------|------------------|---------------|
| MISCELLANEOUS EXPENSE | | | | | | | |
| 97100 Extraordinary Maintenance | | | | | | | |
| 10-1-000-000-4610.010 Extraordinary Labor | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| 10-1-000-000-4610.020 Extraordinary Materials | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| 10-1-000-000-4610.030 Extraordinary Contract | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| Total Line 97100 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| 97200 Casualty Losses - Non-capitalized | | | | | | | |
| 10-1-000-000-4620.010 Casualty Labor | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| 10-1-000-000-4620.020 Casualty Materials | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| 10-1-000-000-4620.030 Casualty Contract Costs | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| Total Line 97200 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| 97400 Depreciation Expense | | | | | | | |
| 10-1-000-000-4800.000 Depreciation Exp COCC | 291.00 | 1,000.00 | -709.00 | 11,000.00 | 3,201.00 | 12,000.00 | -73.33 |
| Total Line 97400 | 291.00 | 1,000.00 | -709.00 | 11,000.00 | 3,201.00 | 12,000.00 | -73.33 |
| TOTAL MISCELLANEOUS EXPENSE | 291.00 | 1,000.00 | -709.00 | 11,000.00 | 3,201.00 | 12,000.00 | -73.33 |
| 90000 TOTAL EXPENSES | 147,726.65 | 160,163.57 | -12,436.92 | 1,761,799.27 | 1,658,903.90 | 1,921,963.00 | -13.69 |
| OTHER FINANCING SOURCES (USES) | | | | | | | |
| 10010 Operating Transfer In | | | | | | | |
| Total Line 10010 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| 10020 Operating Transfer Out | | | | | | | |
| Total Line 10020 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| 10093 Xfer-In between Program & Project | | | | | | | |
| 10-1-000-000-9111.000 Xfers In from Amps | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| Total Line 10093 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| 10094 Xfer-Out between Program & Project | | | | | | | |
| 10-1-000-000-9111.100 Xfers Out from Amps | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| Total Line 10094 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| 10100 TOTAL OTHER FINANCING SOURCES-USES | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| 10000 EXCESS REVENUE/EXPENSE GAIN/-LOSS | -15,088.86 | 1,661.65 | -16,750.51 | 18,278.15 | -181,797.07 | 19,940.00 | -1,011.72 |

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

| | Monthly Amt | Monthly Budget | Variance | YTD Budget | Current YTD | Budget | Variance % |
|--|-------------------|-------------------|------------------|----------------------|----------------------|----------------------|---------------|
| pum | 177.00 | 177.00 | 0.00 | 1,947.00 | 1,947.00 | 2,124.00 | 0.00 |
| REVENUE | | | | | | | |
| 70300 Net Tenant Rent Revenue | | | | | | | |
| 10-1-000-001-3110.000 Dwelling Rent | -35,501.00 | -37,500.00 | 1,999.00 | -412,500.00 | -400,562.45 | -450,000.00 | -10.99 |
| 10-1-000-001-3111.000 Utility Allowance | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| Total Line 70300 | -35,501.00 | -37,500.00 | 1,999.00 | -412,500.00 | -400,562.45 | -450,000.00 | -10.99 |
| 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 | -137.50 | -143.74 | -150.00 | -4.17 |
| 10-1-000-001-3690.100 Late Fees | -400.00 | -550.00 | 150.00 | -6,050.00 | -3,800.00 | -6,600.00 | -42.42 |
| 10-1-000-001-3690.120 Violation Fees | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| 10-1-000-001-3690.130 Court Cost Fees | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| 10-1-000-001-3690.140 Returned Check Charge | 0.00 | -20.83 | 20.83 | -229.13 | -150.00 | -250.00 | -40.00 |
| 10-1-000-001-3690.150 Laundry Income | -1,437.50 | -1,041.67 | -395.83 | -11,458.37 | -14,107.67 | -12,500.00 | 12.86 |
| 10-1-000-001-3690.160 Vending Machine Inc | -238.84 | -91.67 | -147.17 | -1,008.37 | -1,345.99 | -1,100.00 | 22.36 |
| 10-1-000-001-3690.180 Labor | -285.00 | -1,459.00 | 1,174.00 | -16,049.00 | -9,840.78 | -17,508.00 | -43.79 |
| 10-1-000-001-3690.200 Materials | -25.67 | -250.00 | 224.33 | -2,750.00 | -2,157.20 | -3,000.00 | -28.09 |
| 10-1-000-001-3690.500 Resid.Council Activ | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| Total Line 70400 | -2,387.01 | -3,425.67 | 1,038.66 | -37,682.37 | -31,545.38 | -41,108.00 | -23.26 |
| 70500 TOTAL TENANT REVENUE | -37,888.01 | -40,925.67 | 3,037.66 | -450,182.37 | -432,107.83 | -491,108.00 | -12.01 |
| 70600 HUD PHA Operating Grants | | | | | | | |
| 10-1-000-001-8020.000 Oper Sub - Curr Yr | -35,889.00 | -47,288.00 | 11,399.00 | -520,168.00 | -516,661.00 | -567,456.00 | -8.95 |
| 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 | -35,889.00 | -47,288.00 | 11,399.00 | -520,168.00 | -516,661.00 | -567,456.00 | -8.95 |
| 10010 Operating Tranfers In - CFP | | | | | | | |
| 10-1-000-001-3404.010 Other Inc - Operations | 0.00 | -8,333.33 | 8,333.33 | -91,666.63 | -165,357.26 | -100,000.00 | 65.36 |
| Total Line 10010 | 0.00 | -8,333.33 | 8,333.33 | -91,666.63 | -165,357.26 | -100,000.00 | 65.36 |
| 70800 Other Government Grants | | | | | | | |
| 10-1-000-001-3404.000 Rev other gov grants | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| Total Line 70800 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| 71100 Investment Income - Unrestricted | | | | | | | |
| 10-1-000-001-3610.000 Interest Income | -616.00 | -833.33 | 217.33 | -9,166.63 | -8,658.92 | -10,000.00 | -13.41 |
| Total Line 71100 | -616.00 | -833.33 | 217.33 | -9,166.63 | -8,658.92 | -10,000.00 | -13.41 |
| 71300 Proceeds from Disposition of Asset | | | | | | | |
| Total Line 71300 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| 71500 Other Revenue | | | | | | | |
| 10-1-000-001-3190.050 Office Rent Income | -300.00 | -300.00 | 0.00 | -3,300.00 | -3,300.00 | -3,600.00 | -8.33 |
| 10-1-000-001-3195.000 Day Care Income | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| 10-1-000-001-3690.300 T.S. Income - Grants | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| 10-1-000-001-3850.000 Inspection Income | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| 10-1-000-001-3850.004 Admin Fee Income | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| 10-1-000-001-3850.005 Maint Fee Income | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| 10-1-000-001-3850.120 Other Misc Inc. | -60.00 | 0.00 | -60.00 | 0.00 | -12,423.00 | 0.00 | |
| Total Line 71500 | -360.00 | -300.00 | -60.00 | -3,300.00 | -15,723.00 | -3,600.00 | 336.75 |
| 70000 TOTAL REVENUE | -74,753.01 | -97,680.33 | 22,927.32 | -1,074,483.63 | -1,138,508.01 | -1,172,164.00 | -2.87 |

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

| | Monthly Amt | Monthly Budget | Variance | YTD Budget | Current YTD | Budget | Variance % |
|---|-------------|----------------|----------|------------|-------------|------------|------------|
| EXPENSES | | | | | | | |
| ADMINISTRATIVE | | | | | | | |
| 91100 Administrative Salaries | | | | | | | |
| 10-1-000-001-4110.000 Admin Salaries | 6,094.52 | 6,635.00 | -540.48 | 72,985.00 | 68,897.35 | 79,620.00 | -13.47 |
| 10-1-000-001-4110.200 Admin Exp - Amps | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| Total Line 91100 | 6,094.52 | 6,635.00 | -540.48 | 72,985.00 | 68,897.35 | 79,620.00 | -13.47 |
| 91200 Auditing Fees | | | | | | | |
| 10-1-000-001-4171.000 Audit Fee | 0.00 | 333.33 | -333.33 | 3,666.63 | 3,675.00 | 4,000.00 | -8.13 |
| Total Line 91200 | 0.00 | 333.33 | -333.33 | 3,666.63 | 3,675.00 | 4,000.00 | -8.13 |
| 91300 Management Fee | | | | | | | |
| 10-1-000-001-4120.100 Management Fee Exp | 14,162.72 | 14,244.00 | -81.28 | 156,684.00 | 155,146.16 | 170,928.00 | -9.23 |
| Total Line 91300 | 14,162.72 | 14,244.00 | -81.28 | 156,684.00 | 155,146.16 | 170,928.00 | -9.23 |
| 91310 Book-keeping Fee | | | | | | | |
| 10-1-000-001-4120.300 Bookkeeping Fee Exp | 1,320.00 | 1,328.00 | -8.00 | 14,608.00 | 14,460.00 | 15,936.00 | -9.26 |
| Total Line 91310 | 1,320.00 | 1,328.00 | -8.00 | 14,608.00 | 14,460.00 | 15,936.00 | -9.26 |
| 91500 Benefit Contributions - Admin | | | | | | | |
| 10-1-000-001-4110.500 Admin Emp Benefit | 2,856.02 | 2,101.00 | 755.02 | 23,111.00 | 23,182.46 | 25,212.00 | -8.05 |
| Total Line 91500 | 2,856.02 | 2,101.00 | 755.02 | 23,111.00 | 23,182.46 | 25,212.00 | -8.05 |
| 91600 Office Expense | | | | | | | |
| 10-1-000-001-4140.000 Training - Staff | 0.00 | 163.83 | -163.83 | 1,802.13 | 1,136.35 | 1,966.00 | -42.20 |
| 10-1-000-001-4180.000 Telephone | 0.00 | 375.00 | -375.00 | 4,125.00 | 739.47 | 4,500.00 | -83.57 |
| 10-1-000-001-4190.100 Postage | 52.54 | 100.00 | -47.46 | 1,100.00 | 837.05 | 1,200.00 | -30.25 |
| 10-1-000-001-4190.200 Office Supplies | 0.00 | 66.67 | -66.67 | 733.37 | 572.11 | 800.00 | -28.49 |
| 10-1-000-001-4190.250 Office Furniture | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| 10-1-000-001-4190.300 Paper Supplies | 0.00 | 41.67 | -41.67 | 458.37 | 739.18 | 500.00 | 47.84 |
| 10-1-000-001-4190.400 Printing | 250.31 | 33.33 | 216.98 | 366.63 | 250.31 | 400.00 | -37.42 |
| 10-1-000-001-4190.401 Printing Supplies | 0.00 | 41.67 | -41.67 | 458.37 | 264.44 | 500.00 | -47.11 |
| 10-1-000-001-4190.500 Printer/Copier Sup Cont | 0.00 | 166.67 | -166.67 | 1,833.37 | 1,580.39 | 2,000.00 | -20.98 |
| 10-1-000-001-4190.550 Computers/Software | 0.00 | 0.00 | 0.00 | 0.00 | 3,914.45 | 0.00 | |
| 10-1-000-001-4190.700 Member Dues/Fees | 0.00 | 62.50 | -62.50 | 687.50 | 424.31 | 750.00 | -43.43 |
| 10-1-000-001-4190.800 Internet Services | 312.91 | 100.00 | 212.91 | 1,100.00 | 1,480.56 | 1,200.00 | 23.38 |
| 10-1-000-001-4190.850 IT Support | 62.50 | 83.33 | -20.83 | 916.63 | 3,222.04 | 1,000.00 | 222.20 |
| Total Line 91600 | 678.26 | 1,234.67 | -556.41 | 13,581.37 | 15,160.66 | 14,816.00 | 2.33 |
| 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 | 448.48 | 130.00 | 318.48 | 1,430.00 | 1,207.86 | 1,560.00 | -22.57 |
| 10-1-000-001-4150.010 Travel - Commissioners | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| 10-1-000-001-4150.100 Mileage - Admin | 0.00 | 8.33 | -8.33 | 91.63 | 0.00 | 100.00 | -100.00 |
| Total Line 91800 | 448.48 | 138.33 | 310.15 | 1,521.63 | 1,207.86 | 1,660.00 | -27.24 |
| 91900 Other Expense | | | | | | | |
| 10-1-000-001-4120.400 Fee for Service Exp | 17.21 | 25.00 | -7.79 | 275.00 | 259.72 | 300.00 | -13.43 |
| 10-1-000-001-4120.500 Other Fee Exp | 0.00 | 0.00 | 0.00 | 0.00 | 75.00 | 0.00 | |
| 10-1-000-001-4120.700 Mental Health Fee | 2,124.00 | 1,770.00 | 354.00 | 19,470.00 | 21,240.00 | 21,240.00 | 0.00 |
| 10-1-000-001-4120.800 Participant Fee | 2,124.00 | 1,770.00 | 354.00 | 19,470.00 | 23,364.00 | 21,240.00 | 10.00 |
| 10-1-000-001-4160.000 Consulting Services | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| 10-1-000-001-4160.100 Inspection Expense | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| 10-1-000-001-4190.000 Other Sundry | 0.00 | 8.33 | -8.33 | 91.63 | 761.32 | 100.00 | 661.32 |
| 10-1-000-001-4190.950 Background Verification | 0.00 | 416.67 | -416.67 | 4,583.37 | 0.00 | 5,000.00 | -100.00 |
| Total Line 91900 | 4,265.21 | 3,990.00 | 275.21 | 43,890.00 | 45,700.04 | 47,880.00 | -4.55 |

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

| | <u>Monthly Amt</u> | <u>Monthly Budget</u> | <u>Variance</u> | <u>YTD Budget</u> | <u>Current YTD</u> | <u>Budget</u> | <u>Variance %</u> |
|---|--------------------|-----------------------|------------------|-------------------|--------------------|-------------------|-------------------|
| 91000 TOTAL OPERATING EXPENSE - Admin | 29,825.21 | 30,004.33 | -179.12 | 330,047.63 | 327,429.53 | 360,052.00 | -9.06 |
| 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 | 19,470.00 | 19,470.00 | 21,240.00 | -8.33 |
| Total Line 92000 | <u>1,770.00</u> | <u>1,770.00</u> | <u>0.00</u> | <u>19,470.00</u> | <u>19,470.00</u> | <u>21,240.00</u> | <u>-8.33</u> |
| 92000 TOTAL ASSET MANAGEMENT FEE | 1,770.00 | 1,770.00 | 0.00 | 19,470.00 | 19,470.00 | 21,240.00 | -8.33 |
| TENANT SERVICES | | | | | | | |
| 92400 Tenant Services - Other | | | | | | | |
| 10-1-000-001-4220.050 Ten Ser-Cable/TV Exp | 0.00 | 90.00 | -90.00 | 990.00 | 758.90 | 1,080.00 | -29.73 |
| 10-1-000-001-4220.100 Ten Ser-Supplies | 0.00 | 25.00 | -25.00 | 275.00 | 383.13 | 300.00 | 27.71 |
| 10-1-000-001-4220.110 Ten Ser-Recreation | 0.00 | 25.00 | -25.00 | 275.00 | 128.91 | 300.00 | -57.03 |
| 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 | 135.94 | 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 | 1,029.80 | 0.00 | 1,029.80 | 0.00 | 10,996.90 | 0.00 | |
| Total Line 92400 | <u>1,029.80</u> | <u>140.00</u> | <u>889.80</u> | <u>1,540.00</u> | <u>12,403.78</u> | <u>1,680.00</u> | <u>638.32</u> |
| 92500 TOTAL TENANT SERVICES EXPENSE | 1,029.80 | 140.00 | 889.80 | 1,540.00 | 12,403.78 | 1,680.00 | 638.32 |
| UTILITIES | | | | | | | |
| 93100 Water-200 Elect-300 Gas-600 Sewer | | | | | | | |
| 10-1-000-001-4310.000 Water | 0.00 | 1,625.00 | -1,625.00 | 17,875.00 | 19,958.71 | 19,500.00 | 2.35 |
| 10-1-000-001-4315.000 Sewer | 0.00 | 4,625.00 | -4,625.00 | 50,875.00 | 62,602.09 | 55,500.00 | 12.80 |
| 10-1-000-001-4320.000 Electric | 3,428.39 | 2,500.00 | 928.39 | 27,500.00 | 29,889.83 | 30,000.00 | -0.37 |
| 10-1-000-001-4330.000 Gas | 4,638.70 | 3,333.33 | 1,305.37 | 36,666.63 | 35,471.61 | 40,000.00 | -11.32 |
| Total Line 93100, 93200, 93300, 93600 | <u>8,067.09</u> | <u>12,083.33</u> | <u>-4,016.24</u> | <u>132,916.63</u> | <u>147,922.24</u> | <u>145,000.00</u> | <u>2.02</u> |
| 93000 TOTAL UTILITIES EXPENSES | 8,067.09 | 12,083.33 | -4,016.24 | 132,916.63 | 147,922.24 | 145,000.00 | 2.02 |
| MAINTENANCE & OPERATIONS EXPENSE | | | | | | | |
| 94100 Maintenance - Labor | | | | | | | |
| 10-1-000-001-4410.000 Maint Labor | 2,284.80 | 3,653.50 | -1,368.70 | 40,188.50 | 25,411.50 | 43,842.00 | -42.04 |
| 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 | <u>2,284.80</u> | <u>3,653.50</u> | <u>-1,368.70</u> | <u>40,188.50</u> | <u>25,411.50</u> | <u>43,842.00</u> | <u>-42.04</u> |
| 94200 Maintenance - Materials/Supplies | | | | | | | |
| 10-1-000-001-4420.010 Garbage&Trash Supp | 0.00 | 25.00 | -25.00 | 275.00 | 0.00 | 300.00 | -100.00 |
| 10-1-000-001-4420.020 Heating&Cooling Supp | 11,131.37 | 250.00 | 10,881.37 | 2,750.00 | 23,589.03 | 3,000.00 | 686.30 |
| 10-1-000-001-4420.030 Snow Removal Supplies | 0.00 | 25.00 | -25.00 | 275.00 | 469.63 | 300.00 | 56.54 |
| 10-1-000-001-4420.040 Elevator Maint Supplies | 0.00 | 0.00 | 0.00 | 0.00 | 17.88 | 0.00 | |
| 10-1-000-001-4420.050 Landscape/Grounds Sup | 0.00 | 83.33 | -83.33 | 916.63 | 348.59 | 1,000.00 | -65.14 |
| 10-1-000-001-4420.070 Electrical Supplies | 357.01 | 1,000.00 | -642.99 | 11,000.00 | 2,755.76 | 12,000.00 | -77.04 |
| 10-1-000-001-4420.080 Plumbing Supplies | 846.68 | 500.00 | 346.68 | 5,500.00 | 4,337.55 | 6,000.00 | -27.71 |
| 10-1-000-001-4420.090 Extermination Supplies | 0.00 | 216.67 | -216.67 | 2,383.37 | 276.77 | 2,600.00 | -89.36 |
| 10-1-000-001-4420.100 Janitorial Supplies | 444.89 | 708.33 | -263.44 | 7,791.63 | 4,007.11 | 8,500.00 | -52.86 |
| 10-1-000-001-4420.110 Routine Maint. Supplies | 936.32 | 1,833.33 | -897.01 | 20,166.63 | 16,130.57 | 22,000.00 | -26.68 |
| 10-1-000-001-4420.111 Flooring Supplies | 0.00 | 0.00 | 0.00 | 0.00 | 510.00 | 0.00 | |
| 10-1-000-001-4420.120 Other Misc Supplies | 0.00 | 83.33 | -83.33 | 916.63 | 584.53 | 1,000.00 | -41.55 |
| 10-1-000-001-4420.121 Laundry Supplies | 0.00 | 208.33 | -208.33 | 2,291.63 | 2,907.17 | 2,500.00 | 16.29 |
| 10-1-000-001-4420.125 Mileage | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| 10-1-000-001-4420.126 Vehicle Supplies | 123.78 | 50.00 | 73.78 | 550.00 | 4,046.97 | 600.00 | 574.50 |

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

| | Monthly Amt | Monthly Budget | Variance | YTD Budget | Current YTD | Budget | Variance % |
|---|------------------|------------------|------------------|-------------------|-------------------|-------------------|---------------|
| 10-1-000-001-4420.130 Securitiy Supplies | 189.00 | 0.00 | 189.00 | 0.00 | 189.00 | 0.00 | |
| Total Line 94200 | 14,029.05 | 4,983.32 | 9,045.73 | 54,816.52 | 60,170.56 | 59,800.00 | 0.62 |
| 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 | 17,277.75 | 22,006.00 | -4,728.25 | 242,066.00 | 199,204.00 | 264,072.00 | -24.56 |
| 10-1-000-001-4430.010 Garbage & Trash Con | 459.44 | 625.00 | -165.56 | 6,875.00 | 5,608.05 | 7,500.00 | -25.23 |
| 10-1-000-001-4430.020 Heating & Cooling Cont | 188.00 | 208.33 | -20.33 | 2,291.63 | 5,590.87 | 2,500.00 | 123.63 |
| 10-1-000-001-4430.030 Snow Removal Contract | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| 10-1-000-001-4430.040 Elevator Maint Cont | 4,383.84 | 1,500.00 | 2,883.84 | 16,500.00 | 19,318.36 | 18,000.00 | 7.32 |
| 10-1-000-001-4430.050 Landscape & Grds Cont | 0.00 | 250.00 | -250.00 | 2,750.00 | 1,862.13 | 3,000.00 | -37.93 |
| 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 | 1,375.00 | 503.52 | 1,500.00 | -66.43 |
| 10-1-000-001-4430.080 Plumbing Contracts | 0.00 | 625.00 | -625.00 | 6,875.00 | 4,742.50 | 7,500.00 | -36.77 |
| 10-1-000-001-4430.090 Extermination Contracts | 900.00 | 2,500.00 | -1,600.00 | 27,500.00 | 36,818.00 | 30,000.00 | 22.73 |
| 10-1-000-001-4430.100 Janitorial Contracts | 0.00 | 0.00 | 0.00 | 0.00 | 356.39 | 0.00 | |
| 10-1-000-001-4430.110 Routine Maint Cont | 0.00 | 1,458.33 | -1,458.33 | 16,041.63 | 22,313.35 | 17,500.00 | 27.50 |
| 10-1-000-001-4430.111 Flooring Contract | 0.00 | 1,500.00 | -1,500.00 | 16,500.00 | 13,836.00 | 18,000.00 | -23.13 |
| 10-1-000-001-4430.120 Other Misc Cont Cost | 0.00 | 1,250.00 | -1,250.00 | 13,750.00 | 2,976.94 | 15,000.00 | -80.15 |
| 10-1-000-001-4430.121 Laundry Equip Contract | 0.00 | 83.33 | -83.33 | 916.63 | 1,414.00 | 1,000.00 | 41.40 |
| 10-1-000-001-4430.126 Vehicle Maint Cont | 0.00 | 20.83 | -20.83 | 229.13 | -18.00 | 250.00 | -107.20 |
| 10-1-000-001-4431.000 Trash Removal | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| Total Line 94300 | 23,209.03 | 32,151.82 | -8,942.79 | 353,670.02 | 314,526.11 | 385,822.00 | -18.48 |
| 94500 Maintenance - Ordinary/Benefits | | | | | | | |
| 10-1-000-001-4410.500 Maint Emp Benefit | 1,137.34 | 1,623.50 | -486.16 | 17,858.50 | 12,046.00 | 19,482.00 | -38.17 |
| Total Line 94500 | 1,137.34 | 1,623.50 | -486.16 | 17,858.50 | 12,046.00 | 19,482.00 | -38.17 |
| 94000 TOTAL MAINTENANCE EXPENSES | 40,660.22 | 42,412.14 | -1,751.92 | 466,533.54 | 412,154.17 | 508,946.00 | -19.02 |
| TOTAL PROTECTIVE SERVICES EXPENSE | | | | | | | |
| 95200 Protective Services - Contract | | | | | | | |
| 10-1-000-001-4480.000 Police Contract | 0.00 | 250.00 | -250.00 | 2,750.00 | 1,649.09 | 3,000.00 | -45.03 |
| 10-1-000-001-4480.006 Safety/Security Labor Fee | 2,124.00 | 1,770.00 | 354.00 | 19,470.00 | 23,364.00 | 21,240.00 | 10.00 |
| 10-1-000-001-4480.100 ADT Contract | 71.98 | 250.00 | -178.02 | 2,750.00 | 3,038.03 | 3,000.00 | 1.27 |
| 10-1-000-001-4480.500 Other Security Contract | 1,166.00 | 541.67 | 624.33 | 5,958.37 | 23,636.55 | 6,500.00 | 263.64 |
| Total Line 95200 | 3,361.98 | 2,811.67 | 550.31 | 30,928.37 | 51,687.67 | 33,740.00 | 53.19 |
| 95300 Protective Services - Other | | | | | | | |
| Total Line 95300 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| 95000 TOTAL PROTECTIVE SERVICES EXP | 3,361.98 | 2,811.67 | 550.31 | 30,928.37 | 51,687.67 | 33,740.00 | 53.19 |
| INSURANCE PREMIUMS EXPENSE | | | | | | | |
| 96110 Property 120 Liab. 130 Work Comp | | | | | | | |
| 10-1-000-001-4510.010 Property | 5,460.66 | 5,725.67 | -265.01 | 62,982.37 | 60,891.07 | 68,708.00 | -11.38 |
| 10-1-000-001-4510.020 Liability Insurance | 437.83 | 457.33 | -19.50 | 5,030.63 | 4,867.29 | 5,488.00 | -11.31 |
| 10-1-000-001-4510.030 Work Comp Insurance | 193.24 | 242.42 | -49.18 | 2,666.62 | 2,501.89 | 2,909.00 | -13.99 |
| Total Line 96110, 96120, 96130 | 6,091.73 | 6,425.42 | -333.69 | 70,679.62 | 68,260.25 | 77,105.00 | -11.47 |
| 96140 All Other Insurance | | | | | | | |
| 10-1-000-001-4510.015 Equipment Insurance | 208.68 | 211.58 | -2.90 | 2,327.38 | 2,264.11 | 2,539.00 | -10.83 |
| 10-1-000-001-4510.025 PE & PO Insurance | 57.11 | 54.92 | 2.19 | 604.12 | 593.64 | 659.00 | -9.92 |
| 10-1-000-001-4510.035 Auto Insurance | 50.00 | 51.58 | -1.58 | 567.38 | 550.00 | 619.00 | -11.15 |
| 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 | 318.08 | -2.29 | 3,498.88 | 3,407.75 | 3,817.00 | -10.72 |

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

| | <u>Monthly Amt</u> | <u>Monthly Budget</u> | <u>Variance</u> | <u>YTD Budget</u> | <u>Current YTD</u> | <u>Budget</u> | <u>Variance %</u> |
|---|--------------------|-----------------------|------------------|-------------------|--------------------|-------------------|-------------------|
| 90000 TOTAL MISCELLANEOUS EXPENSE | 9,118.00 | 13,750.00 | -4,632.00 | 151,250.00 | 100,298.00 | 165,000.00 | -39.21 |
| 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) | 27,526.42 | 16,139.64 | 11,386.78 | 177,536.04 | 42,015.75 | 193,676.00 | -78.31 |

Date:
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Knox County Housing Authority
FDS Income Statement - AMP 2 Family Site
February, 2026

| | Monthly Amt | Monthly Budget | Variance | YTD Budget | Current YTD | Budget | Variance % |
|--|-------------------|--------------------|------------------|----------------------|----------------------|----------------------|--------------|
| pum | 196.00 | 177.00 | 0.00 | 1,947.00 | 2,156.00 | 2,124.00 | 0.00 |
| REVENUE | | | | | | | |
| 70300 Net Tenant Rent Revenue | | | | | | | |
| 10-1-000-002-3110.000 Dwelling Rent | -27,590.00 | -19,166.67 | -8,423.33 | -210,833.37 | -294,540.00 | -230,000.00 | 28.06 |
| 10-1-000-002-3111.000 Utility Allowance | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| Total Line 70300 | -27,590.00 | -19,166.67 | -8,423.33 | -210,833.37 | -294,540.00 | -230,000.00 | 28.06 |
| 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 | -654.96 | -41.67 | -613.29 | -458.37 | -3,686.40 | -500.00 | 637.28 |
| 10-1-000-002-3690.100 Late Fees | -625.00 | -916.67 | 291.67 | -10,083.37 | -7,375.00 | -11,000.00 | -32.95 |
| 10-1-000-002-3690.120 Violation Fees | -1,215.00 | -833.33 | -381.67 | -9,166.63 | -6,025.00 | -10,000.00 | -39.75 |
| 10-1-000-002-3690.130 Court Cost Fees | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| 10-1-000-002-3690.140 Returned Check Charge | 0.00 | -12.50 | 12.50 | -137.50 | 0.00 | -150.00 | -100.00 |
| 10-1-000-002-3690.150 Laundry Income | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| 10-1-000-002-3690.160 Vending Machine Inc | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| 10-1-000-002-3690.180 Labor | -1,664.00 | -1,458.33 | -205.67 | -16,041.63 | -22,466.50 | -17,500.00 | 28.38 |
| 10-1-000-002-3690.200 Materials | -575.19 | -1,000.00 | 424.81 | -11,000.00 | -9,445.21 | -12,000.00 | -21.29 |
| 10-1-000-002-3690.500 Resid. Council Activ | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| Total Line 70400 | -4,734.15 | -4,262.50 | -471.65 | -46,887.50 | -48,998.11 | -51,150.00 | -4.21 |
| 70500 TOTAL TENANT REVENUE | -32,324.15 | -23,429.17 | -8,894.98 | -257,720.87 | -343,538.11 | -281,150.00 | 22.19 |
| 70600 HUD PHA Operating Grants | | | | | | | |
| 10-1-000-002-8020.000 Oper Sub - Curr Yr | -63,583.00 | -80,263.75 | 16,680.75 | -882,901.25 | -929,647.00 | -963,165.00 | -3.48 |
| 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 | -63,583.00 | -80,263.75 | 16,680.75 | -882,901.25 | -929,647.00 | -963,165.00 | -3.48 |
| 10010 Operating Tranfers In - CFP | | | | | | | |
| 10-1-000-002-3404.010 Other Inc - Operations | 0.00 | -9,166.67 | 9,166.67 | -100,833.37 | -181,105.56 | -110,000.00 | 64.64 |
| Total Line 70610 | 0.00 | -9,166.67 | 9,166.67 | -100,833.37 | -181,105.56 | -110,000.00 | 64.64 |
| 70800 Other Government Grants | | | | | | | |
| 10-1-000-002-3404.000 Rev other gov grants | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| Total Line 70800 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| 71100 Investment Income - Unrestricted | | | | | | | |
| 10-1-000-002-3610.000 Interest Income | -1,042.96 | -600.00 | -442.96 | -6,600.00 | -11,986.43 | -7,200.00 | 66.48 |
| Total Line 71100 | -1,042.96 | -600.00 | -442.96 | -6,600.00 | -11,986.43 | -7,200.00 | 66.48 |
| 71300 Proceeds from Disposition of Asset | | | | | | | |
| Total Line 71300 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| 71500 Other Revenue | | | | | | | |
| 10-1-000-002-3190.050 Office Rent Income | -300.00 | -300.00 | 0.00 | -3,300.00 | -3,300.00 | -3,600.00 | -8.33 |
| 10-1-000-002-3195.000 Day Care Income | -200.00 | -350.00 | 150.00 | -3,850.00 | -2,000.00 | -4,200.00 | -52.38 |
| 10-1-000-002-3690.300 T.S. Income - Grants | 0.00 | 0.00 | 0.00 | 0.00 | -300.00 | 0.00 | |
| 10-1-000-002-3850.000 Inspection Income | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| 10-1-000-002-3850.004 Admin Fee Income | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| 10-1-000-002-3850.005 Maint Fee Income | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| 10-1-000-002-3850.120 Other Misc Inc | 0.00 | 0.00 | 0.00 | 0.00 | -8,476.68 | 0.00 | |
| Total Line 71500 | -500.00 | -650.00 | 150.00 | -7,150.00 | -14,076.68 | -7,800.00 | 80.47 |
| 70000 TOTAL REVENUE | -97,450.11 | -114,109.59 | 16,659.48 | -1,255,205.49 | -1,480,353.78 | -1,369,315.00 | 8.11 |

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

| | Monthly Amt | Monthly Budget | Variance | YTD Budget | Current YTD | Budget | Variance % |
|---|-------------|----------------|-----------|------------|-------------|------------|------------|
| EXPENSES | | | | | | | |
| ADMINISTRATIVE | | | | | | | |
| 91100 Administrative Salaries | | | | | | | |
| 10-1-000-002-4110.000 Admin Salaries | 7,368.00 | 7,964.00 | -596.00 | 87,604.00 | 81,861.45 | 95,568.00 | -14.34 |
| 10-1-000-002-4110.200 Admin Exp - Amps | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| Total Line 91100 | 7,368.00 | 7,964.00 | -596.00 | 87,604.00 | 81,861.45 | 95,568.00 | -14.34 |
| 91200 Auditing Fees | | | | | | | |
| 10-1-000-002-4171.000 Audit Fee | 0.00 | 375.00 | -375.00 | 4,125.00 | 4,025.00 | 4,500.00 | -10.56 |
| Total Line 91200 | 0.00 | 375.00 | -375.00 | 4,125.00 | 4,025.00 | 4,500.00 | -10.56 |
| 91300 Management Fee | | | | | | | |
| 10-1-000-002-4120.100 Management Fee Exp | 15,772.12 | 15,773.00 | -0.88 | 173,503.00 | 171,803.45 | 189,276.00 | -9.23 |
| Total Line 91300 | 15,772.12 | 15,773.00 | -0.88 | 173,503.00 | 171,803.45 | 189,276.00 | -9.23 |
| 91310 Book-keeping Fee | | | | | | | |
| 10-1-000-002-4120.300 Bookkeeping Fee Exp | 1,470.00 | 1,470.00 | 0.00 | 16,170.00 | 16,012.50 | 17,640.00 | -9.23 |
| Total Line 91310 | 1,470.00 | 1,470.00 | 0.00 | 16,170.00 | 16,012.50 | 17,640.00 | -9.23 |
| 91500 Benefit Contributions - Admin | | | | | | | |
| 10-1-000-002-4110.500 Emp Benefit - Admin | 2,722.33 | 2,569.00 | 153.33 | 28,259.00 | 26,515.09 | 30,828.00 | -13.99 |
| Total Line 91500 | 2,722.33 | 2,569.00 | 153.33 | 28,259.00 | 26,515.09 | 30,828.00 | -13.99 |
| 91600 Office Expense | | | | | | | |
| 10-1-000-002-4140.000 Training - Staff | 0.00 | 166.67 | -166.67 | 1,833.37 | 728.43 | 2,000.00 | -63.58 |
| 10-1-000-002-4180.000 Telephone | 0.00 | 266.67 | -266.67 | 2,933.37 | 1,332.31 | 3,200.00 | -58.37 |
| 10-1-000-002-4190.100 Postage | 122.84 | 200.00 | -77.16 | 2,200.00 | 1,673.98 | 2,400.00 | -30.25 |
| 10-1-000-002-4190.200 Office Supplies | 0.00 | 41.67 | -41.67 | 458.37 | 242.76 | 500.00 | -51.45 |
| 10-1-000-002-4190.250 Office Furniture | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| 10-1-000-002-4190.300 Paper Supplies | 0.00 | 41.67 | -41.67 | 458.37 | 234.44 | 500.00 | -53.11 |
| 10-1-000-002-4190.400 Printing | 0.00 | 125.00 | -125.00 | 1,375.00 | 150.94 | 1,500.00 | -89.94 |
| 10-1-000-002-4190.401 Printing Supplies | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| 10-1-000-002-4190.500 Printer/Copier Sup Cont | 0.00 | 150.00 | -150.00 | 1,650.00 | 336.92 | 1,800.00 | -81.28 |
| 10-1-000-002-4190.550 Computers/Software | 0.00 | 0.00 | 0.00 | 0.00 | 4,957.53 | 0.00 | |
| 10-1-000-002-4190.700 Member Dues/Fees | 0.00 | 0.00 | 0.00 | 0.00 | 425.57 | 0.00 | |
| 10-1-000-002-4190.800 Internet Services | 534.04 | 716.67 | -182.63 | 7,883.37 | 7,334.25 | 8,600.00 | -14.72 |
| 10-1-000-002-4190.850 IT Support | 0.00 | 41.67 | -41.67 | 458.37 | 2,620.52 | 500.00 | 424.10 |
| Total Line 91600 | 656.88 | 1,750.02 | -1,093.14 | 19,250.22 | 20,037.65 | 21,000.00 | -4.58 |
| 91700 Legal Expense | | | | | | | |
| Total Line 91700 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| 91800 Travel Expense | | | | | | | |
| 10-1-000-002-4150.000 Travel - Staff | 141.78 | 166.67 | -24.89 | 1,833.37 | 1,064.89 | 2,000.00 | -46.76 |
| 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 | 104.72 | 83.33 | 21.39 | 916.63 | 546.98 | 1,000.00 | -45.30 |
| Total Line 91800 | 246.50 | 250.00 | -3.50 | 2,750.00 | 1,611.87 | 3,000.00 | -46.27 |
| 91900 Other Expense | | | | | | | |
| 10-1-000-002-4120.400 Fee for Service Exp | 31.07 | 108.33 | -77.26 | 1,191.63 | 360.29 | 1,300.00 | -72.29 |
| 10-1-000-002-4120.500 Other Fee Exp | 0.00 | 0.00 | 0.00 | 0.00 | 55.00 | 0.00 | |
| 10-1-000-002-4120.700 Mental Health Fee | 2,352.00 | 1,960.00 | 392.00 | 21,560.00 | 23,520.00 | 23,520.00 | 0.00 |
| 10-1-000-002-4120.800 Participant Fee | 2,352.00 | 1,960.00 | 392.00 | 21,560.00 | 25,872.00 | 23,520.00 | 10.00 |
| 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 | 45.87 | 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 | 4,735.07 | 4,032.50 | 702.57 | 44,357.50 | 49,807.29 | 48,390.00 | 2.93 |

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

| | <u>Monthly Amt</u> | <u>Monthly Budget</u> | <u>Variance</u> | <u>YTD Budget</u> | <u>Current YTD</u> | <u>Budget</u> | <u>Variance %</u> |
|---|--------------------|-----------------------|------------------|-------------------|--------------------|-------------------|-------------------|
| 91000 TOTAL OPERATING EXPENSE - Admin | 32,970.90 | 34,183.52 | -1,212.62 | 376,018.72 | 371,674.30 | 410,202.00 | -9.39 |
| 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 | 21,560.00 | 21,560.00 | 23,520.00 | -8.33 |
| Total Line 92000 | 1,960.00 | 1,960.00 | 0.00 | 21,560.00 | 21,560.00 | 23,520.00 | -8.33 |
| 92000 TOTAL ASSET MANAGEMENT FEE | 1,960.00 | 1,960.00 | 0.00 | 21,560.00 | 21,560.00 | 23,520.00 | -8.33 |
| TENANT SERVICES | | | | | | | |
| 92400 Tenant Services - Other | | | | | | | |
| 10-1-000-002-4220.050 Ten Ser-Cable/TV Exp | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| 10-1-000-002-4220.100 Ten Ser-Supplies | 0.00 | 16.67 | -16.67 | 183.37 | 369.96 | 200.00 | 84.98 |
| 10-1-000-002-4220.110 Ten Ser-Recreation | 0.00 | 100.00 | -100.00 | 1,100.00 | 779.21 | 1,200.00 | -35.07 |
| 10-1-000-002-4220.120 Ten Ser-Education | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| 10-1-000-002-4220.125 Ten Ser-Other | 0.00 | 0.00 | 0.00 | 0.00 | 141.86 | 0.00 | |
| 10-1-000-002-4220.175 Garden Program Exp | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| 10-1-000-002-4220.300 T.S. - Grant Expenses | 0.00 | 0.00 | 0.00 | 0.00 | 5,059.00 | 0.00 | |
| Total Line 92400 | 0.00 | 116.67 | -116.67 | 1,283.37 | 6,350.03 | 1,400.00 | 353.57 |
| 92500 TOTAL TENANT SERVICES EXPENSE | 0.00 | 116.67 | -116.67 | 1,283.37 | 6,350.03 | 1,400.00 | 353.57 |
| UTILITIES | | | | | | | |
| 93100 Water-200 Elect-300 Gas-600 Sewer | | | | | | | |
| 10-1-000-002-4310.000 Water | 54.32 | 108.33 | -54.01 | 1,191.63 | 996.29 | 1,300.00 | -23.36 |
| 10-1-000-002-4315.000 Sewer | 60.00 | 66.67 | -6.67 | 733.37 | 756.74 | 800.00 | -5.41 |
| 10-1-000-002-4320.000 Electric | 666.46 | 958.33 | -291.87 | 10,541.63 | 25,129.49 | 11,500.00 | 118.52 |
| 10-1-000-002-4330.000 Gas | 1,186.21 | 450.00 | 736.21 | 4,950.00 | 8,359.75 | 5,400.00 | 54.81 |
| Total Line 93100 93200 93300 93600 | 1,966.99 | 1,583.33 | 383.66 | 17,416.63 | 35,242.27 | 19,000.00 | 85.49 |
| 93000 TOTAL UTILITIES EXPENSES | 1,966.99 | 1,583.33 | 383.66 | 17,416.63 | 35,242.27 | 19,000.00 | 85.49 |
| MAINTENANCE & OPERATIONS EXPENSE | | | | | | | |
| 94100 Maintenance - Labor | | | | | | | |
| 10-1-000-002-4410.000 Maint Labor | 2,570.40 | 4,201.58 | -1,631.18 | 46,217.38 | 28,587.93 | 50,419.00 | -43.30 |
| 10-1-000-002-4410.100 Maint Labor - OT | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| 10-1-000-002-4410.200 Maint Labor - Other | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| Total Line 94100 | 2,570.40 | 4,201.58 | -1,631.18 | 46,217.38 | 28,587.93 | 50,419.00 | -43.30 |
| 94200 Maintenance - Materials/Supplies | | | | | | | |
| 10-1-000-002-4420.010 Garbage&Trash Supp | 0.00 | 4.17 | -4.17 | 45.87 | 24.00 | 50.00 | -52.00 |
| 10-1-000-002-4420.020 Heating&Cooling Supp | 247.20 | 416.67 | -169.47 | 4,583.37 | 1,264.93 | 5,000.00 | -74.70 |
| 10-1-000-002-4420.030 Snow Removal Supplies | 0.00 | 0.00 | 0.00 | 0.00 | 90.93 | 0.00 | |
| 10-1-000-002-4420.040 Elevator Maint Supplies | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| 10-1-000-002-4420.050 Landscape/Grounds Sup | 0.00 | 375.00 | -375.00 | 4,125.00 | 2,457.35 | 4,500.00 | -45.39 |
| 10-1-000-002-4420.070 Electrical Supplies | 2,138.87 | 666.67 | 1,472.20 | 7,333.37 | 5,097.34 | 8,000.00 | -36.28 |
| 10-1-000-002-4420.080 Plumbing Supplies | 2,058.45 | 1,250.00 | 808.45 | 13,750.00 | 7,769.89 | 15,000.00 | -48.20 |
| 10-1-000-002-4420.090 Extermination Supplies | 0.00 | 250.00 | -250.00 | 2,750.00 | 0.00 | 3,000.00 | -100.00 |
| 10-1-000-002-4420.100 Janitorial Supplies | 218.61 | 500.00 | -281.39 | 5,500.00 | 4,859.89 | 6,000.00 | -19.00 |
| 10-1-000-002-4420.110 Routine Maint. Supplies | 4,331.08 | 5,416.67 | -1,085.59 | 59,583.37 | 48,063.86 | 65,000.00 | -26.06 |
| 10-1-000-002-4420.111 Flooring Supplies | 0.00 | 0.00 | 0.00 | 0.00 | -901.74 | 0.00 | |
| 10-1-000-002-4420.120 Other Misc. Supplies | 0.00 | 1,333.33 | -1,333.33 | 14,666.63 | 0.00 | 16,000.00 | -100.00 |
| 10-1-000-002-4420.121 Laundry Supplies | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| 10-1-000-002-4420.125 Mileage | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| 10-1-000-002-4420.126 Vehicle Supplies | 1,466.11 | 583.33 | 882.78 | 6,416.63 | 9,253.22 | 7,000.00 | 32.19 |

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

| | 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 | 10,460.32 | 10,795.84 | -335.52 | 118,754.24 | 77,979.67 | 129,550.00 | -39.81 |
| 94300 Maintenance - Contracts | | | | | | | |
| 10-1-000-002-4330.010 Refuse | 0.00 | 0.00 | 0.00 | 0.00 | -2.62 | 0.00 | |
| 10-1-000-002-4430.000 Maint Labor Contract | 31,673.25 | 34,662.00 | -2,988.75 | 381,282.00 | 325,821.50 | 415,944.00 | -21.67 |
| 10-1-000-002-4430.010 Garbage&Trash Cont | 282.20 | 250.00 | 32.20 | 2,750.00 | 1,845.13 | 3,000.00 | -38.50 |
| 10-1-000-002-4430.020 Heating&Cooling Cont | 470.00 | 83.33 | 386.67 | 916.63 | 2,694.14 | 1,000.00 | 169.41 |
| 10-1-000-002-4430.030 Snow Removal Contract | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| 10-1-000-002-4430.040 Elevator Maint Cont | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| 10-1-000-002-4430.050 Landscape & Grds Cont | 0.00 | 625.00 | -625.00 | 6,875.00 | 4,786.87 | 7,500.00 | -36.18 |
| 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 | 141.00 | 83.33 | 57.67 | 916.63 | 1,790.85 | 1,000.00 | 79.09 |
| 10-1-000-002-4430.080 Plumbing Contracts | 377.25 | 1,458.33 | -1,081.08 | 16,041.63 | 14,417.50 | 17,500.00 | -17.61 |
| 10-1-000-002-4430.090 Extermination Contracts | 0.00 | 1,500.00 | -1,500.00 | 16,500.00 | 5,687.00 | 18,000.00 | -68.41 |
| 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 | 263.37 | 41.67 | 221.70 | 458.37 | 1,832.95 | 500.00 | 266.59 |
| 10-1-000-002-4430.111 Flooring Contract | 0.00 | 3,833.33 | -3,833.33 | 42,166.63 | 19,233.00 | 46,000.00 | -58.19 |
| 10-1-000-002-4430.120 Other Misc Cont Cost | 0.00 | 0.00 | 0.00 | 0.00 | -392.18 | 0.00 | |
| 10-1-000-002-4430.121 Laundry Equip Contract | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| 10-1-000-002-4430.126 Vehicle Maint Cont | 332.95 | 66.67 | 266.28 | 733.37 | 625.58 | 800.00 | -21.80 |
| 10-1-000-002-4431.000 Trash Removal | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| Total Line 94300 | 33,540.02 | 42,603.66 | -9,063.64 | 468,640.26 | 378,339.72 | 511,244.00 | -26.00 |
| 94500 Maintenance - Ordinary/Benefits | | | | | | | |
| 10-1-000-002-4410.500 Emp Benefit - Maint | 1,279.48 | 1,870.75 | -591.27 | 20,578.25 | 13,551.78 | 22,449.00 | -39.63 |
| Total Line 94500 | 1,279.48 | 1,870.75 | -591.27 | 20,578.25 | 13,551.78 | 22,449.00 | -39.63 |
| 94000 TOTAL MAINTENANCE EXPENSES | 47,850.22 | 59,471.83 | -11,621.61 | 654,190.13 | 498,459.10 | 713,662.00 | -30.15 |
| TOTAL PROTECTIVE SERVICES EXPENSE | | | | | | | |
| 95200 Protective Services - Contract | | | | | | | |
| 10-1-000-002-4480.000 Police Contract | 0.00 | 266.67 | -266.67 | 2,933.37 | 1,918.50 | 3,200.00 | -40.05 |
| 10-1-000-002-4480.006 Safety/Security Labor Fee | 2,352.00 | 1,960.00 | 392.00 | 21,560.00 | 25,872.00 | 23,520.00 | 10.00 |
| 10-1-000-002-4480.100 ADT Contract | 35.99 | 320.33 | -284.34 | 3,523.63 | 2,981.24 | 3,844.00 | -22.44 |
| 10-1-000-002-4480.500 Other Security Contract | 0.00 | 416.67 | -416.67 | 4,583.37 | 1,519.83 | 5,000.00 | -69.60 |
| Total Line 95200 | 2,387.99 | 2,963.67 | -575.68 | 32,600.37 | 32,291.57 | 35,564.00 | -9.20 |
| 95300 Protective Services - Other | | | | | | | |
| Total Line 95300 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| 95000 TOTAL PROTECTIVE SERVICES EXP | 2,387.99 | 2,963.67 | -575.68 | 32,600.37 | 32,291.57 | 35,564.00 | -9.20 |
| INSURANCE PREMIUMS EXPENSE | | | | | | | |
| 96110 Property 120 Liab. 130 Work Comp | | | | | | | |
| 10-1-000-002-4510.010 Property Ins | 4,903.55 | 5,141.58 | -238.03 | 56,557.38 | 54,678.79 | 61,699.00 | -11.38 |
| 10-1-000-002-4510.020 Liability Ins | 484.91 | 505.75 | -20.84 | 5,563.25 | 5,383.44 | 6,069.00 | -11.30 |
| 10-1-000-002-4510.030 Work Comp Insurance | 200.88 | 229.83 | -28.95 | 2,528.13 | 2,407.83 | 2,758.00 | -12.70 |
| Total Line 96110 96120 96130 | 5,589.34 | 5,877.16 | -287.82 | 64,648.76 | 62,470.06 | 70,526.00 | -11.42 |
| 96140 All Other Insurance | | | | | | | |
| 10-1-000-002-4510.015 Equipment Insurance | 231.12 | 234.00 | -2.88 | 2,574.00 | 2,504.28 | 2,808.00 | -10.82 |
| 10-1-000-002-4510.025 PE & PO Insurance | 73.25 | 68.67 | 4.58 | 755.37 | 745.49 | 824.00 | -9.53 |
| 10-1-000-002-4510.035 Auto Insurance | 200.00 | 206.25 | -6.25 | 2,268.75 | 2,200.00 | 2,475.00 | -11.11 |
| 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 | 508.92 | -4.55 | 5,598.12 | 5,449.77 | 6,107.00 | -10.76 |

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

| | <u>Monthly Amt</u> | <u>Monthly Budget</u> | <u>Variance</u> | <u>YTD Budget</u> | <u>Current YTD</u> | <u>Budget</u> | <u>Variance %</u> |
|---|--------------------|-----------------------|------------------|-------------------|--------------------|-------------------|-------------------|
| 90000 TOTAL MISCELLANEOUS EXPENSE | 23,901.00 | 31,250.00 | -7,349.00 | 343,750.00 | 262,911.00 | 375,000.00 | -29.89 |
| 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) | 19,291.95 | 27,656.76 | -8,364.81 | 304,224.36 | -143,606.50 | 331,881.00 | -143.27 |

Date:
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Knox County Housing Authority
FDS Income Statement - AMP 3 Bluebell
February, 2026

| | Monthly Amt | Monthly Budget | Variance | YTD Budget | Current YTD | Budget | Variance % |
|--|-------------------|-------------------|-----------------|--------------------|--------------------|--------------------|--------------|
| pum | 51.00 | 177.00 | 0.00 | 1,947.00 | 561.00 | 2,124.00 | 0.00 |
| REVENUE | | | | | | | |
| 70300 Net Tenant Rent Revenue | | | | | | | |
| 10-1-000-006-3110.000 Dwelling Rent | -13,993.00 | -15,416.67 | 1,423.67 | -169,583.37 | -171,079.00 | -185,000.00 | -7.52 |
| 10-1-000-006-3111.000 Utility Allowance | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| Total Line 70300 | -13,993.00 | -15,416.67 | 1,423.67 | -169,583.37 | -171,079.00 | -185,000.00 | -7.52 |
| 70400 Tenant Revenue - Other | | | | | | | |
| 10-1-000-006-3120.000 Excess Utilities | 0.00 | -6.25 | 6.25 | -68.75 | -25.00 | -75.00 | -66.67 |
| 10-1-000-006-3130.000 Cable TV Income | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| 10-1-000-006-3190.000 Nondwell Rent | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| 10-1-000-006-3690.000 Other Income | 0.00 | -7.50 | 7.50 | -82.50 | -383.31 | -90.00 | 325.90 |
| 10-1-000-006-3690.100 Late Fees | -75.00 | -125.00 | 50.00 | -1,375.00 | -1,275.00 | -1,500.00 | -15.00 |
| 10-1-000-006-3690.120 Violation Fees | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| 10-1-000-006-3690.130 Court Cost Fees | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| 10-1-000-006-3690.140 Returned Check Charge | 0.00 | -4.17 | 4.17 | -45.87 | -50.00 | -50.00 | 0.00 |
| 10-1-000-006-3690.150 Laundry Income | -477.25 | -500.00 | 22.75 | -5,500.00 | -5,055.80 | -6,000.00 | -15.74 |
| 10-1-000-006-3690.160 Vending Machine Inc | 0.00 | -29.17 | 29.17 | -320.87 | -355.22 | -350.00 | 1.49 |
| 10-1-000-006-3690.180 Labor | 0.00 | -50.00 | 50.00 | -550.00 | -1,981.12 | -600.00 | 230.19 |
| 10-1-000-006-3690.200 Materials | 0.00 | -8.33 | 8.33 | -91.63 | -94.75 | -100.00 | -5.25 |
| 10-1-000-006-3690.500 Resid. Council Activ | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| Total Line 70400 | -552.25 | -730.42 | 178.17 | -8,034.62 | -9,220.20 | -8,765.00 | 5.19 |
| 70500 TOTAL TENANT REVENUE | -14,545.25 | -16,147.09 | 1,601.84 | -177,617.99 | -180,299.20 | -193,765.00 | -6.95 |
| 70600 HUD PHA Operating Grants | | | | | | | |
| 10-1-000-006-8020.000 Oper Sub - Curr Yr | -6,057.00 | -8,365.58 | 2,308.58 | -92,021.38 | -94,383.00 | -100,387.00 | -5.98 |
| 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 | -6,057.00 | -8,365.58 | 2,308.58 | -92,021.38 | -94,383.00 | -100,387.00 | -5.98 |
| 10010 Operating Tranfers In - CFP | | | | | | | |
| 10-1-000-006-3404.010 Other Inc - Operations | 0.00 | -3,333.33 | 3,333.33 | -36,666.63 | -47,244.93 | -40,000.00 | 18.11 |
| Total Line 70610 | 0.00 | -3,333.33 | 3,333.33 | -36,666.63 | -47,244.93 | -40,000.00 | 18.11 |
| 70800 Other Government Grants | | | | | | | |
| 10-1-000-006-3404.000 Rev other gov grants | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| Total Line 70800 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| 71100 Investment Income - Unrestricted | | | | | | | |
| 10-1-000-006-3610.000 Interest Income | -241.35 | -266.67 | 25.32 | -2,933.37 | -3,662.72 | -3,200.00 | 14.46 |
| Total Line 71100 | -241.35 | -266.67 | 25.32 | -2,933.37 | -3,662.72 | -3,200.00 | 14.46 |
| 71300 Proceeds from Disposition of Asset | | | | | | | |
| Total Line 71300 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| 71500 Other Revenue | | | | | | | |
| 10-1-000-006-3190.050 Office Rent Income | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| 10-1-000-006-3195.000 Day Care Income | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| 10-1-000-006-3690.300 T.S. Income - Grants | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| 10-1-000-006-3850.000 Inspection Income | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| 10-1-000-006-3850.004 Admin Fee Income | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| 10-1-000-006-3850.005 Maint Fee Income | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| 10-1-000-006-3850.120 Other Misc Inc | 0.00 | 0.00 | 0.00 | 0.00 | -5,652.32 | 0.00 | |
| Total Line 71500 | 0.00 | 0.00 | 0.00 | 0.00 | -5,652.32 | 0.00 | |
| 70000 TOTAL REVENUE | -20,843.60 | -28,112.67 | 7,269.07 | -309,239.37 | -331,242.17 | -337,352.00 | -1.81 |

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

| | Monthly Amt | Monthly Budget | Variance | YTD Budget | Current YTD | Budget | Variance % |
|---|-------------|----------------|----------|------------|-------------|-----------|------------|
| EXPENSES | | | | | | | |
| ADMINISTRATIVE | | | | | | | |
| 91100 Administrative Salaries | | | | | | | |
| 10-1-000-006-4110.000 Admin Salaries | 1,718.98 | 1,887.17 | -168.19 | 20,758.87 | 19,432.71 | 22,646.00 | -14.19 |
| 10-1-000-006-4110.200 Admin Exp - Amps | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| Total Line 91100 | 1,718.98 | 1,887.17 | -168.19 | 20,758.87 | 19,432.71 | 22,646.00 | -14.19 |
| 91200 Auditing Fees | | | | | | | |
| 10-1-000-006-4171.000 Audit Fee | 0.00 | 100.00 | -100.00 | 1,100.00 | 1,050.00 | 1,200.00 | -12.50 |
| Total Line 91200 | 0.00 | 100.00 | -100.00 | 1,100.00 | 1,050.00 | 1,200.00 | -12.50 |
| 91300 Management Fee | | | | | | | |
| 10-1-000-006-4120.100 Management Fee Exp | 4,023.50 | 4,104.00 | -80.50 | 45,144.00 | 44,660.85 | 49,248.00 | -9.31 |
| Total Line 91300 | 4,023.50 | 4,104.00 | -80.50 | 45,144.00 | 44,660.85 | 49,248.00 | -9.31 |
| 91310 Book-keeping Fee | | | | | | | |
| 10-1-000-006-4120.300 Bookkeeping Exp | 375.00 | 383.00 | -8.00 | 4,213.00 | 4,162.50 | 4,596.00 | -9.43 |
| Total Line 91310 | 375.00 | 383.00 | -8.00 | 4,213.00 | 4,162.50 | 4,596.00 | -9.43 |
| 91500 Benefit Contributions - Admin | | | | | | | |
| 10-1-000-006-4110.500 Emp Benefit - Admin | 805.54 | 593.00 | 212.54 | 6,523.00 | 6,538.54 | 7,116.00 | -8.11 |
| Total Line 91500 | 805.54 | 593.00 | 212.54 | 6,523.00 | 6,538.54 | 7,116.00 | -8.11 |
| 91600 Office Expense | | | | | | | |
| 10-1-000-006-4140.000 Training - Staff | 0.00 | 41.67 | -41.67 | 458.37 | 320.51 | 500.00 | -35.90 |
| 10-1-000-006-4180.000 Telephone | 534.05 | 208.33 | 325.72 | 2,291.63 | 6,349.60 | 2,500.00 | 153.98 |
| 10-1-000-006-4190.100 Postage | 9.62 | 4.17 | 5.45 | 45.87 | 53.03 | 50.00 | 6.06 |
| 10-1-000-006-4190.200 Office Supplies | 0.00 | 45.83 | -45.83 | 504.13 | 194.72 | 550.00 | -64.60 |
| 10-1-000-006-4190.250 Office Furniture | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| 10-1-000-006-4190.300 Paper Supplies | 0.00 | 16.67 | -16.67 | 183.37 | 0.00 | 200.00 | -100.00 |
| 10-1-000-006-4190.400 Printing | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| 10-1-000-006-4190.401 Printing Supplies | 0.00 | 8.33 | -8.33 | 91.63 | 0.00 | 100.00 | -100.00 |
| 10-1-000-006-4190.500 Printer/Copier | 153.00 | 0.00 | 153.00 | 0.00 | 153.00 | 0.00 | |
| Supply/Cont | | | | | | | |
| 10-1-000-006-4190.550 Computers/Software | 0.00 | 0.00 | 0.00 | 0.00 | 2,426.58 | 0.00 | |
| 10-1-000-006-4190.700 Member Dues/Fees | 0.00 | 0.00 | 0.00 | 0.00 | 110.73 | 0.00 | |
| 10-1-000-006-4190.800 Internet Services | 0.00 | 250.00 | -250.00 | 2,750.00 | 1,421.40 | 3,000.00 | -52.62 |
| 10-1-000-006-4190.850 IT Support | 0.00 | 25.00 | -25.00 | 275.00 | 808.54 | 300.00 | 169.51 |
| Total Line 91600 | 696.67 | 600.00 | 96.67 | 6,600.00 | 11,838.11 | 7,200.00 | 64.42 |
| 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 | 36.89 | 36.67 | 0.22 | 403.37 | 251.00 | 440.00 | -42.95 |
| 10-1-000-006-4150.010 Travel - Commissioners | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| 10-1-000-006-4150.100 Mileage - Admin | 0.00 | 4.17 | -4.17 | 45.87 | 0.00 | 50.00 | -100.00 |
| Total Line 91800 | 36.89 | 40.84 | -3.95 | 449.24 | 251.00 | 490.00 | -48.78 |
| 91900 Other Expense | | | | | | | |
| 10-1-000-006-4120.400 Fee for Service Exp | 3.96 | 33.33 | -29.37 | 366.63 | 51.23 | 400.00 | -87.19 |
| 10-1-000-006-4120.500 Other Fee Exp | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| 10-1-000-006-4120.700 Mental Health Fee | 612.00 | 510.00 | 102.00 | 5,610.00 | 6,120.00 | 6,120.00 | 0.00 |
| 10-1-000-006-4120.800 Participant Fee | 612.00 | 510.00 | 102.00 | 5,610.00 | 6,732.00 | 6,120.00 | 10.00 |
| 10-1-000-006-4160.000 Consulting Services | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| 10-1-000-006-4160.100 Inspection Expense | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| 10-1-000-006-4190.000 Other Sundry | 0.00 | 8.33 | -8.33 | 91.63 | 63.70 | 100.00 | -36.30 |
| 10-1-000-006-4190.950 Background Verification | 0.00 | 8.33 | -8.33 | 91.63 | 0.00 | 100.00 | -100.00 |
| Total Line 91900 | 1,227.96 | 1,069.99 | 157.97 | 11,769.89 | 12,966.93 | 12,840.00 | 0.99 |

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

| | Monthly Amt | Monthly Budget | Variance | YTD Budget | Current YTD | Budget | Variance % |
|---|-----------------|----------------|-----------------|-------------|------------------|-------------|------------|
| 90000 TOTAL MISCELLANEOUS EXPENSE | 5,419.00 | 0.00 | 5,419.00 | 0.00 | 36,619.00 | 0.00 | |
| 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) | 14,871.78 | 462.74 | 14,409.04 | 5,090.14 | 42,515.82 | 5,553.00 | 665.64 |

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

| | Monthly Amt | Monthly Budget | Variance | YTD Budget | Current YTD | Budget | Variance % |
|--|-------------------|-------------------|-----------------|--------------------|--------------------|--------------------|--------------|
| pum | 72.00 | 72.00 | 0.00 | 792.00 | 792.00 | 864.00 | 0.00 |
| REVENUE | | | | | | | |
| 70300 Net Tenant Rent Revenue | | | | | | | |
| 60-1-000-000-5120.000 Rent - Brentwood | -34,849.00 | -33,166.00 | -1,683.00 | -364,826.00 | -365,113.00 | -397,992.00 | -8.26 |
| 60-1-000-000-5125.000 PHA Rent | -7,572.00 | -9,800.00 | 2,228.00 | -107,800.00 | -102,382.00 | -117,600.00 | -12.94 |
| 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 | 0.00 | 0.00 | 0.00 | 0.00 | -2,152.00 | 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 | -42,421.00 | -42,966.00 | 545.00 | -472,626.00 | -469,647.00 | -515,592.00 | -8.91 |
| 70400 Tenant Revenue - Other | | | | | | | |
| 60-1-000-000-5910.000 Laundry Income | -1,116.50 | -625.00 | -491.50 | -6,875.00 | -5,850.85 | -7,500.00 | -21.99 |
| 60-1-000-000-5920.000 Bad Check Charges | 0.00 | -4.17 | 4.17 | -45.87 | -100.00 | -50.00 | 100.00 |
| 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 | -7,150.00 | -3,713.00 | -7,800.00 | -52.40 |
| 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 | -2,750.00 | -1,900.00 | -3,000.00 | -36.67 |
| 60-1-000-000-5926.000 Violation Charges | 0.00 | -48.75 | 48.75 | -536.25 | -1,176.00 | -585.00 | 101.03 |
| 60-1-000-000-5930.000 Retained HAP | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| Total Line 70400 | -1,116.50 | -1,577.92 | 461.42 | -17,357.12 | -12,739.85 | -18,935.00 | -32.72 |
| 70500 TOTAL TENANT REVENUE | -43,537.50 | -44,543.92 | 1,006.42 | -489,983.12 | -482,386.85 | -534,527.00 | -9.75 |
| 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 | -285.50 | -700.00 | 414.50 | -7,700.00 | -5,350.86 | -8,400.00 | -36.30 |
| 60-1-000-000-5410.025 Interest Inc - Sec Dep | -0.54 | -0.58 | 0.04 | -6.38 | -6.40 | -7.00 | -8.57 |
| Total Line 71100 | -286.04 | -700.58 | 414.54 | -7,706.38 | -5,357.26 | -8,407.00 | -36.28 |
| 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 | -91.63 | -5,293.67 | -100.00 | 5,193.67 |
| 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 | -91.63 | -5,293.67 | -100.00 | 5,193.67 |
| 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 | -43,823.54 | -45,252.83 | 1,429.29 | -497,781.13 | -493,037.78 | -543,034.00 | -9.21 |

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**Knox County Housing Authority
FDS Income Statement - Brentwood
February, 2026**

| | Monthly Amt | Monthly Budget | Variance | YTD Budget | Current YTD | Budget | Variance % |
|--|-------------|----------------|-----------|------------|-------------|-----------|------------|
| EXPENSES | | | | | | | |
| ADMINISTRATIVE | | | | | | | |
| 91100 Administrative Salaries | | | | | | | |
| 60-1-000-000-6310.000 Admin Salaries | 0.00 | 1,518.50 | -1,518.50 | 16,703.50 | 6,517.86 | 18,222.00 | -64.23 |
| 60-1-000-000-6330.000 Manager Salaries | 3,538.50 | 2,500.00 | 1,038.50 | 27,500.00 | 53,104.94 | 30,000.00 | 77.02 |
| Total Line 91100 | 3,538.50 | 4,018.50 | -480.00 | 44,203.50 | 59,622.80 | 48,222.00 | 23.64 |
| 91200 Auditing Fees | | | | | | | |
| 60-1-000-000-6350.000 Audit | 0.00 | 166.67 | -166.67 | 1,833.37 | 1,400.00 | 2,000.00 | -30.00 |
| Total Line 91200 | 0.00 | 166.67 | -166.67 | 1,833.37 | 1,400.00 | 2,000.00 | -30.00 |
| 91300 Management Fee | | | | | | | |
| 60-1-000-000-6320.000 Management Fees | 3,905.00 | 3,960.00 | -55.00 | 43,560.00 | 43,285.00 | 47,520.00 | -8.91 |
| Total Line 91300 | 3,905.00 | 3,960.00 | -55.00 | 43,560.00 | 43,285.00 | 47,520.00 | -8.91 |
| 91310 Book-keeping Fee | | | | | | | |
| 60-1-000-000-6351.000 Bookkeeping Fees | 532.50 | 540.00 | -7.50 | 5,940.00 | 5,902.50 | 6,480.00 | -8.91 |
| Total Line 91310 | 532.50 | 540.00 | -7.50 | 5,940.00 | 5,902.50 | 6,480.00 | -8.91 |
| 91400 Advertising & Marketing | | | | | | | |
| 60-1-000-000-6210.000 Advertising | 0.00 | 20.00 | -20.00 | 220.00 | 0.00 | 240.00 | -100.00 |
| Total Line 91400 | 0.00 | 20.00 | -20.00 | 220.00 | 0.00 | 240.00 | -100.00 |
| 91500 Benefit Contributions - Admin | | | | | | | |
| 60-1-000-000-6310.500 Admin Benefits | 0.00 | 374.00 | -374.00 | 4,114.00 | 1,589.07 | 4,488.00 | -64.59 |
| 60-1-000-000-6330.500 Manager's Benefits | 882.43 | 1,033.00 | -150.57 | 11,363.00 | 13,617.77 | 12,396.00 | 9.86 |
| Total Line 91500 | 882.43 | 1,407.00 | -524.57 | 15,477.00 | 15,206.84 | 16,884.00 | -9.93 |
| 91600 Office Expense | | | | | | | |
| 60-1-000-000-6250.000 Misc Rent Expense | 0.00 | 100.00 | -100.00 | 1,100.00 | 481.58 | 1,200.00 | -59.87 |
| 60-1-000-000-6311.000 Office Exp - BW | 4.07 | 220.00 | -215.93 | 2,420.00 | 1,197.71 | 2,640.00 | -54.63 |
| 60-1-000-000-6311.050 Office Rental Exp | 320.00 | 314.50 | 5.50 | 3,459.50 | 3,454.00 | 3,774.00 | -8.48 |
| 60-1-000-000-6311.100 Phone/Internet Exp | 158.37 | 133.33 | 25.04 | 1,466.63 | 1,889.06 | 1,600.00 | 18.07 |
| 60-1-000-000-6311.150 IT Support | 0.00 | 150.00 | -150.00 | 1,650.00 | 3,272.14 | 1,800.00 | 81.79 |
| 60-1-000-000-6311.200 Office Furniture | 0.00 | 16.67 | -16.67 | 183.37 | 0.00 | 200.00 | -100.00 |
| Total Line 91600 | 482.44 | 934.50 | -452.06 | 10,279.50 | 10,294.49 | 11,214.00 | -8.20 |
| 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 | 319.00 | 141.67 | 177.33 | 1,558.37 | 319.00 | 1,700.00 | -81.24 |
| 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 | 0.00 | 116.67 | -116.67 | 1,283.37 | 808.38 | 1,400.00 | -42.26 |
| Total Line 91800 | 319.00 | 258.34 | 60.66 | 2,841.74 | 1,127.38 | 3,100.00 | -63.63 |
| 91900 Other Expense | | | | | | | |
| 60-1-000-000-6350.700 Mental Health Fee | 864.00 | 864.00 | 0.00 | 9,504.00 | 8,640.00 | 10,368.00 | -16.67 |
| 60-1-000-000-6350.800 Participant Fee | 864.00 | 864.00 | 0.00 | 9,504.00 | 9,504.00 | 10,368.00 | -8.33 |
| 60-1-000-000-6352.500 Other Fee Exp | 0.00 | 0.00 | 0.00 | 0.00 | 415.53 | 0.00 | |
| 60-1-000-000-6360.000 Training - Staff | 0.00 | 166.67 | -166.67 | 1,833.37 | 258.00 | 2,000.00 | -87.10 |
| 60-1-000-000-6360.010 Training - Commiss | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| 60-1-000-000-6380.000 Consulting Services | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| 60-1-000-000-6380.100 Inspection Expense | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| 60-1-000-000-6380.500 Translating Services | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| 60-1-000-000-6390.000 Fee for Service Exp | 22.24 | 45.83 | -23.59 | 504.13 | 286.06 | 550.00 | -47.99 |
| 60-1-000-000-6399.000 Other Administrative | 1,299.80 | 33.33 | 1,266.47 | 366.63 | 1,627.26 | 400.00 | 306.82 |
| Total Line 91900 | 3,050.04 | 1,973.83 | 1,076.21 | 21,712.13 | 20,730.85 | 23,686.00 | -12.48 |

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

| | Monthly Amt | Monthly Budget | Variance | YTD Budget | Current YTD | Budget | Variance % |
|--|------------------|------------------|------------------|-------------------|-------------------|-------------------|---------------|
| 91000 TOTAL OPERATING EXPENSE - Admin UTILITIES | 12,709.91 | 13,278.84 | -568.93 | 146,067.24 | 157,569.86 | 159,346.00 | -1.11 |
| 93100 Water,200 Elect,300 Gas,600 Sewer | | | | | | | |
| 60-1-000-000-6450.000 Utilites - Electric | 884.73 | 483.33 | 401.40 | 5,316.63 | 6,647.09 | 5,800.00 | 14.61 |
| 60-1-000-000-6451.000 Utilities - Water | 2,778.98 | 1,084.00 | 1,694.98 | 11,924.00 | 16,249.53 | 13,008.00 | 24.92 |
| 60-1-000-000-6452.000 Utilities - Gas | 444.31 | 125.00 | 319.31 | 1,375.00 | 1,875.04 | 1,500.00 | 25.00 |
| 60-1-000-000-6453.000 Utilities - Sewer | 6,724.81 | 2,517.00 | 4,207.81 | 27,687.00 | 40,232.74 | 30,204.00 | 33.20 |
| Total Line 93100, 93200, 93300, 93600 | 10,832.83 | 4,209.33 | 6,623.50 | 46,302.63 | 65,004.40 | 50,512.00 | 28.69 |
| 93000 TOTAL UTILITIES EXPENSES | 10,832.83 | 4,209.33 | 6,623.50 | 46,302.63 | 65,004.40 | 50,512.00 | 28.69 |
| MAINTENANCE & OPERATIONS EXPENSE | | | | | | | |
| 94100 Maintenance - Labor | | | | | | | |
| 60-1-000-000-6510.000 Maint Salaries | 3,990.40 | 4,344.00 | -353.60 | 47,784.00 | 44,390.50 | 52,128.00 | -14.84 |
| 60-1-000-000-6510.100 OT Maintenance | 255.75 | 157.00 | 98.75 | 1,727.00 | 1,673.40 | 1,884.00 | -11.18 |
| 60-1-000-000-6510.200 Maint from Amps | 0.00 | 166.67 | -166.67 | 1,833.37 | 382.50 | 2,000.00 | -80.88 |
| Total Line 94100 | 4,246.15 | 4,667.67 | -421.52 | 51,344.37 | 46,446.40 | 56,012.00 | -17.08 |
| 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 | 236.00 | 150.00 | 86.00 | 1,650.00 | 7,485.08 | 1,800.00 | 315.84 |
| 60-1-000-000-6515.030 Snow Removal Supplies | 0.00 | 58.33 | -58.33 | 641.63 | 0.00 | 700.00 | -100.00 |
| 60-1-000-000-6515.040 Roofing Supplies | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| 60-1-000-000-6515.050 Lndscape/Grnd Supplies | 0.00 | 166.67 | -166.67 | 1,833.37 | 5,034.43 | 2,000.00 | 151.72 |
| 60-1-000-000-6515.070 Electrical Supplies | 0.00 | 125.00 | -125.00 | 1,375.00 | 571.89 | 1,500.00 | -61.87 |
| 60-1-000-000-6515.080 Plumbing Supplies | 0.00 | 704.17 | -704.17 | 7,745.87 | 6,127.45 | 8,450.00 | -27.49 |
| 60-1-000-000-6515.090 Extermination Supplies | 0.00 | 16.67 | -16.67 | 183.37 | 149.33 | 200.00 | -25.34 |
| 60-1-000-000-6515.100 Janitorial Supplies | 0.00 | 125.00 | -125.00 | 1,375.00 | 586.51 | 1,500.00 | -60.90 |
| 60-1-000-000-6515.110 Routine Maint. Supplies | 0.00 | 1,083.33 | -1,083.33 | 11,916.63 | 3,105.32 | 13,000.00 | -76.11 |
| 60-1-000-000-6515.114 Painting Supplies - BW | 0.00 | 140.00 | -140.00 | 1,540.00 | 762.87 | 1,680.00 | -54.59 |
| 60-1-000-000-6515.115 Refrigerators | 0.00 | 298.67 | -298.67 | 3,285.37 | 1,304.00 | 3,584.00 | -63.62 |
| 60-1-000-000-6515.116 Stoves | 0.00 | 118.75 | -118.75 | 1,306.25 | 0.00 | 1,425.00 | -100.00 |
| 60-1-000-000-6515.120 Misc. Other Supplies | 0.00 | 41.67 | -41.67 | 458.37 | 1,462.29 | 500.00 | 192.46 |
| 60-1-000-000-6515.500 Small Tools/Equipment | 4.74 | 33.33 | -28.59 | 366.63 | 317.99 | 400.00 | -20.50 |
| Total Line 94200 | 240.74 | 3,061.59 | -2,820.85 | 33,677.49 | 26,907.16 | 36,739.00 | -26.76 |
| 94300 Maintenance - Contracts | | | | | | | |
| 60-1-000-000-6520.010 Garbage/Trash Contract | 1,093.04 | 1,203.33 | -110.29 | 13,236.63 | 11,376.48 | 14,440.00 | -21.22 |
| 60-1-000-000-6520.020 Heat/Cool Contract | 0.00 | 291.67 | -291.67 | 3,208.37 | 3,621.48 | 3,500.00 | 3.47 |
| 60-1-000-000-6520.030 Snow Removal Contract | 0.00 | 166.67 | -166.67 | 1,833.37 | 0.00 | 2,000.00 | -100.00 |
| 60-1-000-000-6520.040 Roofing Contracts | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| 60-1-000-000-6520.050 Landscape&Grds Cont | 0.00 | 483.33 | -483.33 | 5,316.63 | 716.00 | 5,800.00 | -87.66 |
| 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 | 458.37 | 0.00 | 500.00 | -100.00 |
| 60-1-000-000-6520.080 Plumbing Contract | 0.00 | 625.00 | -625.00 | 6,875.00 | 1,564.00 | 7,500.00 | -79.15 |
| 60-1-000-000-6520.090 Extermination Contract | 0.00 | 485.00 | -485.00 | 5,335.00 | 4,611.50 | 5,820.00 | -20.76 |
| 60-1-000-000-6520.100 Janitorial Contract | 0.00 | 97.92 | -97.92 | 1,077.12 | 1,089.99 | 1,175.00 | -7.23 |
| 60-1-000-000-6520.110 Routine Maint. Contract | 0.00 | 433.33 | -433.33 | 4,766.63 | 566.00 | 5,200.00 | -89.12 |
| 60-1-000-000-6520.111 Carpet Repr/Repl Cont. | 0.00 | 666.67 | -666.67 | 7,333.37 | 0.00 | 8,000.00 | -100.00 |
| 60-1-000-000-6520.120 Misc. Other Contracts | 0.00 | 83.33 | -83.33 | 916.63 | 80.00 | 1,000.00 | -92.00 |
| Total Line 94300 - (sub accts) | 1,093.04 | 4,577.92 | -3,484.88 | 50,357.12 | 23,625.45 | 54,935.00 | -56.99 |
| 94500 Maintenance - Ordinary/Benefits | | | | | | | |
| 60-1-000-000-6510.500 Maint. Employee Ben. | 1,878.13 | 1,652.00 | 226.13 | 18,172.00 | 17,180.18 | 19,824.00 | -13.34 |
| Total Line 94500 | 1,878.13 | 1,652.00 | 226.13 | 18,172.00 | 17,180.18 | 19,824.00 | -13.34 |
| 94000 TOTAL MAINTENANCE EXPENSES | 7,458.06 | 13,959.18 | -6,501.12 | 153,550.98 | 114,159.19 | 167,510.00 | -31.85 |

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

| | Monthly Amt | Monthly Budget | Variance | YTD Budget | Current YTD | Budget | Variance % |
|---|------------------|------------------|------------------|-------------------|-------------------|-------------------|---------------|
| TOTAL PROTECTIVE SERVICES EXPENSE | | | | | | | |
| 95100 Protective Services - Labor | | | | | | | |
| Total Line 95100 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| 95200 Protective Services - Contract | | | | | | | |
| 60-1-000-000-6580.006 Safety/Sec Labor Fee | 864.00 | 864.00 | 0.00 | 9,504.00 | 9,504.00 | 10,368.00 | -8.33 |
| 60-1-000-000-6580.100 ADT Contract | 17.99 | 99.00 | -81.01 | 1,089.00 | 714.83 | 1,188.00 | -39.83 |
| 60-1-000-000-6580.500 Other Safety Contracts | 0.00 | 58.33 | -58.33 | 641.63 | 0.00 | 700.00 | -100.00 |
| Total Line 95200 | 881.99 | 1,021.33 | -139.34 | 11,234.63 | 10,218.83 | 12,256.00 | -16.62 |
| 95300 Protective Services - Other | | | | | | | |
| Total Line 95300 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| 95000 TOTAL PROTECTIVE SERVICES EXP | 881.99 | 1,021.33 | -139.34 | 11,234.63 | 10,218.83 | 12,256.00 | -16.62 |
| INSURANCE PREMIUMS EXPENSE | | | | | | | |
| 96110 Property Insurance | | | | | | | |
| 60-1-000-000-6720.000 Property Insurance | 1,746.78 | 1,831.58 | -84.80 | 20,147.38 | 19,478.08 | 21,979.00 | -11.38 |
| Total Line 96110 | 1,746.78 | 1,831.58 | -84.80 | 20,147.38 | 19,478.08 | 21,979.00 | -11.38 |
| 96120 Liability Insurance | | | | | | | |
| 60-1-000-000-6721.000 Liability Insurance | 178.28 | 165.67 | 12.61 | 1,822.37 | 1,802.14 | 1,988.00 | -9.35 |
| Total Line 96120 | 178.28 | 165.67 | 12.61 | 1,822.37 | 1,802.14 | 1,988.00 | -9.35 |
| 96130 Workmen's Compensation | | | | | | | |
| 60-1-000-000-6722.000 Work Comp Insurance | 213.61 | 261.42 | -47.81 | 2,875.62 | 2,708.59 | 3,137.00 | -13.66 |
| Total Line 96130 | 213.61 | 261.42 | -47.81 | 2,875.62 | 2,708.59 | 3,137.00 | -13.66 |
| 96140 All Other Insurance | | | | | | | |
| 60-1-000-000-6720.500 Equipment Insurance | 84.97 | 76.67 | 8.30 | 843.37 | 838.81 | 920.00 | -8.83 |
| 60-1-000-000-6721.500 PE & PO Insuranace | 54.91 | 85.83 | -30.92 | 944.13 | 859.10 | 1,030.00 | -16.59 |
| 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 | 162.50 | -22.62 | 1,787.50 | 1,697.91 | 1,950.00 | -12.93 |
| 96100 TOTAL INSURANCE PREMIUMS EXP | 2,278.55 | 2,421.17 | -142.62 | 26,632.87 | 25,686.72 | 29,054.00 | -11.59 |
| 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 | 1,579.41 | 2,473.08 | -893.67 | 27,203.88 | 20,232.13 | 29,677.00 | -31.83 |
| Total Line 96300 | 1,579.41 | 2,473.08 | -893.67 | 27,203.88 | 20,232.13 | 29,677.00 | -31.83 |
| 96400 Bad Debt - Tenant Rents | | | | | | | |
| 60-1-000-000-6370.000 Bad Debt | 559.46 | 166.67 | 392.79 | 1,833.37 | 4,067.65 | 2,000.00 | 103.38 |
| Total Line 96400 | 559.46 | 166.67 | 392.79 | 1,833.37 | 4,067.65 | 2,000.00 | 103.38 |
| 96000 TOTAL OTHER GENERAL EXPENSES | 2,138.87 | 2,639.75 | -500.88 | 29,037.25 | 24,299.78 | 31,677.00 | -23.29 |
| INTEREST & AMORTIZATION EXPENSE | | | | | | | |
| 96710 Interest of Mortgage/Bond Payable | | | | | | | |
| 60-1-000-000-6810.000 Interest Exp Payable | 0.00 | 1,166.67 | -1,166.67 | 12,833.37 | 11,039.76 | 14,000.00 | -21.14 |
| 60-1-000-000-6860.000 Security Deposit Interest | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| Total Line 96710 | 0.00 | 1,166.67 | -1,166.67 | 12,833.37 | 11,039.76 | 14,000.00 | -21.14 |
| 96700 TOTAL INTEREST EXP & AMORT | 0.00 | 1,166.67 | -1,166.67 | 12,833.37 | 11,039.76 | 14,000.00 | -21.14 |
| 96900 TOTAL OPERATING EXPENSE | 36,300.21 | 38,696.27 | -2,396.06 | 425,658.97 | 407,978.54 | 464,355.00 | -12.14 |
| 97000 NET REVENUE/EXPENSE (GAIN/-LOSS) | -7,523.33 | -6,556.56 | -966.77 | -72,122.16 | -85,059.24 | -78,679.00 | 8.11 |

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

| | Monthly Amt | Monthly Budget | Variance | YTD Budget | Current YTD | Budget | Variance % |
|--|-------------------|-------------------|---------------|--------------------|--------------------|--------------------|--------------|
| pum | 65.00 | 72.00 | 0.00 | 792.00 | 715.00 | 864.00 | 0.00 |
| REVENUE | | | | | | | |
| 70300 Net Tenant Rent Revenue | | | | | | | |
| 60-1-000-001-5120.000 Rent - Prairieland | -31,094.00 | -30,531.50 | -562.50 | -335,846.50 | -325,823.00 | -366,378.00 | -11.07 |
| 60-1-000-001-5125.000 PHA Rent | -3,867.00 | -3,725.00 | -142.00 | -40,975.00 | -47,850.00 | -44,700.00 | 7.05 |
| 60-1-000-001-5220.000 Vacancies - PL | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| 60-1-000-001-5320.000 Rent Adjustments | 0.00 | 0.00 | 0.00 | 0.00 | -2,773.00 | 0.00 | |
| 60-1-000-001-5970.000 Excess Rent | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| 60-1-000-001-5971.000 Excess Rent to HUD | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| Total Line 70300 | -34,961.00 | -34,256.50 | -704.50 | -376,821.50 | -376,446.00 | -411,078.00 | -8.42 |
| 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 | -45.87 | -125.00 | -50.00 | 150.00 |
| 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 | 0.00 | -450.00 | 450.00 | -4,950.00 | -3,327.00 | -5,400.00 | -38.39 |
| 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 | -2,750.00 | -2,025.00 | -3,000.00 | -32.50 |
| 60-1-000-001-5926.000 Violation Charges | 0.00 | -50.00 | 50.00 | -550.00 | 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 | 0.00 | -754.17 | 754.17 | -8,295.87 | -5,477.00 | -9,050.00 | -39.48 |
| 70500 TOTAL TENANT REVENUE | -34,961.00 | -35,010.67 | 49.67 | -385,117.37 | -381,923.00 | -420,128.00 | -9.09 |
| 70600 HUD PHA Operating Grants | | | | | | | |
| 60-1-000-001-5126.000 HAP - Prairie S8 | -5,272.00 | -5,450.00 | 178.00 | -59,950.00 | -59,891.00 | -65,400.00 | -8.42 |
| 60-1-000-001-5500.000 HUD Interest Payment | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| Total Line 70600 | -5,272.00 | -5,450.00 | 178.00 | -59,950.00 | -59,891.00 | -65,400.00 | -8.42 |
| 70800 Other Government Grants | | | | | | | |
| 60-1-000-001-5990.000 Income from Grants | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| Total Line 70800 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| 71100 Investment Income - Unrestricted | | | | | | | |
| 60-1-000-001-5410.000 Interest Income | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| 60-1-000-001-5410.025 Interest Inc - Sec Dep | -0.43 | -0.42 | -0.01 | -4.62 | -5.11 | -5.00 | 2.20 |
| Total Line 71100 | -0.43 | -0.42 | -0.01 | -4.62 | -5.11 | -5.00 | 2.20 |
| 71400 Fraud Recovery | | | | | | | |
| Total Line 71400 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| 71500 Other Revenue | | | | | | | |
| 60-1-000-001-5127.000 Office Rent Receipt | -320.00 | -312.00 | -8.00 | -3,432.00 | -3,454.00 | -3,744.00 | -7.75 |
| 60-1-000-001-5900.000 Other Income | 0.00 | 0.00 | 0.00 | 0.00 | -5,433.02 | 0.00 | |
| 60-1-000-001-5901.000 Income - LR Amps | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| 60-1-000-001-5990.300 T.S. Income - Grants | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| Total Line 71500 | -320.00 | -312.00 | -8.00 | -3,432.00 | -8,887.02 | -3,744.00 | 137.37 |
| 72000 Investment Income - Restricted | | | | | | | |
| 60-1-000-001-5440.000 Rep Res Interest | 0.00 | -225.00 | 225.00 | -2,475.00 | -1,569.91 | -2,700.00 | -41.86 |
| 60-1-000-001-5450.000 Residual Res Int Inc | 0.00 | -0.50 | 0.50 | -5.50 | -4.10 | -6.00 | -31.67 |
| Total Line 72000 | 0.00 | -225.50 | 225.50 | -2,480.50 | -1,574.01 | -2,706.00 | -41.83 |
| 70000 TOTAL REVENUE | -40,553.43 | -40,998.59 | 445.16 | -450,984.49 | -452,280.14 | -491,983.00 | -8.07 |

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

| | Monthly Amt | Monthly Budget | Variance | YTD Budget | Current YTD | Budget | Variance % |
|--|-------------|----------------|-----------|------------|-------------|-----------|------------|
| EXPENSES | | | | | | | |
| ADMINISTRATIVE | | | | | | | |
| 91100 Administrative Salaries | | | | | | | |
| 60-1-000-001-6310.000 Admin Salaries | 0.00 | 1,518.50 | -1,518.50 | 16,703.50 | 6,517.90 | 18,222.00 | -64.23 |
| 60-1-000-001-6330.000 Manager's Salaries | 0.00 | 2,500.00 | -2,500.00 | 27,500.00 | 30,104.57 | 30,000.00 | 0.35 |
| Total Line 91100 | 0.00 | 4,018.50 | -4,018.50 | 44,203.50 | 36,622.47 | 48,222.00 | -24.05 |
| 91200 Auditing Fees | | | | | | | |
| 60-1-000-001-6350.000 Audit | 0.00 | 117.00 | -117.00 | 1,287.00 | 1,225.00 | 1,404.00 | -12.75 |
| Total Line 91200 | 0.00 | 117.00 | -117.00 | 1,287.00 | 1,225.00 | 1,404.00 | -12.75 |
| 91300 Management Fee | | | | | | | |
| 60-1-000-001-6320.000 Management Fees | 3,520.00 | 3,575.00 | -55.00 | 39,325.00 | 38,940.00 | 42,900.00 | -9.23 |
| Total Line 91300 | 3,520.00 | 3,575.00 | -55.00 | 39,325.00 | 38,940.00 | 42,900.00 | -9.23 |
| 91310 Book-keeping Fee | | | | | | | |
| 60-1-000-001-6351.000 Bookkeeping Fees | 480.00 | 488.00 | -8.00 | 5,368.00 | 5,310.00 | 5,856.00 | -9.32 |
| Total Line 91310 | 480.00 | 488.00 | -8.00 | 5,368.00 | 5,310.00 | 5,856.00 | -9.32 |
| 91400 Advertising & Marketing | | | | | | | |
| 60-1-000-001-6210.000 Advertising | 0.00 | 20.00 | -20.00 | 220.00 | 0.00 | 240.00 | -100.00 |
| Total Line 91400 | 0.00 | 20.00 | -20.00 | 220.00 | 0.00 | 240.00 | -100.00 |
| 91500 Benefit Contributions - Admin | | | | | | | |
| 60-1-000-001-6310.500 Admin Benefits | 0.00 | 380.00 | -380.00 | 4,180.00 | 1,589.14 | 4,560.00 | -65.15 |
| 60-1-000-001-6330.500 Manager's Benefits | 0.00 | 1,033.00 | -1,033.00 | 11,363.00 | 8,054.02 | 12,396.00 | -35.03 |
| Total Line 91500 | 0.00 | 1,413.00 | -1,413.00 | 15,543.00 | 9,643.16 | 16,956.00 | -43.13 |
| 91600 Office Expense | | | | | | | |
| 60-1-000-001-6250.000 Misc. Rent Expense | 0.00 | 90.00 | -90.00 | 990.00 | 810.08 | 1,080.00 | -24.99 |
| 60-1-000-001-6311.000 Office Exp - PL | 4.07 | 216.67 | -212.60 | 2,383.37 | 1,007.58 | 2,600.00 | -61.25 |
| 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 | 158.37 | 125.00 | 33.37 | 1,375.00 | 1,491.62 | 1,500.00 | -0.56 |
| 60-1-000-001-6311.150 IT Support | 0.00 | 150.00 | -150.00 | 1,650.00 | 3,186.21 | 1,800.00 | 77.01 |
| 60-1-000-001-6311.200 Office Furniture | 0.00 | 16.67 | -16.67 | 183.37 | 0.00 | 200.00 | -100.00 |
| Total Line 91600 | 162.44 | 598.34 | -435.90 | 6,581.74 | 6,495.49 | 7,180.00 | -9.53 |
| 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 | 1,558.37 | 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 | 0.00 | 125.00 | -125.00 | 1,375.00 | 799.47 | 1,500.00 | -46.70 |
| Total Line 91800 | 0.00 | 266.67 | -266.67 | 2,933.37 | 799.47 | 3,200.00 | -75.02 |
| 91900 Other Expense | | | | | | | |
| 60-1-000-001-6350.700 Mental Health Fee | 780.00 | 780.00 | 0.00 | 8,580.00 | 7,800.00 | 9,360.00 | -16.67 |
| 60-1-000-001-6350.800 Participant Fee | 780.00 | 780.00 | 0.00 | 8,580.00 | 8,580.00 | 9,360.00 | -8.33 |
| 60-1-000-001-6352.500 Other Fee Exp | 0.00 | 0.00 | 0.00 | 0.00 | 500.18 | 0.00 | |
| 60-1-000-001-6360.000 Training - Staff | 0.00 | 166.67 | -166.67 | 1,833.37 | 0.00 | 2,000.00 | -100.00 |
| 60-1-000-001-6360.010 Training - Commiss | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| 60-1-000-001-6380.000 Consulting Services | 0.00 | 0.00 | 0.00 | 0.00 | 455.00 | 0.00 | |
| 60-1-000-001-6380.100 Inspection Expense | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| 60-1-000-001-6380.500 Translating Services | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| 60-1-000-001-6390.000 Fee for Service Exp | 10.20 | 43.33 | -33.13 | 476.63 | 248.58 | 520.00 | -52.20 |
| 60-1-000-001-6399.000 Other Administrative | 499.95 | 33.33 | 466.62 | 366.63 | 569.94 | 400.00 | 42.49 |
| Total Line 91900 | 2,070.15 | 1,803.33 | 266.82 | 19,836.63 | 18,153.70 | 21,640.00 | -16.11 |

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

| | Monthly Amt | Monthly Budget | Variance | YTD Budget | Current YTD | Budget | Variance % |
|--|-----------------|------------------|------------------|-------------------|-------------------|-------------------|---------------|
| 91000 TOTAL OPERATING EXPENSE - Admin UTILITIES | 6,232.59 | 12,299.84 | -6,067.25 | 135,298.24 | 117,189.29 | 147,598.00 | -20.60 |
| 93100 Water,200 Elect,300 Gas,600 Sewer | | | | | | | |
| 60-1-000-001-6450.000 Utilities Electric | 64.10 | 400.00 | -335.90 | 4,400.00 | 1,346.78 | 4,800.00 | -71.94 |
| 60-1-000-001-6451.000 Utilities Water | 0.00 | 1,290.00 | -1,290.00 | 14,190.00 | 9,205.76 | 15,480.00 | -40.53 |
| 60-1-000-001-6452.000 Utilities Gas | 0.00 | 140.00 | -140.00 | 1,540.00 | 3,460.59 | 1,680.00 | 105.99 |
| 60-1-000-001-6453.000 Utilities Sewer | 0.00 | 2,922.00 | -2,922.00 | 32,142.00 | 21,219.04 | 35,064.00 | -39.48 |
| Total Line 93100, 93200, 93300, 93600 | 64.10 | 4,752.00 | -4,687.90 | 52,272.00 | 35,232.17 | 57,024.00 | -38.22 |
| 93000 TOTAL UTILITIES EXPENSES | 64.10 | 4,752.00 | -4,687.90 | 52,272.00 | 35,232.17 | 57,024.00 | -38.22 |
| MAINTENANCE & OPERATIONS EXPENSE | | | | | | | |
| 94100 Maintenance - Labor | | | | | | | |
| 60-1-000-001-6510.000 Maintenance Salaries | 3,990.40 | 4,344.00 | -353.60 | 47,784.00 | 44,390.50 | 52,128.00 | -14.84 |
| 60-1-000-001-6510.100 OT Maintenance | 255.74 | 160.00 | 95.74 | 1,760.00 | 1,673.42 | 1,920.00 | -12.84 |
| 60-1-000-001-6510.200 Maint from Amps | 0.00 | 83.33 | -83.33 | 916.63 | 0.00 | 1,000.00 | -100.00 |
| Total Line 94100 | 4,246.14 | 4,587.33 | -341.19 | 50,460.63 | 46,063.92 | 55,048.00 | -16.32 |
| 94200 Maintenance - Materials/Supplies | | | | | | | |
| 60-1-000-001-6515.010 Garbage/Trash Supples | 0.00 | 0.00 | 0.00 | 0.00 | 203.96 | 0.00 | |
| 60-1-000-001-6515.020 Heat/Cool Supplies | 0.00 | 185.00 | -185.00 | 2,035.00 | 1,232.36 | 2,220.00 | -44.49 |
| 60-1-000-001-6515.030 Snow Removal Supplies | 0.00 | 58.33 | -58.33 | 641.63 | 380.20 | 700.00 | -45.69 |
| 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 | 25.14 | 275.00 | -249.86 | 3,025.00 | 616.02 | 3,300.00 | -81.33 |
| 60-1-000-001-6515.070 Electrical Supplies | 148.38 | 100.00 | 48.38 | 1,100.00 | 479.64 | 1,200.00 | -60.03 |
| 60-1-000-001-6515.080 Plumbing Supplies | 415.57 | 744.17 | -328.60 | 8,185.87 | 3,555.89 | 8,930.00 | -60.18 |
| 60-1-000-001-6515.090 Extermination Supplies | 0.00 | 25.00 | -25.00 | 275.00 | -4.57 | 300.00 | -101.52 |
| 60-1-000-001-6515.100 Janitorial Supplies | 0.00 | 60.00 | -60.00 | 660.00 | 476.98 | 720.00 | -33.75 |
| 60-1-000-001-6515.110 Routine Maint. Supplies | 0.00 | 666.67 | -666.67 | 7,333.37 | 3,636.34 | 8,000.00 | -54.55 |
| 60-1-000-001-6515.114 Painting Supplies - PL | 0.00 | 185.00 | -185.00 | 2,035.00 | 1,033.12 | 2,220.00 | -53.46 |
| 60-1-000-001-6515.115 Refrigerators | 0.00 | 275.00 | -275.00 | 3,025.00 | 0.00 | 3,300.00 | -100.00 |
| 60-1-000-001-6515.116 Stoves | 0.00 | 197.92 | -197.92 | 2,177.12 | 0.00 | 2,375.00 | -100.00 |
| 60-1-000-001-6515.120 Other Misc. Supplies | 0.00 | 83.33 | -83.33 | 916.63 | 1,695.98 | 1,000.00 | 69.60 |
| 60-1-000-001-6515.500 Small Tools/Equipment | 4.74 | 25.00 | -20.26 | 275.00 | 58.19 | 300.00 | -80.60 |
| Total Line 94200 | 593.83 | 2,880.42 | -2,286.59 | 31,684.62 | 13,364.11 | 34,565.00 | -61.34 |
| 94300 Maintenance - Contracts | | | | | | | |
| 60-1-000-001-6520.010 Garbage/Trash Contract | 47.40 | 740.83 | -693.43 | 8,149.13 | 8,486.64 | 8,890.00 | -4.54 |
| 60-1-000-001-6520.020 Heat/Cool Contract | 0.00 | 375.00 | -375.00 | 4,125.00 | 2,192.00 | 4,500.00 | -51.29 |
| 60-1-000-001-6520.030 Snow Removal Contract | 0.00 | 166.67 | -166.67 | 1,833.37 | 0.00 | 2,000.00 | -100.00 |
| 60-1-000-001-6520.040 Roofing Contracts | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| 60-1-000-001-6520.050 Landscape&Grnds Cont | 0.00 | 416.67 | -416.67 | 4,583.37 | 0.00 | 5,000.00 | -100.00 |
| 60-1-000-001-6520.060 Unit Turn Contract | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| 60-1-000-001-6520.070 Electrical Contract | 0.00 | 16.67 | -16.67 | 183.37 | 0.00 | 200.00 | -100.00 |
| 60-1-000-001-6520.080 Plumbing Contract | 0.00 | 100.00 | -100.00 | 1,100.00 | 0.00 | 1,200.00 | -100.00 |
| 60-1-000-001-6520.090 Extermin Contract | 0.00 | 283.33 | -283.33 | 3,116.63 | 3,059.00 | 3,400.00 | -10.03 |
| 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 | 916.63 | 585.00 | 1,000.00 | -41.50 |
| 60-1-000-001-6520.111 Carpet Repr/Repl Cont. | 0.00 | 1,441.67 | -1,441.67 | 15,858.37 | 13,497.25 | 17,300.00 | -21.98 |
| 60-1-000-001-6520.120 Other Misc. Contracts | 0.00 | 83.33 | -83.33 | 916.63 | 0.00 | 1,000.00 | -100.00 |
| Total Line 94300 - (sub accts) | 47.40 | 3,707.50 | -3,660.10 | 40,782.50 | 27,819.89 | 44,490.00 | -37.47 |
| 94500 Maintenance - Ordinary/Benefits | | | | | | | |
| 60-1-000-001-6510.500 Maint.Benefits | 1,878.19 | 1,652.00 | 226.19 | 18,172.00 | 17,181.07 | 19,824.00 | -13.33 |
| Total Line 94500 | 1,878.19 | 1,652.00 | 226.19 | 18,172.00 | 17,181.07 | 19,824.00 | -13.33 |
| 94000 TOTAL MAINTENANCE EXPENSES | 6,765.56 | 12,827.25 | -6,061.69 | 141,099.75 | 104,428.99 | 153,927.00 | -32.16 |

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

| | 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 | 8,580.00 | 8,580.00 | 9,360.00 | -8.33 |
| 60-1-000-001-6580.100 ADT Contract | 18.00 | 99.00 | -81.00 | 1,089.00 | 1,160.24 | 1,188.00 | -2.34 |
| 60-1-000-001-6580.500 Other Safety Contracts | 0.00 | 20.83 | -20.83 | 229.13 | 415.70 | 250.00 | 66.28 |
| Total Line 95200 | 798.00 | 899.83 | -101.83 | 9,898.13 | 10,155.94 | 10,798.00 | -5.95 |
| 95300 Protective Services - Other | | | | | | | |
| Total Line 95300 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| 95000 TOTAL PROTECTIVE SERVICES EXP | 798.00 | 899.83 | -101.83 | 9,898.13 | 10,155.94 | 10,798.00 | -5.95 |
| INSURANCE PREMIUMS EXPENSE | | | | | | | |
| 96110 Property Insurance | | | | | | | |
| 60-1-000-001-6720.000 Prpoerty Insurance | 1,556.35 | 1,631.92 | -75.57 | 17,951.12 | 17,354.79 | 19,583.00 | -11.38 |
| Total Lline 96110 | 1,556.35 | 1,631.92 | -75.57 | 17,951.12 | 17,354.79 | 19,583.00 | -11.38 |
| 96120 Liability Insurance | | | | | | | |
| 60-1-000-001-6721.000 Liability Insurance | 161.17 | 167.08 | -5.91 | 1,837.88 | 1,780.62 | 2,005.00 | -11.19 |
| Total Line 96120 | 161.17 | 167.08 | -5.91 | 1,837.88 | 1,780.62 | 2,005.00 | -11.19 |
| 96130 Workmen's Compensation | | | | | | | |
| 60-1-000-001-6722.000 Work Comp Insurance | 213.61 | 261.42 | -47.81 | 2,875.62 | 2,708.59 | 3,137.00 | -13.66 |
| Total Line 96130 | 213.61 | 261.42 | -47.81 | 2,875.62 | 2,708.59 | 3,137.00 | -13.66 |
| 96140 All Other Insurance | | | | | | | |
| 60-1-000-001-6720.500 Equipment Insurance | 76.81 | 77.33 | -0.52 | 850.63 | 828.37 | 928.00 | -10.74 |
| 60-1-000-001-6721.500 PE & PO Insuranace | 54.91 | 85.83 | -30.92 | 944.13 | 859.10 | 1,030.00 | -16.59 |
| 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 | 1,794.76 | 1,687.47 | 1,958.00 | -13.82 |
| 96100 TOTAL INSURANCE PREMIUMS EXP | 2,062.85 | 2,223.58 | -160.73 | 24,459.38 | 23,531.47 | 26,683.00 | -11.81 |
| 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 | 2,024.44 | 1,512.92 | 511.52 | 16,642.12 | 20,227.94 | 18,155.00 | 11.42 |
| Total Line 96300 | 2,024.44 | 1,512.92 | 511.52 | 16,642.12 | 20,227.94 | 18,155.00 | 11.42 |
| 96400 Bad Debt - Tenant Rents | | | | | | | |
| 60-1-000-001-6370.000 Bad Debt | 967.80 | 237.50 | 730.30 | 2,612.50 | 8,404.97 | 2,850.00 | 194.91 |
| Total Line 96400 | 967.80 | 237.50 | 730.30 | 2,612.50 | 8,404.97 | 2,850.00 | 194.91 |
| 96000 TOTAL OTHER GENERAL EXPENSES | 2,992.24 | 1,750.42 | 1,241.82 | 19,254.62 | 28,632.91 | 21,005.00 | 36.31 |
| INTEREST & AMORTIZATION EXPENSE | | | | | | | |
| 96710 Interest of Mortgage/Bond Payable | | | | | | | |
| 60-1-000-001-6810.000 Interest Exp Payable | 0.00 | 1,250.00 | -1,250.00 | 13,750.00 | 11,039.76 | 15,000.00 | -26.40 |
| 60-1-000-001-6860.000 Sec Dep Int | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| Total Line 96710 | 0.00 | 1,250.00 | -1,250.00 | 13,750.00 | 11,039.76 | 15,000.00 | -26.40 |
| 96700 TOTAL INTEREST EXP & AMORT | 0.00 | 1,250.00 | -1,250.00 | 13,750.00 | 11,039.76 | 15,000.00 | -26.40 |
| 96900 TOTAL OPERATING EXPENSE | 18,915.34 | 36,002.92 | -17,087.58 | 396,032.12 | 330,210.53 | 432,035.00 | -23.57 |
| 97000 NET REVENUE/EXPENSE (GAIN/-LOSS) | -21,638.09 | -4,995.67 | -16,642.42 | -54,952.37 | -122,069.61 | -59,948.00 | 103.63 |

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - HCV (ADMIN & HAP)
February, 2026

| | Monthly Amt | Monthly Budget | Variance | YTD Budget | Current YTD | Budget | Variance % |
|--|-------------------|-------------------|-----------------|--------------------|--------------------|--------------------|-------------|
| Total PUM (including Port Outs) | 280.00 | 280.00 | 0.00 | 3,080.00 | 3,080.00 | 3,360.00 | 0.00 |
| ADMIN REVENUE | | | | | | | |
| ADMIN OPERATING INCOME | | | | | | | |
| Admin Fee Subsidy | | | | | | | |
| 30-1-000-000-8026.500 Admin Fee Sub - Cur Yr | -11,979.00 | -13,049.17 | 1,070.17 | -143,540.87 | -158,699.00 | -156,590.00 | 1.35 |
| Total Admin Fee Subsidy | -11,979.00 | -13,049.17 | 1,070.17 | -143,540.87 | -158,699.00 | -156,590.00 | 1.35 |
| Interest Income | | | | | | | |
| 30-1-000-000-3300.000 Int Reserve | -4.05 | -5.00 | 0.95 | -55.00 | -47.31 | -60.00 | -21.15 |
| Surplus-Admin | | | | | | | |
| 30-1-000-000-3610.000 Interest Income | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| Total Interest Income | -4.05 | -5.00 | 0.95 | -55.00 | -47.31 | -60.00 | -21.15 |
| Other Income | | | | | | | |
| 30-1-000-000-3300.010 Inc - Portable | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| 30-1-000-000-3300.100 Fraud Recovery - Admin | 0.00 | -90.00 | 90.00 | -990.00 | -1,970.00 | -1,080.00 | 82.41 |
| 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 | -5,251.00 | 0.00 | |
| 30-1-000-000-3690.100 Other Income - Admin | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| Total Other Income | 0.00 | -90.00 | 90.00 | -990.00 | -7,221.00 | -1,080.00 | 568.61 |
| TOTAL ADMIN OPERATING INCOME | -11,983.05 | -13,144.17 | 1,161.12 | -144,585.87 | -165,967.31 | -157,730.00 | 5.22 |
| ADMIN EXPENSES | | | | | | | |
| ADMIN OPERATING EXPENSE | | | | | | | |
| Admin Salaries | | | | | | | |
| 30-1-000-000-4110.000 Admin Salaries | 3,942.31 | 7,905.00 | -3,962.69 | 86,955.00 | 68,922.54 | 94,860.00 | -27.34 |
| 30-1-000-000-4110.200 Admin Exp - Amps | 2,032.50 | 0.00 | 2,032.50 | 0.00 | 12,640.50 | 0.00 | |
| Total Admin Salaries | 5,974.81 | 7,905.00 | -1,930.19 | 86,955.00 | 81,563.04 | 94,860.00 | -14.02 |
| Audit Fee Expense | | | | | | | |
| 30-1-000-000-4171.000 Audit Fee | 0.00 | 229.17 | -229.17 | 2,520.87 | 2,625.00 | 2,750.00 | -4.55 |
| Total Audit Fee Expense | 0.00 | 229.17 | -229.17 | 2,520.87 | 2,625.00 | 2,750.00 | -4.55 |
| Fee Expense | | | | | | | |
| 30-1-000-000-4120.100 Management Fees | 2,136.00 | 2,460.00 | -324.00 | 27,060.00 | 24,924.00 | 29,520.00 | -15.57 |
| 30-1-000-000-4120.300 Bookkeep. Fees | 1,335.00 | 1,538.00 | -203.00 | 16,918.00 | 15,577.50 | 18,456.00 | -15.60 |
| Total Fees Expense | 3,471.00 | 3,998.00 | -527.00 | 43,978.00 | 40,501.50 | 47,976.00 | -15.58 |
| Benefit Contribution Expense | | | | | | | |
| 30-1-000-000-4110.500 Emp Benefit - Admin | 2,387.60 | 4,699.00 | -2,311.40 | 51,689.00 | 38,079.26 | 56,388.00 | -32.47 |
| Total Benefit Contribution Exp | 2,387.60 | 4,699.00 | -2,311.40 | 51,689.00 | 38,079.26 | 56,388.00 | -32.47 |
| Office Expense | | | | | | | |
| 30-1-000-000-4180.000 Telephone | 0.00 | 96.17 | -96.17 | 1,057.87 | 488.67 | 1,154.00 | -57.65 |
| 30-1-000-000-4190.100 Postage | 109.89 | 166.67 | -56.78 | 1,833.37 | 1,619.01 | 2,000.00 | -19.05 |
| 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 | 0.00 | 25.00 | -25.00 | 275.00 | 494.47 | 300.00 | 64.82 |
| 30-1-000-000-4190.401 Printing Supplies | 0.00 | 16.67 | -16.67 | 183.37 | 0.00 | 200.00 | -100.00 |
| 30-1-000-000-4190.550 Computers/Software | 0.00 | 0.00 | 0.00 | 0.00 | 2,669.23 | 0.00 | |
| 30-1-000-000-4190.850 IT Support | 0.00 | 41.67 | -41.67 | 458.37 | 2,381.94 | 500.00 | 376.39 |
| Total Office Expense | 109.89 | 346.18 | -236.29 | 3,807.98 | 7,653.32 | 4,154.00 | 84.24 |

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

| | Monthly Amt | Monthly Budget | Variance | YTD Budget | Current YTD | Budget | Variance % |
|---|------------------|------------------|------------------|-------------------|-------------------|-------------------|----------------|
| Legal & Travel Expense | | | | | | | |
| 30-1-000-000-4130.000 Legal Expense | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| 30-1-000-000-4150.000 Travel - Staff | 319.00 | 33.33 | 285.67 | 366.63 | 756.45 | 400.00 | 89.11 |
| Total Legal & Travel Expense | 319.00 | 33.33 | 285.67 | 366.63 | 756.45 | 400.00 | 89.11 |
| Other Expense | | | | | | | |
| 30-1-000-000-4120.400 Fee for Service Fee | 13.10 | 16.00 | -2.90 | 176.00 | 161.24 | 192.00 | -16.02 |
| 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 | 5,252.46 | 0.00 | |
| 30-1-000-000-4140.000 Training - Staff | 478.00 | 47.92 | 430.08 | 527.12 | 717.00 | 575.00 | 24.70 |
| 30-1-000-000-4160.000 Publications | 0.00 | 0.00 | 0.00 | 0.00 | 3,135.00 | 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 | 166.67 | -166.67 | 1,833.37 | 203.86 | 2,000.00 | -89.81 |
| 30-1-000-000-4190.700 Member Dues/Fees | 0.00 | 83.33 | -83.33 | 916.63 | 0.00 | 1,000.00 | -100.00 |
| 30-1-000-000-4190.950 Background Verification | 953.99 | 20.83 | 933.16 | 229.13 | 6,020.24 | 250.00 | 2,308.10 |
| 30-1-000-000-4480.006 Safety/Security Labor Fee | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| 30-1-000-000-4480.100 ADT Contract | 35.99 | 40.00 | -4.01 | 440.00 | 467.87 | 480.00 | -2.53 |
| Total Other Expense | 1,481.08 | 374.75 | 1,106.33 | 4,122.25 | 15,957.67 | 4,497.00 | 254.85 |
| Maintenance Expense | | | | | | | |
| 30-1-000-000-4420.126 Vehicle Supplies | 0.00 | 8.33 | -8.33 | 91.63 | 402.84 | 100.00 | 302.84 |
| 30-1-000-000-4430.126 Vehicle Maint Cont | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| Total Maintenance Expense | 0.00 | 8.33 | -8.33 | 91.63 | 402.84 | 100.00 | 302.84 |
| TOTAL ADMIN EXPENSE | 13,743.38 | 17,593.76 | -3,850.38 | 193,531.36 | 187,539.08 | 211,125.00 | -11.17 |
| 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 | 85.83 | -30.92 | 944.13 | 859.10 | 1,030.00 | -16.59 |
| 30-1-000-000-4510.030 Work Comp Insurance | 176.13 | 315.42 | -139.29 | 3,469.62 | 3,104.93 | 3,785.00 | -17.97 |
| 30-1-000-000-4510.035 Auto Insurance | 50.00 | 51.58 | -1.58 | 567.38 | 550.00 | 619.00 | -11.15 |
| Total Insurance Premium Expenses | 281.04 | 452.83 | -171.79 | 4,981.13 | 4,514.03 | 5,434.00 | -16.93 |
| TOTAL INSURANCE EXPENSE | 281.04 | 452.83 | -171.79 | 4,981.13 | 4,514.03 | 5,434.00 | -16.93 |
| 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 | -3.00 | 0.00 | -3.00 | 0.00 | 163.15 | 0.00 | |
| 30-1-000-000-4580.000 Sec Dep Pmt Exp | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| 30-1-000-000-4590.010 Admin Gen Exp-Port | 142.99 | 250.00 | -107.01 | 2,750.00 | 1,572.89 | 3,000.00 | -47.57 |
| Total General Expense | 139.99 | 250.00 | -110.01 | 2,750.00 | 1,736.04 | 3,000.00 | -42.13 |
| TOTAL GENERAL EXPENSE | 139.99 | 250.00 | -110.01 | 2,750.00 | 1,736.04 | 3,000.00 | -42.13 |
| TOTAL EXPENSES - ADMIN | 14,164.41 | 18,296.59 | -4,132.18 | 201,262.49 | 193,789.15 | 219,559.00 | -11.74 |
| ADMIN (Profit)/Loss | 2,181.36 | 5,152.42 | -2,971.06 | 56,676.62 | 27,821.84 | 61,829.00 | -55.00 |
| MISCELLANEOUS EXPENSE | | | | | | | |
| Depreciation Expense | | | | | | | |
| 30-1-000-000-4800.000 Dpreciation Expense | 0.00 | 465.00 | -465.00 | 5,115.00 | 0.00 | 5,580.00 | -100.00 |
| Total Depreciation Expense | 0.00 | 465.00 | -465.00 | 5,115.00 | 0.00 | 5,580.00 | -100.00 |
| TOTAL MISC EXPENSE | 0.00 | 465.00 | -465.00 | 5,115.00 | 0.00 | 5,580.00 | -100.00 |

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

| | Monthly Amt | Monthly Budget | Variance | YTD Budget | Current YTD | Budget | Variance % |
|---|-------------------|-------------------|------------------|--------------------|--------------------|----------------------|----------------|
| 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 | 14,164.41 | 18,761.59 | -4,597.18 | 206,377.49 | 194,283.74 | 225,139.00 | -13.70 |
| ADMIN (Profit)/Loss w/ Depreciation | 2,181.36 | 5,617.42 | -3,436.06 | 61,791.62 | 28,316.43 | 67,409.00 | -57.99 |
| HAP REVENUE | | | | | | | |
| HAP Income | | | | | | | |
| 30-1-000-000-3300.200 Fraud Recovery - HAP | 0.00 | -140.00 | 140.00 | -1,540.00 | -1,970.00 | -1,680.00 | 17.26 |
| 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 | -83,060.00 | -84,944.17 | 1,884.17 | -934,385.87 | -957,323.00 | -1,019,330.00 | -6.08 |
| 30-1-000-000-8027.000 Ann Contr - Pr Yr | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| Total Income | -83,060.00 | -85,084.17 | 2,024.17 | -935,925.87 | -959,293.00 | -1,021,010.00 | -6.04 |
| TOTAL HAP INCOME | -83,060.00 | -85,084.17 | 2,024.17 | -935,925.87 | -959,293.00 | -1,021,010.00 | -6.04 |
| HAP EXPENSES | | | | | | | |
| HAP Expenses | | | | | | | |
| 30-1-000-000-4715.010 HAP Tenant Pmts | 76,613.00 | 78,515.00 | -1,902.00 | 863,665.00 | 893,850.00 | 942,180.00 | -5.13 |
| 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 | 1,353.00 | 108.33 | 1,244.67 | 1,191.63 | 19,185.00 | 1,300.00 | 1,375.77 |
| 30-1-000-000-4715.050 HAP Homeownership | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| 30-1-000-000-4715.070 HAP Port Out Pmts | 4,634.00 | 6,000.00 | -1,366.00 | 66,000.00 | 51,336.00 | 72,000.00 | -28.70 |
| Total HAP Expenses | 82,600.00 | 84,623.33 | -2,023.33 | 930,856.63 | 964,371.00 | 1,015,480.00 | -5.03 |
| TOTAL HAP EXPENSE | 82,600.00 | 84,623.33 | -2,023.33 | 930,856.63 | 964,371.00 | 1,015,480.00 | -5.03 |
| General HAP Expenses | | | | | | | |
| 30-1-000-000-4570.200 Collection Loss HUD | -3.70 | 24.17 | -27.87 | 265.87 | 162.66 | 290.00 | -43.91 |
| Total General HAP Expenses | -3.70 | 24.17 | -27.87 | 265.87 | 162.66 | 290.00 | -43.91 |
| TOTAL GENERAL HAP EXPENSES | -3.70 | 24.17 | -27.87 | 265.87 | 162.66 | 290.00 | -43.91 |
| 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 | 82,596.30 | 84,647.50 | -2,051.20 | 931,122.50 | 964,533.66 | 1,015,770.00 | -5.04 |
| Remaining HAP (to)/from Reserve | -463.70 | -436.67 | -27.03 | -4,803.37 | 5,240.66 | -5,240.00 | -200.01 |
| Clearing Total | 1,717.66 | 5,180.75 | -3,463.09 | 56,988.25 | 33,382.09 | 62,169.00 | -46.30 |

Date:
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Knox County Housing Authority
INCOME STATEMENT - EHV (HAP & ADMIN)
February, 2026

| | Monthly Amt | Monthly Budget | Variance | YTD Budget | Current YTD | Budget | Variance % |
|---|------------------|-----------------|------------------|------------------|-------------------|------------------|---------------|
| Total PUM (including Port Outs) | 15.00 | 15.00 | 0.00 | 165.00 | 165.00 | 180.00 | 0.00 |
| EHV - HAP INCOME STATEMENT | | | | | | | |
| <u>EHV - HAP INCOME</u> | | | | | | | |
| HAP Income | | | | | | | |
| 30-1-000-001-8026.000 EHV HAP Subsidy Inc | -2,662.00 | 0.00 | -2,662.00 | 0.00 | -24,979.00 | 0.00 | |
| Total HAP Income | -2,662.00 | 0.00 | -2,662.00 | 0.00 | -24,979.00 | 0.00 | |
| TOTAL HAP INCOME | -2,662.00 | 0.00 | -2,662.00 | 0.00 | -24,979.00 | 0.00 | |
| <u>EHV - HAP EXPENSE</u> | | | | | | | |
| HAP Expenses | | | | | | | |
| 30-1-000-001-4715.010 EHV HAP Tenant Pmts | 2,253.00 | 1,966.67 | 286.33 | 21,633.37 | 26,876.00 | 23,600.00 | 13.88 |
| 30-1-000-001-4715.040 EHV HAP Utility Pmts | 0.00 | 66.67 | -66.67 | 733.37 | 308.00 | 800.00 | -61.50 |
| 30-1-000-001-4715.070 EHV HAP Port Out Pmts | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| Total HAP Expense | 2,253.00 | 2,033.34 | 219.66 | 22,366.74 | 27,184.00 | 24,400.00 | 11.41 |
| TOTAL HAP EXPENSE | 2,253.00 | 2,033.34 | 219.66 | 22,366.74 | 27,184.00 | 24,400.00 | 11.41 |
| EHV HAP (to)/from Reserve | -409.00 | 2,033.34 | -2,442.34 | 22,366.74 | 2,205.00 | 24,400.00 | -90.96 |

EHV - ADMIN INCOME STATEMENT

ADMIN INCOME - EHV

EHV - ADMIN INCOME

| | | | | | | | |
|---|----------------|-------------|----------------|-------------|------------------|-------------|--|
| Admin Fee Subsidy | | | | | | | |
| 30-1-000-001-8026.500 EHV Ongo Admin Sub | -397.00 | 0.00 | -397.00 | 0.00 | -7,106.00 | 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 | -397.00 | 0.00 | -397.00 | 0.00 | -7,106.00 | 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 | -397.00 | 0.00 | -397.00 | 0.00 | -7,106.00 | 0.00 | |

Date:
Time:
ll

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

| | Monthly Amt | Monthly Budget | Variance | YTD Budget | Current YTD | Budget | Variance % |
|---|----------------|----------------|----------------|-----------------|------------------|-----------------|----------------|
| ADMIN EXPENSES - EHV | | | | | | | |
| <u>PRELIMINARY FEE EXPENSES</u> | | | | | | | |
| Preliminary Fee Expenses | | | | | | | |
| 30-1-000-001-4130.100 EHV Preliminary Exps | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| 30-1-000-001-4190.200 Inspection Exp | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| Total Preliminary Fee Expenses | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| TOTAL PRELIMINARY FEE EXPENSES | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| <u>PLACEMENT/ISSUANCE EXPENSES</u> | | | | | | | |
| Admin Placement/Issuance Fee Exp | | | | | | | |
| Total Placement/Issuance Fee Exp | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| TOTAL PLACEMENT/ISSUANCE EXPENSES | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| <u>ONGOING ADMINISTRATIVE EXPENSES</u> | | | | | | | |
| Ongoing Admin Expenses | | | | | | | |
| 30-1-000-001-4110.000 EHV Salary Exp | 94.19 | 79.17 | 15.02 | 870.87 | 873.26 | 950.00 | -8.08 |
| 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 | 57.26 | 45.83 | 11.43 | 504.13 | 530.88 | 550.00 | -3.48 |
| 30-1-000-001-4120.100 EHV Management Fee | 48.00 | 70.00 | -22.00 | 770.00 | 636.00 | 840.00 | -24.29 |
| 30-1-000-001-4120.300 EHV Bookkeeping Fee | 30.00 | 43.75 | -13.75 | 481.25 | 397.50 | 525.00 | -24.29 |
| 30-1-000-001-4130.200 EHV Other Ongoing | 60.00 | 62.50 | -2.50 | 687.50 | 900.00 | 750.00 | 20.00 |
| Total Ongoing Admin Expenses | 289.45 | 301.25 | -11.80 | 3,313.75 | 3,337.64 | 3,615.00 | -7.67 |
| TOTAL ONGOING ADMIN EXPENSES | 289.45 | 301.25 | -11.80 | 3,313.75 | 3,337.64 | 3,615.00 | -7.67 |
| <u>SERVICE FEE EXPENSES</u> | | | | | | | |
| Housing Search Assistance Exps | | | | | | | |
| Total Housing Search Assistance Exps | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| Security/Utility/Holding Deposits | | | | | | | |
| 30-1-000-001-4130.300 EHV Deposit Expenses | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| Total Security/Utility/Holding Deposits | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| Owner Incentive Expense | | | | | | | |
| 30-1-000-001-4130.320 EHV Owner Incentive Exp | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| Total Owner Incentive Expenses | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| Other Eligible Expenses | | | | | | | |
| 30-1-000-001-4130.330 EHV Other Service Exp | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| Total Other Eligible Expenses | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| TOTAL SERVICE FEE EXPENSES | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| TOTAL EHV ADMIN EXPENSES | 289.45 | 301.25 | -11.80 | 3,313.75 | 3,337.64 | 3,615.00 | -7.67 |
| EHV ADMINI (Profit)/Loss | -107.55 | 301.25 | -408.80 | 3,313.75 | -3,768.36 | 3,615.00 | -204.24 |

Knox County Housing Authority
BOARD - COCC CASH FLOW STATEMENT
February 28, 2026

| COCC - OPERATING STATEMENT | Current Period | Period Budget | Variance | Current Year | Year Budget | Variance Percent |
|--|-------------------|-------------------|-------------------|---------------------|---------------------|------------------|
| OPERATING INCOME | | | | | | |
| Total Operating Income | 162,815.51 | 158,501.92 | 4,313.59 | 1,840,700.97 | 1,902,023.00 | -3.22 |
| TOTAL OPERATING INCOME | 162,815.51 | 158,501.92 | 4,313.59 | 1,840,700.97 | 1,902,023.00 | -3.22 |
| OPERATING EXPENSE | | | | | | |
| Total Administration Expenses | 78,089.89 | 81,421.58 | -3,331.69 | 904,972.49 | 977,059.00 | -7.38 |
| Total Tenant Service Expenses | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| Total Utility Expenses | 1,530.52 | 1,426.00 | 104.52 | 12,628.15 | 17,112.00 | -26.20 |
| Total Maintenance Expenses | 57,493.99 | 64,508.33 | -7,014.34 | 622,927.09 | 774,100.00 | -19.53 |
| Total Protective Expenses | 6,728.07 | 7,477.33 | -749.26 | 73,832.79 | 89,728.00 | -17.71 |
| General Expenses | 3,593.18 | 4,330.33 | -737.15 | 41,342.38 | 51,964.00 | -20.44 |
| TOTAL ROUTINE OPERATING EXPENSES | 147,435.65 | 159,163.57 | -11,727.92 | 1,655,702.90 | 1,909,963.00 | -13.31 |
| 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 | 147,435.65 | 159,163.57 | -11,727.92 | 1,655,702.90 | 1,909,963.00 | -13.31 |
| NET REVENUE/-EXPENSE PROFIT/-LOSS | | | | | | |
| | 15,379.86 | -661.65 | 16,041.51 | 184,998.07 | -7,940.00 | -2,429.95 |
| Total Depreciation Expense | | | | | | |
| Total Depreciation Expense | 291.00 | 1,000.00 | -709.00 | 3,201.00 | 12,000.00 | -73.33 |
| NET REVENUE W/DEPRECIATION PROFIT/-LOSS | 15,088.86 | -1,661.65 | 16,750.51 | 181,797.07 | -19,940.00 | -1,011.72 |

Knox County Housing Authority
BOARD - AMP001 CASH FLOW STATEMENT
February 28, 2026

| MOON TOWERS - OPERATING STATEMENT | Current Period | Period Budget | Variance | Current Year | Year Budget | Variance Percent |
|--|-------------------|-------------------|-------------------|---------------------|---------------------|------------------|
| OPERATING INCOME | | | | | | |
| Total Operating Income | 74,753.01 | 97,680.33 | -22,927.32 | 1,138,508.01 | 1,172,164.00 | -2.87 |
| TOTAL OPERATING INCOME | 74,753.01 | 97,680.33 | -22,927.32 | 1,138,508.01 | 1,172,164.00 | -2.87 |
| OPERATING EXPENSE | | | | | | |
| Total Administration Expenses | 31,595.21 | 31,774.33 | -179.12 | 346,899.53 | 381,292.00 | -9.02 |
| Total Tenant Service Expenses | 1,029.80 | 140.00 | 889.80 | 12,403.78 | 1,680.00 | 638.32 |
| Total Utility Expenses | 8,067.09 | 12,083.33 | -4,016.24 | 147,922.24 | 145,000.00 | 2.02 |
| Total Maintenance Expenses | 40,660.22 | 42,412.14 | -1,751.92 | 412,154.17 | 508,946.00 | -19.02 |
| Total Protective Service Expenses | 3,361.98 | 2,811.67 | 550.31 | 51,687.67 | 33,740.00 | 53.19 |
| General Expenses | 8,447.13 | 10,848.50 | -2,401.37 | 109,158.37 | 130,182.00 | -16.15 |
| TOTAL ROUTINE OPERATING EXPENSES | 93,161.43 | 100,069.97 | -6,908.54 | 1,080,225.76 | 1,200,840.00 | -10.04 |
| 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 | 93,161.43 | 100,069.97 | -6,908.54 | 1,080,225.76 | 1,200,840.00 | -10.04 |
| NET REVENUE/EXPENSE PROFIT/-LOSS | -18,408.42 | -2,389.64 | -16,018.78 | 58,282.25 | -28,676.00 | -303.24 |
| Total Depreciation Expense | | | | | | |
| Total Depreciation Expense | 9,118.00 | 13,750.00 | -4,632.00 | 100,298.00 | 165,000.00 | -39.21 |
| NET REVENUE W/DEPRECIATION PROFIT/-LOSS | -27,526.42 | -16,139.64 | -11,386.78 | -42,015.75 | -193,676.00 | -78.31 |

Knox County Housing Authority
BOARD - AMP002 CASH FLOW STATEMENT
February 28, 2026

| FAMILY - OPERATING STATEMENT | Current Period | Period Budget | Variance | Current Year | Year Budget | Variance Percent |
|--|-------------------|-------------------|-------------------|---------------------|---------------------|------------------|
| OPERATING INCOME | | | | | | |
| Total Operating Income | 97,450.11 | 114,109.59 | -16,659.48 | 1,480,353.78 | 1,369,315.00 | 8.11 |
| TOTAL OPERATING INCOME | 97,450.11 | 114,109.59 | -16,659.48 | 1,480,353.78 | 1,369,315.00 | 8.11 |
| OPERATING EXPENSE | | | | | | |
| Total Administration Expenses | 34,930.90 | 36,143.52 | -1,212.62 | 393,234.30 | 433,722.00 | -9.33 |
| Total Tenant Service Expenses | 0.00 | 116.67 | -116.67 | 6,350.03 | 1,400.00 | 353.57 |
| Total Utility Expenses | 1,966.99 | 1,583.33 | 383.66 | 35,239.65 | 19,000.00 | 85.47 |
| Total Maintenance Expenses | 47,850.22 | 59,471.83 | -11,621.61 | 498,461.72 | 713,662.00 | -30.15 |
| Total Protective Service Expenses | 2,387.99 | 2,963.67 | -575.68 | 32,291.57 | 35,564.00 | -9.20 |
| General Expenses | 5,704.96 | 10,237.33 | -4,532.37 | 108,259.01 | 122,848.00 | -11.88 |
| TOTAL ROUTINE OPERATING EXPENSES | 92,841.06 | 110,516.35 | -17,675.29 | 1,073,836.28 | 1,326,196.00 | -19.03 |
| 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 | 92,841.06 | 110,516.35 | -17,675.29 | 1,073,836.28 | 1,326,196.00 | -19.03 |
| NET REVENUE/EXPENSE PROFIT/-LOSS | | | | | | |
| | 4,609.05 | 3,593.24 | 1,015.81 | 406,517.50 | 43,119.00 | 842.78 |
| Total Depreciation Expense | | | | | | |
| | 23,901.00 | 31,250.00 | -7,349.00 | 262,911.00 | 375,000.00 | -29.89 |
| NET REVENUE W/DEPRECIATION PROFIT/-LOSS | -19,291.95 | -27,656.76 | 8,364.81 | 143,606.50 | -331,881.00 | -143.27 |

Knox County Housing Authority
BOARD - AMP003 CASH FLOW STATEMENT
February 28, 2026

| BLUEBELL - OPERATING STATEMENT | Current Period | Period Budget | Variance | Current Year | Year Budget | Variance Percent |
|--|-------------------|------------------|-------------------|-------------------|-------------------|------------------|
| OPERATING INCOME | | | | | | |
| Total Operating Income | 20,843.60 | 28,112.67 | -7,269.07 | 331,242.17 | 337,352.00 | -1.81 |
| TOTAL OPERATING INCOME | 20,843.60 | 28,112.67 | -7,269.07 | 331,242.17 | 337,352.00 | -1.81 |
| OPERATING EXPENSE | | | | | | |
| Total Administration Expenses | 9,394.54 | 9,288.00 | 106.54 | 106,510.64 | 111,456.00 | -4.44 |
| Total Tenant Service Expenses | 0.00 | 50.00 | -50.00 | 622.33 | 600.00 | 3.72 |
| Total Utility Expenses | 4,048.09 | 2,816.67 | 1,231.42 | 29,424.75 | 33,800.00 | -12.94 |
| Total Maintenance Expenses | 13,192.26 | 11,903.49 | 1,288.77 | 141,509.04 | 142,842.00 | -0.93 |
| Total Protective Service Expenses | 612.00 | 1,126.67 | -514.67 | 15,566.52 | 13,520.00 | 15.14 |
| General Expenses | 3,049.49 | 3,390.58 | -341.09 | 43,505.71 | 40,687.00 | 6.93 |
| TOTAL ROUTINE OPERATING EXPENSES | 30,296.38 | 28,575.41 | 1,720.97 | 337,138.99 | 342,905.00 | -1.68 |
| Total Non-Routine Expense | 2,299.00 | 0.00 | 2,299.00 | 2,299.00 | 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 | 32,595.38 | 28,575.41 | 4,019.97 | 339,437.99 | 342,905.00 | -1.01 |
| NET REVENUE/EXPENSE PROFIT/-LOSS | -11,751.78 | -462.74 | -11,289.04 | -8,195.82 | -5,553.00 | 47.59 |
| Total Depreciation Expense | | | | | | |
| Total Depreciation Expense | 3,120.00 | 0.00 | 3,120.00 | 34,320.00 | 0.00 | |
| NET REVENUE W/DEPRECIATION PROFIT/-LOSS | -14,871.78 | -462.74 | -14,409.04 | -42,515.82 | -5,553.00 | 665.64 |

Knox County Housing Authority
BOARD - HCV CASH FLOW STATEMENT
February 28, 2026

| | Current Period | Period Budget | Variance | Current Year | Year Budget | Variance Percent |
|---|------------------|------------------|------------------|-------------------|-------------------|------------------|
| HCV - OPERATING STATEMENT | | | | | | |
| ADMIN OPERATING INCOME | | | | | | |
| Total Admin Operating Income | 11,983.05 | 13,144.17 | -1,161.12 | 165,967.31 | 157,730.00 | 5.22 |
| TOTAL ADMIN OPERATING INCOME | 11,983.05 | 13,144.17 | -1,161.12 | 165,967.31 | 157,730.00 | 5.22 |
| OPERATING EXPENSES | | | | | | |
| Total Admin Expenses | 10,223.29 | 13,302.26 | -3,078.97 | 143,875.22 | 159,627.00 | -9.87 |
| Total Fees Expenses | 3,484.10 | 4,243.17 | -759.07 | 43,287.74 | 50,918.00 | -14.99 |
| Total General Expenses | 457.02 | 751.16 | -294.14 | 7,120.78 | 9,014.00 | -21.00 |
| TOTAL OPERATING EXPENSES | 14,164.41 | 18,296.59 | -4,132.18 | 194,283.74 | 219,559.00 | -11.51 |
| 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 | 14,164.41 | 18,296.59 | -4,132.18 | 194,283.74 | 219,559.00 | -11.51 |
| NET REVENUE PROFIT/-LOSS | -2,181.36 | -5,152.42 | 2,971.06 | -28,316.43 | -61,829.00 | -54.20 |
| Total Depreciation Expense | 0.00 | 465.00 | -465.00 | 0.00 | 5,580.00 | -100.00 |
| NET REVENUE w/Deprecitation PROFIT/-LOSS | -2,181.36 | -5,617.42 | 3,436.06 | -28,316.43 | -67,409.00 | -57.99 |

HAP - OPERATING STATEMENT

| | | | | | | |
|---|------------------|------------------|------------------|-------------------|---------------------|----------------|
| HAP INCOME | | | | | | |
| Total Income | 83,060.00 | 85,084.17 | -2,024.17 | 959,293.00 | 1,021,010.00 | -6.04 |
| TOTAL HAP INCOME | 83,060.00 | 85,084.17 | -2,024.17 | 959,293.00 | 1,021,010.00 | -6.04 |
| HAP EXPENSES | | | | | | |
| Total HAP Expenses | 82,600.00 | 84,623.33 | -2,023.33 | 964,371.00 | 1,015,480.00 | -5.03 |
| Total General HAP Expenses | -3.70 | 24.17 | -27.87 | 162.66 | 290.00 | -43.91 |
| TOTAL HAP EXPENSES | 82,596.30 | 84,647.50 | -2,051.20 | 964,533.66 | 1,015,770.00 | -5.04 |
| Total Prior Year Adj HAP | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| REMAINING HAP from RESERVE +/-LOSS | 463.70 | 436.67 | 27.03 | -5,240.66 | 5,240.00 | -200.01 |

Knox County Housing Authority
BOARD - BRENTWOOD CASH FLOW STATEMENT
February 28, 2026

| BRENTWOOD - OPERATING STATEMENT | Current Period | Period Budget | Variance | Current Year | Year Budget | Variance Percent |
|--|------------------|------------------|------------------|-------------------|-------------------|------------------|
| OPERATING INCOME | | | | | | |
| Total Operating Income | 43,823.54 | 45,252.83 | -1,429.29 | 493,037.78 | 543,034.00 | -9.21 |
| TOTAL OPERATING INCOME | 43,823.54 | 45,252.83 | -1,429.29 | 493,037.78 | 543,034.00 | -9.21 |
| OPERATING EXPENSE | | | | | | |
| Total Administration Expenses | 8,831.87 | 8,945.51 | -113.64 | 112,034.48 | 107,346.00 | 4.37 |
| Total Fee Expenses | 4,437.50 | 4,500.00 | -62.50 | 49,603.03 | 54,000.00 | -8.14 |
| Total Utilities Expenses | 10,832.83 | 4,209.33 | 6,623.50 | 65,004.40 | 50,512.00 | 28.69 |
| Total Maintenance Expenses | 8,340.05 | 14,980.51 | -6,640.46 | 124,378.02 | 179,766.00 | -30.81 |
| Total Taxes & Insurance Expense | 3,857.96 | 4,894.25 | -1,036.29 | 45,918.85 | 58,731.00 | -21.81 |
| Total Financial Expenses | 0.00 | 1,166.67 | -1,166.67 | 11,039.76 | 14,000.00 | -21.14 |
| TOTAL ROUTINE OPERATING EXPENSE | 36,300.21 | 38,696.27 | -2,396.06 | 407,978.54 | 464,355.00 | -12.14 |
| 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 | 36,300.21 | 38,696.27 | -2,396.06 | 407,978.54 | 464,355.00 | -12.14 |
| NET REVENUE PROFIT/-LOSS | | | | | | |
| | 7,523.33 | 6,556.56 | 966.77 | 85,059.24 | 78,679.00 | 8.11 |
| Total Depreciation Expense | | | | | | |
| | 9,708.00 | 8,333.33 | 1,374.67 | 106,788.00 | 100,000.00 | 6.79 |
| NET REVENUE w/Depreciation PROFIT/-LOSS | -2,184.67 | -1,776.77 | -407.90 | -21,728.76 | -21,321.00 | 1.91 |

Knox County Housing Authority
BOARD - PRAIRIELAND CASH FLOW STATEMENT
February 28, 2026

| PRAIRIELAND - OPERATING STATEMENT | Current Period | Period Budget | Variance | Current Year | Year Budget | Variance Percent |
|--|------------------|------------------|-------------------|-------------------|-------------------|------------------|
| OPERATING INCOME | | | | | | |
| Total Opetating Income | 40,553.43 | 40,998.59 | -445.16 | 452,280.14 | 491,983.00 | -8.07 |
| TOTAL OPERATING INCOME | 40,553.43 | 40,998.59 | -445.16 | 452,280.14 | 491,983.00 | -8.07 |
| OPERATING EXPENSE | | | | | | |
| Total Administration Expenses | 3,200.39 | 8,474.34 | -5,273.95 | 80,844.08 | 101,692.00 | -20.50 |
| Total Fee Expenses | 4,000.00 | 4,063.00 | -63.00 | 44,750.18 | 48,756.00 | -8.22 |
| Total Utilities Expenses | 64.10 | 4,752.00 | -4,687.90 | 35,232.17 | 57,024.00 | -38.22 |
| Total Maintenance Expenses | 7,563.56 | 13,727.08 | -6,163.52 | 114,584.93 | 164,725.00 | -30.44 |
| Total Taxes & Insurance Expense | 4,087.29 | 3,736.50 | 350.79 | 43,759.41 | 44,838.00 | -2.41 |
| Total Financial Expenses | 0.00 | 1,250.00 | -1,250.00 | 11,039.76 | 15,000.00 | -26.40 |
| TOTAL ROUTINE OPERATING EXPENSE | 18,915.34 | 36,002.92 | -17,087.58 | 330,210.53 | 432,035.00 | -23.57 |
| Total Amortization Expense | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| Total Provision for Reserve | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| Total Capital Expenditures | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| Total Vandalism Expenditures | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| Total Transfers In/Out | 0.00 | -7,009.25 | 7,009.25 | 0.00 | -84,111.00 | -100.00 |
| TOTAL ALL EXPENSES BEFORE DEPRECIATION | 18,915.34 | 28,993.67 | -10,078.33 | 330,210.53 | 347,924.00 | -5.09 |
| NET REVENUE PROFIT/-LOSS | | | | | | |
| | 21,638.09 | 12,004.92 | 9,633.17 | 122,069.61 | 144,059.00 | -15.26 |
| Total Depreciation Expense | | | | | | |
| | 7,339.00 | 7,333.33 | 5.67 | 80,729.00 | 88,000.00 | -8.26 |
| NET REVENUE w/Depreciation PROFIT/-LOSS | 14,299.09 | 4,671.59 | 9,627.50 | 41,340.61 | 56,059.00 | -26.26 |

Knox County Housing Authority
BOARD - LOW RENT CASH FLOW STATEMENT
February 28, 2026

| COCC, MT, FAMILY, BB COMBINED OS | Current Period | Period Budget | Variance | Current Year | Year Budget | Variance Percent |
|--|-------------------|-------------------|-------------------|---------------------|---------------------|-------------------|
| OPERATING INCOME | | | | | | |
| Total Operating Income | 323,865.23 | 381,737.84 | -57,872.61 | 4,596,683.14 | 4,580,854.00 | 0.35 |
| TOTAL OPERATING INCOME | 323,865.23 | 381,737.84 | -57,872.61 | 4,596,683.14 | 4,580,854.00 | 0.35 |
| OPERATING EXPENSE | | | | | | |
| Total Administration Expenses | 135,066.15 | 143,813.10 | -8,746.95 | 1,562,874.50 | 1,725,757.00 | -9.44 |
| Total Tenant Service Expenses | 1,029.80 | 306.67 | 723.13 | 19,376.14 | 3,680.00 | 426.53 |
| Total Utility Expenses | 14,961.44 | 16,973.33 | -2,011.89 | 219,844.88 | 203,680.00 | 7.94 |
| Total Maintenance Expenses | 158,830.35 | 177,987.46 | -19,157.11 | 1,674,031.80 | 2,135,850.00 | -21.62 |
| Total Protective Service Expenses | 13,090.04 | 14,321.01 | -1,230.97 | 173,092.40 | 171,852.00 | 0.72 |
| General Expenses | 20,794.76 | 28,806.74 | -8,011.98 | 302,265.47 | 345,681.00 | -12.56 |
| TOTAL ROUTINE OPERATING EXPENSES | 343,772.54 | 382,208.31 | -38,435.77 | 3,951,485.19 | 4,586,500.00 | -13.85 |
| Total Non-Routine Expense | 2,299.00 | 0.00 | 2,299.00 | 2,299.00 | 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 | 346,071.54 | 382,208.31 | -36,136.77 | 3,953,784.19 | 4,586,500.00 | -13.80 |
| NET REVENUE/EXPENSE PROFIT/-LOSS | -22,206.31 | -470.47 | -21,735.84 | 642,898.95 | -5,646.00 | -11,486.80 |
| Total Depreciation Expense | 36,430.00 | 46,000.00 | -9,570.00 | 400,730.00 | 552,000.00 | -27.40 |
| NET REVENUE W/DEPRECIATION PROFIT/-LOSS | -58,636.31 | -46,470.47 | -12,165.84 | 242,168.95 | -557,646.00 | -143.43 |

Knox County Housing Authority
BOARD - AHP CASH FLOW STATEMENT
February 28, 2026

| BRENTWOOD & PRAIRIELAND COMBINED | Current Period | Period Budget | Variance | Current Year | Year Budget | Variance Percent |
|--|------------------|------------------|-------------------|-------------------|---------------------|------------------|
| OPERATING INCOME | | | | | | |
| Total Operating Income | 84,376.97 | 86,251.42 | -1,874.45 | 945,317.92 | 1,035,017.00 | -8.67 |
| TOTAL OPERATING INCOME | 84,376.97 | 86,251.42 | -1,874.45 | 945,317.92 | 1,035,017.00 | -8.67 |
| OPERATING EXPENSE | | | | | | |
| Total Administration Expenses | 12,032.26 | 17,419.85 | -5,387.59 | 192,878.56 | 209,038.00 | -7.73 |
| Total Fee Expenses | 8,437.50 | 8,563.00 | -125.50 | 94,353.21 | 102,756.00 | -8.18 |
| Total Utilities Expenses | 10,896.93 | 8,961.33 | 1,935.60 | 100,236.57 | 107,536.00 | -6.79 |
| Total Maintenance Expenses | 15,903.61 | 28,707.59 | -12,803.98 | 238,962.95 | 344,491.00 | -30.63 |
| Total Taxes & Insurance Expense | 7,945.25 | 8,630.75 | -685.50 | 89,678.26 | 103,569.00 | -13.41 |
| Total Financial Expenses | 0.00 | 2,416.67 | -2,416.67 | 22,079.52 | 29,000.00 | -23.86 |
| TOTAL ROUTINE OPERATING EXPENSE | 55,215.55 | 74,699.19 | -19,483.64 | 738,189.07 | 896,390.00 | -17.65 |
| Total Amortization Expense | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| Total Provision for Reserve | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| Total Capital Expenditures | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| Total Vandalism Expenditures | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| Total Transfers In/Out | 0.00 | -7,009.25 | 7,009.25 | 0.00 | -84,111.00 | -100.00 |
| TOTAL ALL EXPENSES BEFORE DEPRECIATION | 55,215.55 | 67,689.94 | -12,474.39 | 738,189.07 | 812,279.00 | -9.12 |
| NET REVENUE PROFIT/-LOSS | | | | | | |
| | 29,161.42 | 18,561.48 | 10,599.94 | 207,128.85 | 222,738.00 | -7.01 |
| Total Depreciation Expense | | | | | | |
| | 17,047.00 | 15,666.66 | 1,380.34 | 187,517.00 | 188,000.00 | -0.26 |
| NET REVENUE w/Depreciation PROFIT/-LOSS | 12,114.42 | 2,894.82 | 9,219.60 | 19,611.85 | 34,738.00 | -43.54 |

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

| | Current Period | Last Year Same | Variance | Current Year |
|--|-------------------|-------------------|-------------------|---------------------|
| AMP001 - MOON TOWERS | | | | |
| Salaries | 11,235.34 | 10,128.87 | 1,106.47 | 117,491.31 |
| Employee W/H Payments | 0.00 | 0.00 | 0.00 | 0.00 |
| Fee Expenses | 21,517.93 | 21,349.03 | 168.90 | 234,014.88 |
| Administrative Expenses | 1,126.74 | 468.79 | 657.95 | 20,804.84 |
| Teneant Services | 1,029.80 | 1,381.31 | -351.51 | 12,403.78 |
| Utilities | 8,067.09 | 32,777.94 | -24,710.85 | 147,922.24 |
| Maint/Protective Serv - Supplies/Conts | 40,411.06 | 49,520.17 | -9,109.11 | 422,778.17 |
| Mileage | 0.00 | 0.00 | 0.00 | 0.00 |
| Insurance & General Expenses | 8,447.13 | 10,795.20 | -2,348.07 | 109,158.37 |
| Non-Routine Expense | 0.00 | 0.00 | 0.00 | 0.00 |
| TOTAL MOON TOWERS CLAIMS | 91,835.09 | 126,421.31 | -34,586.22 | 1,064,573.59 |
| AMP002 - FAMILY | | | | |
| Salaries | 12,660.73 | 12,028.79 | 631.94 | 136,964.47 |
| Employee W/H Payments | 0.00 | 0.00 | 0.00 | 0.00 |
| Fee Expenses | 23,937.19 | 23,667.33 | 269.86 | 259,183.24 |
| Administrative Expenses | 903.38 | 2,898.57 | -1,995.19 | 25,674.52 |
| Teneant Services | 0.00 | 1,354.65 | -1,354.65 | 6,350.03 |
| Utilities | 1,966.99 | 6,770.02 | -4,803.03 | 35,239.65 |
| Maint/Protective Serv - Supplies/Conts | 46,388.33 | 46,406.16 | -17.83 | 489,515.32 |
| Mileage | 0.00 | 0.00 | 0.00 | 0.00 |
| Insurance & General Expenses | 5,704.96 | 14,622.52 | -8,917.56 | 108,259.01 |
| Non-Routine Expenses | 0.00 | 0.00 | 0.00 | 0.00 |
| TOTAL FAMILY CLAIMS | 91,561.58 | 107,748.04 | -16,186.46 | 1,061,186.24 |
| AMP003 - BLUEBELL | | | | |
| Salaries | 3,209.96 | 2,896.86 | 313.10 | 33,594.69 |
| Employee W/H Payments | 0.00 | 0.00 | 0.00 | 0.00 |
| Fee Expenses | 6,136.46 | 6,138.16 | -1.70 | 67,336.58 |
| Administrative Expenses | 733.56 | 433.98 | 299.58 | 13,202.81 |
| Teneant Services | 0.00 | 41.30 | -41.30 | 622.33 |
| Utilities | 4,048.09 | 7,242.85 | -3,194.76 | 29,424.75 |
| Maint/Protective Serv - Supplies/Conts | 12,777.61 | 13,793.27 | -1,015.66 | 145,698.11 |
| Mileage | 0.00 | 0.00 | 0.00 | 0.00 |
| Insurance & General Expenses | 3,049.49 | 3,771.22 | -721.73 | 43,505.71 |
| Non-Routine Expenses | 2,299.00 | 0.00 | 2,299.00 | 2,299.00 |
| TOTAL BLUEBELL CLAIMS | 32,254.17 | 34,317.64 | -2,063.47 | 335,683.98 |
| COCC | | | | |
| Salaries | 128,650.98 | 120,863.04 | 7,787.94 | 1,396,440.35 |
| Employee W/H Payments | -439.15 | -1,902.52 | 1,463.37 | -1,902.60 |
| Fee Expenses | 320.54 | 329.06 | -8.52 | 10,397.06 |
| Administrative Expenses | 6,145.90 | 18,187.50 | -12,041.60 | 114,252.87 |
| Teneant Services | 0.00 | 0.00 | 0.00 | 0.00 |
| Utilities | 879.27 | 1,340.44 | -461.17 | 7,258.24 |
| Maint/Protective Serv - Supplies/Conts | 210.09 | 150.78 | 59.31 | 7,075.56 |
| Mileage | 0.00 | 0.00 | 0.00 | 0.00 |
| Insurance & General Expenses | 3,593.18 | 3,795.12 | -201.94 | 41,342.38 |
| Non-Routine Expenses | 0.00 | 0.00 | 0.00 | 0.00 |
| TOTAL COCC CLAIMS | 139,360.81 | 142,763.42 | -3,402.61 | 1,574,863.86 |
| COMBINED - AMP1, AMP2, AMP3, & COCC | | | | |
| Salaries | 158,515.04 | 148,683.81 | 9,831.23 | 1,713,702.61 |
| Employee W/H Payments | -439.15 | -1,902.52 | 1,463.37 | -1,902.60 |
| Fee Expenses | 51,912.12 | 51,483.58 | 428.54 | 571,886.91 |
| Administrative Expenses | 60,821.70 | 73,472.42 | -12,650.72 | 744,866.80 |
| Teneant Services | 1,029.80 | 2,777.26 | -1,747.46 | 19,376.14 |
| Utilities | 15,612.69 | 49,555.25 | -33,942.56 | 225,214.79 |
| Maint/Protective Serv - Supplies/Conts | 100,153.43 | 110,032.61 | -9,879.18 | 1,066,373.53 |
| Mileage | 0.00 | 0.00 | 0.00 | 0.00 |
| Insurance & General Expenses | 20,794.76 | 32,984.06 | -12,189.30 | 302,265.47 |
| Non-Routine Expenses | 2,299.00 | 0.00 | 2,299.00 | 2,299.00 |
| TOTAL LOW RENT CLAIMS | 410,699.39 | 467,086.47 | -56,387.08 | 4,644,082.65 |

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

| | Current Period | Last Year Same Period | Variance |
|--|------------------|-----------------------|------------------|
| BRENTWOOD | | | |
| Salaries | 10,545.21 | 10,647.33 | -102.12 |
| Employee W/H Payments | 0.00 | 0.00 | 0.00 |
| Management Fees | 4,437.50 | 4,437.50 | 0.00 |
| Administrative Expenses | 2,682.94 | 134.26 | 2,548.68 |
| Utilities | 10,832.83 | 4,393.05 | 6,439.78 |
| Maintenance Supplies/Contracts | 1,333.78 | 5,239.33 | -3,905.55 |
| Security, Tax, & Insurance Expenses | 4,739.95 | 5,225.26 | -485.31 |
| Finacial Expenses | 0.00 | 0.00 | 0.00 |
| TOTAL BRENTWOOD CLAIMS | 34,572.21 | 30,076.73 | 4,495.48 |
| PRAIRIELAND | | | |
| Salaries | 6,124.33 | 10,647.41 | -4,523.08 |
| Employee W/H Payments | 0.00 | 0.00 | 0.00 |
| Management Fees | 4,000.00 | 4,062.50 | -62.50 |
| Administrative Expenses | 1,640.39 | -253.67 | 1,894.06 |
| Utilities | 64.10 | 4,992.62 | -4,928.52 |
| Maintenance Supplies/Contracts | 641.23 | 2,962.91 | -2,321.68 |
| Security, Taxes, & Insurance Expenses | 4,885.29 | 4,710.41 | 174.88 |
| Financial Expenses | 0.00 | 0.00 | 0.00 |
| TOTAL PRAIRIELAND CLAIMS | 17,355.34 | 27,122.18 | -9,766.84 |
| AHP - BRENTWOOD & PRAIRIELAND | | | |
| Salaries | 16,669.54 | 21,294.74 | -4,625.20 |
| Employee W/H Payments | 0.00 | 0.00 | 0.00 |
| Management Fees | 8,437.50 | 8,500.00 | -62.50 |
| Administrative Expenses | 4,323.33 | -119.41 | 4,442.74 |
| Utilities | 10,896.93 | 9,385.67 | 1,511.26 |
| Maintenance Supplies | 1,975.01 | 8,202.24 | -6,227.23 |
| Security, Tax, & Insurance Expenses | 9,625.24 | 9,935.67 | -310.43 |
| Financial Expenses | 0.00 | 0.00 | 0.00 |
| TOTAL AHP CLAIMS | 51,927.55 | 57,198.91 | -5,271.36 |
| HOUSING CHOICE VOUCHER - HCV | | | |
| Salaries | 8,362.41 | 12,177.23 | -3,814.82 |
| Employee W/H Payments | 0.00 | 0.00 | 0.00 |
| Management Fees | 3,484.10 | 3,916.00 | -431.90 |
| Administrative Expenses | 1,860.88 | 1,425.11 | 435.77 |
| General Expense-Admin | 421.03 | 1,152.31 | -731.28 |
| Total HCV Expenses | 14,128.42 | 18,670.65 | -4,542.23 |
| HAP Expenses | 82,600.00 | 84,813.00 | -2,213.00 |
| General Expenses | -3.70 | 374.40 | -378.10 |
| Total HAP Expenses | 82,596.30 | 85,187.40 | -2,591.10 |
| TOTAL HCV CLAIMS | 96,724.72 | 103,858.05 | -7,133.33 |

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

| | Current Period | Last Year Same | Current Year | Cumulative |
|----------------------------------|------------------|-----------------|---------------------|---------------------|
| CFG 2025 - \$1,589,724 | | | | |
| Admin / Operations | 0.00 | 0.00 | 551,190.85 | 551,190.85 |
| General CFP Activity | 67,374.00 | 0.00 | 100,741.78 | 100,741.78 |
| TOTAL CFG 2025 CLAIMS | 67,374.00 | 0.00 | 651,932.63 | 651,932.63 |
| CFG 2024 - \$1,557,030 | | | | |
| Admin / Operations | 0.00 | 0.00 | 0.00 | 350,000.00 |
| General CFP Activity | 5,000.00 | 0.00 | 312,358.96 | 319,950.85 |
| TOTAL CFG 2024 CLAIMS | 5,000.00 | 0.00 | 312,358.96 | 669,950.85 |
| CFG 2023 - \$1,519,740 | | | | |
| Admin / Operations | 0.00 | 0.00 | 0.00 | 350,000.00 |
| General CFP Activity | 0.00 | 5,303.00 | 149,035.37 | 1,165,162.46 |
| TOTAL CFG 2023 CLAIMS | 0.00 | 5,303.00 | 149,035.37 | 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 | 72,374.00 | 5,303.00 | 1,113,326.96 | 7,770,866.92 |

Knox County Housing Authority
CLAIMS REPORT TOTALS
Febuary, 2026

| | Current Period | Last Year Same | Variance | Current Year |
|-------------------------------------|-----------------------|-----------------------|-------------------|---------------------|
| TOTALS | | | | |
| LOW RENT | | | | |
| AMP001 - MOON TOWERS | 93,161.43 | 127,562.02 | -34,400.59 | 1,080,225.76 |
| AMP002 - FAMILY | 92,841.06 | 109,552.51 | -16,711.45 | 1,073,836.28 |
| AMP003 - BLUEBELL | 32,595.38 | 34,659.88 | -2,064.50 | 339,437.99 |
| COCC | 146,996.50 | 150,912.25 | -3,915.75 | 1,653,800.30 |
| TOTAL LOW RENT | 365,594.37 | 422,686.66 | -57,092.29 | 4,147,300.33 |
| A.H.P. | | | | |
| BRENTWOOD | 36,300.21 | 31,804.73 | 4,495.48 | 407,978.54 |
| PRAIRIELAND | 18,915.34 | 28,682.18 | -9,766.84 | 330,210.53 |
| TOTAL A.H.P. | 55,215.55 | 60,486.91 | -5,271.36 | 738,189.07 |
| HOUSING CHOICE VOUCHER - HCV | | | | |
| HCV (Administrative Only) | 14,128.42 | 18,670.65 | -4,542.23 | 193,413.03 |
| TOTAL HCV | 14,128.42 | 18,670.65 | -4,542.23 | 193,413.03 |
| GRANTS | | | | |
| CAPITAL FUND GRANT 2025 | 67,374.00 | 0.00 | 67,374.00 | 651,932.63 |
| CAPITAL FUND GRANT 2024 | 5,000.00 | 0.00 | 5,000.00 | 312,358.96 |
| CAPITAL FUND GRANT 2023 | 0.00 | 5,303.00 | -5,303.00 | 149,035.37 |
| 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 | 72,374.00 | 5,303.00 | 67,071.00 | 1,113,326.96 |
| TOTAL CLAIMS FOR MONTH | 507,312.34 | 507,147.22 | 165.12 | 6,192,229.39 |

BOARD MEMO

216 W. Simmons St.
Galesburg, IL 61401

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

www.knoxcountyhousing.org

TO: Board of Commissioners
Knox County Housing Authority

DATE: 03/27/2026

FROM: Derek Antoine 
Executive Director

BOARD MEETING: 03/31/2026

SUBJECT: Application for Payment #1 – 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 will start abatement work on 03/30/2026. CAD Construction will start carpet installation on 04/13/2026.

This application for payment is for stored carpet materials. CAD Construction has provided documentation that they have paid for and insured the stored materials.

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 #1 from CAD Construction Inc. in the amount of \$68,085.00 for the period to 03/27/2026.

BOARD MEMO

216 W. Simmons St.
Galesburg, IL 61401

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www.knoxcountyhousing.org

TO: Board of Commissioners
Knox County Housing Authority

DATE: 03/27/2026

FROM: Derek Antoine 
Executive Director

BOARD MEETING: 03/31/2026

SUBJECT: Review/Approve Bond Payment to UMB Bank for AHP Properties

Executive Summary

The underlying obligation is the Knox County Housing Authority Multifamily Revenue Bond, Series 2006, originally issued in the amount of \$1,400,000. The bond was structured as a fixed amortization obligation with monthly payments beginning 03/01/2006 and maturing in March 2026. The bond is tied to the AHP-assisted properties secured by mortgage and pledged revenues related to the properties located at 900 W. Dayton Street and 301 E. Huston Street, Galesburg, Illinois.

The payment history and servicing of this obligation has changed over time as follows:

- Original agreement dated 03/01/2006 with State Bank of Seaton
- First payment made to Valley Bank on 05/01/2006
- Transferred to Freedom Bank for 06/01/2006
- Transferred to Riverside Community Bank on 03/01/2014
- Transferred to Illinois Bank and Trust on 12/01/2014
- Transferred to United Missouri Bank on 01/01/2026

The remaining balance due on the bond payment for AHP Properties is \$372,198.38 and is due in March 2026.

Staff explored the possibility of extending the remaining payments in order to provide time to pursue loan funding to pay off the balance and address certain capital expense needs. However, the structure of the original bond does not allow for an extension of the payment term.

Accordingly, the proposed plan is to satisfy the remaining payoff amount using COCC reserve funds, with repayment from the program back to the COCC over a five-year period. The specific internal repayment structure will be finalized following Board direction.

Fiscal Impact

The current COCC reserve balance is \$691,022.51. Payment of the bond payoff amount of \$372,198.38 would leave an estimated remaining COCC reserve balance of \$318,824.13.

For planning purposes, if the program repays the COCC over a five-year term, estimated monthly payments would be as follows:

- No interest: \$6,203.31 per month for 60 months (\$372,198.38 payoff)
- 5% interest: \$7,023.84 per month for 60 months (\$421,430.40 payoff)

The lender payoff amount of \$372,198.38 should be treated as the actual amount due to satisfy the obligation in full. Final repayment terms between the program and the COCC will be structured and documented administratively, subject to approval by the Board.

Recommendation

It is the recommendation of the Executive Director that the Board of Commissioners of the Knox County Housing Authority approve payment to United Missouri Bank in the amount of \$372,198.38 for AHP Properties, authorize the use of COCC reserve funds for this purpose, and authorize staff to establish and document a five-year repayment plan from the program to the COCC.

EXECUTIVE DIRECTOR REPORT

DECEMBER 2025

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



EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

COMMISSIONER COMPLIANCE REPORT

Commissioner Training and Development

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

| Date | Commissioner | Training Description | Location | Hours |
|-------------|--------------|----------------------|---------------|-------|
| 02/25-02/27 | Hawkinson | Nelrod Conference | Las Vegas, NV | 6.0 |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | 6.0 |

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

| Month | Training Events | Training Hours | Total Cost | Avg Cost per Hour | Training Budget | % to Budget | Variance |
|----------|-----------------|----------------|------------|-------------------|-----------------|-------------|---------------|
| Apr-25 | 0 | 0.0 | \$ - | \$ - | \$ 600.00 | 0.00% | \$ (600.00) |
| May-25 | 0 | 0.0 | \$ - | \$ - | \$ 600.00 | 0.00% | \$ (600.00) |
| Jun-25 | 0 | 0.0 | \$ - | \$ - | \$ 600.00 | 0.00% | \$ (600.00) |
| Jul-25 | 0 | 0.0 | \$ - | \$ - | \$ 600.00 | 0.00% | \$ (600.00) |
| Aug-25 | 0 | 0.0 | \$ - | \$ - | \$ 600.00 | 0.00% | \$ (600.00) |
| Sep-25 | 0 | 0.0 | \$ - | \$ - | \$ 600.00 | 0.00% | \$ (600.00) |
| Oct-25 | 0 | 0.0 | \$ - | \$ - | \$ 600.00 | 0.00% | \$ (600.00) |
| Nov-25 | 0 | 0.0 | \$ - | \$ - | \$ 600.00 | 0.00% | \$ (600.00) |
| Dec-25 | 0 | 0.0 | \$ - | \$ - | \$ 600.00 | 0.00% | \$ (600.00) |
| Jan-26 | 0 | 0.0 | \$ - | \$ - | \$ 600.00 | 0.00% | \$ (600.00) |
| Feb-26 | 0 | 6.0 | \$ - | \$ - | \$ 600.00 | 0.00% | \$ (600.00) |
| Mar-26 | | | \$ - | \$ - | | 0.00% | |
| FYE 2025 | 0 | 6.0 | \$ - | \$ - | \$ 6,600.00 | 0.00% | \$ (6,600.00) |

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% |
| St. George, Dena | | | | | | 0.0% |
| Range, Joey | | | | | | 0.0% |
| Dena Simkins | | | | | | 0.0% |
| Antoine, Derek (ED) | 1 | 1 | 1 | 1 | 1 | 100.0% |
| Total Authority | 3 | 3 | 3 | 3 | 2 | 35.0% |

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

| FYE 2026 | APR | MAY | JUN | JUL | AUG | SEP | OCT | NOV | DEC | JAN | FEB | MAR | % | | |
|----------------------|------------|------------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|--------|-------|--------|
| Hawkinson, Jared (C) | NO MEETING | NO MEETING | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | | 100.0% | | |
| Robison, Sara (VC) | | | 1 | 1 | | | | 1 | 1 | 1 | 1 | | 66.7% | | |
| Riley, Joseph | | | 1 | 1 | 1 | 1 | 1 | 1 | | 1 | 1 | 1 | | 88.9% | |
| Carson, LaToya | | | 1 | | | 1 | 1 | | | 1 | | 1 | | 55.6% | |
| St. George, Dena | | | | | | | | | | | | | | 0.0% | |
| Range, Joey | | | | | | | | | | | | | | 0.0% | |
| Dena Simkins | | | | | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | | 100.0% |
| Antoine, Derek (ED) | | | | | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | | 100.0% |

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

| Board Governance Survey Status | 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: | 11 | 9 | Meets Requirement |
| Average meeting attendance: | 75.0% | 58.7% | Fails Requirement |
| Methods of disseminating information about Board meetings and minutes. | YES | YES | Meets Requirement |
| Role of Board in evaluating Executive Director performance and compensation | YES | YES | Meets Requirement |
| Role of Board in reviewing financial statements/PHA's financial health. | YES | YES | Meets Requirement |
| Timeliness of budget adoption by Board. | 3/31 | 03/03 | 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 IL01P08550124

- 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% | \$ 393,707.75 | 99.1% |
| 1410 CFP Administration | \$ 157,483.10 | \$ 158,972.40 | \$ 158,972.40 | 100.0% | \$ 157,483.10 | 99.1% |
| 1480 General Capital Activity | \$ 1,023,640.15 | \$ 1,033,320.60 | \$ 860,905.00 | 83.3% | \$ 100,741.78 | 9.7% |
| | \$ - | \$ - | \$ - | 0.0% | \$ - | 0.0% |
| Total Capital Fund Program | \$ 1,574,831.00 | \$ 1,589,724.00 | \$ 1,417,308.40 | 89.2% | \$ 651,932.63 | 41.0% |

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% | \$ 41,467.78 | 52.2% |
| 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% | \$ 59,274.00 | 29.6% |
| 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% | \$ - | 0.0% |
| | \$ - | \$ - | \$ - | | \$ - | |
| | \$ - | \$ - | \$ - | | \$ - | |
| | \$ - | \$ - | \$ - | | \$ - | |
| | \$ - | \$ - | \$ - | | \$ - | |
| | \$ - | \$ - | \$ - | | \$ - | |
| Total Capital Fund Program | \$ 1,023,640.15 | \$ 1,033,320.60 | \$ 860,905.00 | 83.3% | \$ 100,741.78 | 9.7% |

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 41.0% expended. This grant must be obligated at 90% (executed contracts) by 02/16/2027, and fully expended by 02/16/2029.

EXECUTIVE SUMMARY

2024 CFP Grant IL01P08550124

- 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% | \$ 250,000.00 | 64.3% |
| 1410 CFP Administration | \$ 100,000.00 | \$ 125,375.94 | \$ 125,375.94 | 100.0% | \$ 100,000.00 | 79.8% |
| 1480 General Capital Activity | \$ 1,207,030.00 | \$ 1,042,696.56 | \$ 1,042,696.56 | 100.0% | \$ 327,542.74 | 31.4% |
| | \$ - | \$ - | \$ - | 0.0% | \$ - | 0.0% |
| Total Capital Fund Program | \$ 1,557,030.00 | \$ 1,557,030.00 | \$ 1,557,030.00 | 100.0% | \$ 677,542.74 | 43.5% |

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% | \$ 72,655.68 | 58.7% |
| 1480 MT Masonry | \$ 833,218.98 | \$ 617,800.00 | \$ 617,800.00 | 100.0% | \$ - | 0.0% |
| 1480 MT/BB Elevator | \$ 283,811.02 | \$ 301,096.56 | \$ 301,096.56 | 100.0% | \$ 254,887.06 | 84.7% |
| | \$ - | \$ - | \$ - | | \$ - | |
| | \$ - | \$ - | \$ - | | \$ - | |
| | \$ - | \$ - | \$ - | | \$ - | |
| | \$ - | \$ - | \$ - | | \$ - | |
| | \$ - | \$ - | \$ - | | \$ - | |
| | \$ - | \$ - | \$ - | | \$ - | |
| | \$ - | \$ - | \$ - | | \$ - | |
| | \$ - | \$ - | \$ - | | \$ - | |
| | \$ - | \$ - | \$ - | | \$ - | |
| | \$ - | \$ - | \$ - | | \$ - | |
| Total Capital Fund Program | \$ 1,207,030.00 | \$ 1,042,696.56 | \$ 1,042,696.56 | 100.0% | \$ 327,542.74 | 31.4% |

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 43.5% expended. This grant must be obligated at 90% (executed contracts) by 02/16/2026, and fully expended by 02/16/2028.

EXECUTIVE SUMMARY

EXECUTIVE REPORT

This month's report reflects continued operational stability across the agency, steady movement on previously approved projects, and two Board actions intended to support implementation and long-term financial positioning. Since the last regular meeting, staff has continued advancing the Moon Towers Flooring Replacement Project, monitoring property and program financial performance, and preparing the items now before the Board for action. At the March 3, 2026 meeting, the Board approved the Moon Towers flooring project, the FY 2027 operating budget, the annual supply/service vendor listing, and Pay Request #2 for the boilers and generator project.

Operations

Agency operations during the reporting period remained generally stable. The low-rent program continues to show solid overall performance, with Moon Towers and Family Sites remaining positive year-to-date, and Bluebell continuing to operate above minimum reserve levels despite ongoing financial pressure. On the AHP side, Brentwood and Prairieland both posted positive year-to-date results, and monthly activity was generally routine. Operationally, the more notable items this month were not broad system disruptions, but targeted cost drivers - including elevator-related expenses, hotel stays associated with tenant displacement following the Bluebell fire, and the purchase of five tankless water heaters. Outside of those items, the month reflected normal operating activity across the properties.

Within the Housing Choice Voucher program, administrative performance continues to require attention. HCV posted a monthly administrative loss and remains negative year-to-date on the administrative side.

At this time, these results do not indicate an immediate agency-wide instability issue, but they do reinforce the need for continued monitoring in HCV and at Bluebell.

Finance

Financially, KCHA remains in a strong overall position. Total PHA available cash is reported at approximately \$2.68 million. COCC finished the month with positive net revenue and an available cash position of \$691,022.51. Family Sites remains particularly strong, with available cash of approximately \$1.16 million and a sizeable cushion above minimum reserves. Moon Towers posted a monthly loss but remains positive year-to-date and above its minimum reserve position. Bluebell posted both a monthly and year-to-date loss, though it also remains above minimum reserve levels. Brentwood and Prairieland both remain positive year-to-date, with available cash of approximately \$416,559.86 and \$265,463.03, respectively.

The monthly narrative in the financial report also reflects steady operating revenue activity. Low-rent properties received a combined \$105,529 in operating subsidy from HUD, and COCC continued to generate revenue through fee income. Those revenue streams continue to support the agency's operational footing, even as certain programs and properties show more strain than others.

EXECUTIVE SUMMARY

Capital Projects

The primary capital project movement this month is the transition of the Moon Towers Flooring Replacement Project from Board approval into active implementation. As previously approved by the Board, the project includes removal and disposal of floor tile and mastic under carpet, along with installation of new carpet, LVT, and rubber cove base. IITI Group began abatement work on March 30, 2026, and CAD Construction is scheduled to begin carpet installation on April 13, 2026. The payment request now before the Board is Application for Payment #1 from CAD Construction in the amount of \$68,085.00 for stored carpet materials. Documentation in the packet reflects that the materials have been purchased and insured, and the expense is to be paid from the 2025 Capital Fund grant as previously approved.

Capital fund activity remains active, with February claims reflecting continued drawdown under the 2025 and 2024 Capital Fund grants.

INDUSTRY NEWS/PROGRAM UPDATES

Verification of Eligible Status Proposed Rule

HUD has published a proposed rule that would significantly expand verification requirements related to citizenship or eligible immigration status in assisted housing programs. If finalized, the rule would require verification for all applicants and existing tenants, including minors and elderly household members, and would eliminate the current flexibility that allows certain ineligible household members to decline to contend eligibility. It would also sharply limit the availability of ongoing prorated assistance for mixed-status households.

Potential impact to KCHA: This would create a substantial administrative burden for both Public Housing and HCV. KCHA would need to prepare for new verification workflows, updated notices and forms, staff training, tighter documentation standards, and a potential increase in disputes, appeals, and case management demands involving mixed-status families.

Work Requirements and Term Limits Proposed Rule

HUD has also published a proposed rule that would allow, but not require, housing authorities to adopt work requirements and/or term limits in Public Housing, HCV, and PBV programs. The proposal would give agencies broad discretion within HUD-defined parameters, but any agency choosing to adopt such policies would need to formally amend its governing policies, establish hardship exemptions and verification procedures, provide advance notice to affected households, and offer supportive services.

Potential impact to KCHA: This is not an immediate operational change unless the rule is finalized and KCHA chooses to pursue it. Even then, implementation would require significant policy work, resident

EXECUTIVE SUMMARY

communication, compliance tracking, and service coordination. At this stage, we do not plan to implement such requirements.

Public Housing Section 3 Reporting

Public Housing Section 3 reporting has been reinstated through HUD's updated reporting system. Agencies must report labor hours and related Section 3 outcomes for Public Housing operating and capital fund activity, with qualitative reporting required when benchmark levels are not met.

Potential impact to KCHA: This creates a near-term compliance priority for the Public Housing side of the agency. Labor-hour tracking, contractor reporting, and supporting documentation is in order to ensure timely and accurate submission.

Public Housing Cash Management and SF-425 Reporting

HUD is continuing implementation of its new Public Housing cash management requirements and has issued additional guidance through a frequently asked questions document. The guidance confirms that agencies will be required to complete SF-425 reporting at the AMP level, that reporting begins with calendar year 2026 activity, and that agencies are expected to spend program income, including tenant rents, before using operating subsidy. HUD also clarified several operational points, including that agencies may continue to draw funds normally and may prepare the report on either a cash or accrual basis.

Potential impact to KCHA: This is one of the more immediate finance and compliance issues facing the agency. For KCHA, the practical impact will be increased accounting workload, more detailed AMP-level tracking, and a need for strong internal controls around operating fund usage and reporting.

Housing Choice Voucher Funding Pressure

The national HCV funding environment remains tight. Although renewal funding has increased, shortfall pressure continues, and administrative fee funding is still expected to fall below full need. HUD has continued emphasizing cost-control measures for agencies facing budget pressure, including close review of payment standards, rent reasonableness, new voucher issuance, and PBV commitments.

Potential impact to KCHA: This is directly relevant to current operations. KCHA continues to closely monitor HCV lease-up, payment standards, administrative costs, and overall utilization to ensure the program remains financially sustainable in a constrained funding environment.

EXECUTIVE SUMMARY

FY 2027 HUD Funding Outlook

The broader federal housing funding outlook remains challenging. Public Housing continues to face operating and capital funding pressure, while agencies are also absorbing increased costs tied to insurance, compliance, and new federal requirements. The overall message is that funding uncertainty remains a central issue across both Public Housing and HCV.

Potential impact to KCHA: This reinforces the need for responsible budgeting, reserve monitoring, and capital planning.

Procurement Handbook Revision

HUD's revised procurement guidance appears to broaden the extent to which federal procurement standards apply to certain agency fee income, including COCC-related activity and HCV administrative fee activity. This has important implications for how agencies structure procurement policies and apply federal procurement requirements to funds that may previously have been treated differently.

Potential impact to KCHA: This could require review of procurement policies, thresholds, templates, and any pending or in-process procurements. Because COCC and HCV administrative activity are meaningful parts of KCHA's operations, this is an area we'll closely monitor.

Lease Termination Notice Requirements for Nonpayment

HUD has continued to revisit lease termination notice requirements for nonpayment of rent. HUD initially published an interim final rule rescinding the 30-day nonpayment notice requirement and returning public housing to a 14-day notice standard, while PBRA and PBV notices would revert to lease and state-law requirements. That has since been postponed while HUD considers public comment on the matter. The direction of the recent changes suggests a potential move away from the longer pandemic-era notice framework.

Potential impact to KCHA: KCHA will continue to administer late-rent notices in accordance with regulation and HUD guidance.


PUBLIC HOUSING PROGRAM

PUBLIC HOUSING PROGRAM

MOON TOWERS

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

| MAINTENANCE | VALUE | GOAL | MONTH TO DATE | | YEAR TO DATE | |
|---|--------------------------------------|-------|---------------|--------|--------------|--------|
| | | | ACTUAL | SCORE | ACTUAL | SCORE |
|  | Non-emergency WO - completion % | 15.0% | 100.0% | 4 | 100.0% | 4 |
| | Non-emergency WO - completion time | 15.0% | 3.00 | 1.18 | 4 | 3.39 |
| | Emergency WO - % abated < 24 hours | 15.0% | 100.0% | 100.0% | 4 | 100.0% |
| | Emergency WO - % complete < 72 hours | 15.0% | 100.0% | 100.0% | 4 | 100.0% |
| | Unit - average make-ready days | 20.0% | 10.00 | 0.00 | 4 | 11.53 |
| | Annual Inspections - complete % | 10.0% | 100.0% | 53.3% | 1 | 53.3% |
| | Annual Inspections - repair % | 10.0% | 100.0% | 100.0% | 4 | 516.7% |
| | Total category score | | | | 3.70 | 3.35 |

| OCCUPANCY | VALUE | GOAL | MONTH TO DATE | | YEAR TO DATE | |
|---|-------------------------------------|-------|---------------|--------|--------------|--------|
| | | | ACTUAL | SCORE | ACTUAL | SCORE |
|  | Unit-days leased (UDL) - % | 25.0% | 98.0% | 99.6% | 4 | 99.0% |
| | Unit-months leased (UML) - % | 25.0% | 98.0% | 100.0% | 4 | 100.0% |
| | Average leasing days | 10.0% | 5.00 | 3.00 | 3 | 4.43 |
| | Adequacy of wait list (ratio) | 10.0% | 1.00 | 8.98 | 4 | 8.98 |
| | Income targeting - % ELI admissions | 10.0% | 40.0% | 100.0% | 4 | 83.3% |
| | Annual recertifications | 20.0% | 100.0% | 100.0% | 4 | 100.0% |
| | Total category score | | | | 3.90 | 3.80 |

| FINANCIAL | VALUE | GOAL | MONTH TO DATE | | YEAR TO DATE | |
|---|------------------------------------|-------|---------------|--------|--------------|--------|
| | | | ACTUAL | SCORE | ACTUAL | SCORE |
|  | Income - Actual to Budget % | 10.0% | 98.0% | 99.0% | 3 | 115.0% |
| | Expense - Actual to Budget % | 10.0% | 98.0% | 98.2% | 4 | 98.5% |
| | Profit/loss | 20.0% | 1.00 | 1.00 | 4 | 1.16 |
| | 30-day Notice efficiency | 15.0% | 98.0% | 100.0% | 4 | 41.5% |
| | Tenant accounts receivable (TAR) % | 15.0% | 1.5% | 5.7% | 1 | 5.7% |
| | Tenant collections % | 10.0% | 98.0% | 93.5% | 2 | 97.5% |
| | Deposit collections % | 5.0% | 98.0% | 97.5% | 3 | 97.5% |
| | Reserve position | 15.0% | 4.00 | 0.98 | 1 | 0.98 |
| | Total category score | | | | 2.75 | 2.50 |

PUBLIC HOUSING PROGRAM

PHAS



| | VALUE | GOAL | MONTH TO DATE | | YEAR TO DATE | |
|-------------------------------|-------|-------|---------------|-------------|--------------|-------------|
| | | | ACTUAL | SCORE | ACTUAL | SCORE |
| Physical inspection (PASS) | 40.0% | 40.00 | 39.60 | 4 | 39.60 | 4 |
| Management assessment (MASS) | 25.0% | 25.00 | 21.00 | 3 | 21.00 | 3 |
| Financial assessment (FASS) | 25.0% | 25.00 | 14.00 | 1 | 14.00 | 1 |
| Capital Fund assessment (CFP) | 10.0% | 10.00 | 10.00 | 4 | 10.00 | 4 |
| Total category score | | | | 3.00 | | 3.00 |

MANAGEMENT



| | VALUE | GOAL | MONTH TO DATE | | YEAR TO DATE | |
|--|-------|--------|---------------|-------------|--------------|-------------|
| | | | ACTUAL | SCORE | ACTUAL | SCORE |
| Appearance and marketing | 10.0% | 100.0% | 97.1% | 4 | 97.1% | 4 |
| 50058/50059 submissions | 10.0% | 100.0% | 100.0% | 4 | 100.0% | 4 |
| Community service compliance | 5.0% | 100.0% | 100.0% | 4 | 100.0% | 4 |
| EIV compliance | 15.0% | 100.0% | 111.1% | 4 | 108.6% | 4 |
| Tenant file review compliance | 15.0% | 100.0% | 75.0% | 1 | 76.4% | 1 |
| Pest control program effectiveness | 10.0% | 100.0% | 100.0% | 4 | 100.0% | 4 |
| Staff development - hiring and retention | 10.0% | 3.00 | 3.20 | 3 | 3.20 | 3 |
| Staff development - training/development | 10.0% | 100.0% | 0.0% | 1 | 34.9% | 1 |
| Unit-turnaround time (total) | 15.0% | 12.00 | 6.00 | 4 | 15.03 | 3 |
| Total category score | | | | 3.15 | | 3.00 |

TENANT RELATIONS



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

SCORECARD



| | VALUE | GOAL | MONTH TO DATE | | YEAR TO DATE | |
|-----------------------------|-------|------|---------------|-----------------|--------------|-----------------|
| | | | ACTUAL | SCORE | ACTUAL | SCORE |
| Maintenance of the property | 15.0% | 4.00 | 3.70 | 0.56 | 3.35 | 0.50 |
| Occupancy | 25.0% | 4.00 | 3.90 | 0.98 | 3.80 | 0.95 |
| Financial position | 25.0% | 4.00 | 2.75 | 0.69 | 2.50 | 0.63 |
| PHAS | 15.0% | 4.00 | 3.00 | 0.45 | 3.00 | 0.45 |
| Management operations | 15.0% | 4.00 | 3.15 | 0.47 | 3.00 | 0.45 |
| Tenant engagement | 5.0% | 4.00 | 4.00 | 0.20 | 4.00 | 0.20 |
| Total SCORECARD | | | | 3.34 | | 3.18 |
| DESIGNATION | | | | STANDARD | | STANDARD |


PUBLIC HOUSING PROGRAM


SCATTERED FAMILY SITES

Woodland Bend, Whispering Hollow, Cedar Creek Place

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

| MAINTENANCE | | VALUE | GOAL | MONTH TO DATE | | YEAR TO DATE | |
|---|--------------------------------------|-------|--------|---------------|-------|--------------|-------|
| | | | | ACTUAL | SCORE | ACTUAL | SCORE |
|  | Non-emergency WO - completion % | 15.0% | 100.0% | 100.0% | 4 | 100.0% | 4 |
| | Non-emergency WO - completion time | 15.0% | 3.00 | 0.00 | 4 | 5.44 | 2 |
| | Emergency WO - % abated < 24 hours | 15.0% | 100.0% | 100.0% | 4 | 100.0% | 4 |
| | Emergency WO - % complete < 72 hours | 15.0% | 100.0% | 100.0% | 4 | 100.0% | 4 |
| | Unit - average make-ready days | 20.0% | 10.00 | 1.00 | 4 | 10.03 | 3 |
| | Annual Inspections - complete % | 10.0% | 100.0% | 30.9% | 1 | 30.9% | 1 |
| | Annual Inspections - repair % | 10.0% | 100.0% | 100.0% | 4 | 100.0% | 4 |
| | Total category score | | | | 3.70 | | 3.20 |

| OCCUPANCY | | VALUE | GOAL | MONTH TO DATE | | YEAR TO DATE | |
|---|-------------------------------------|-------|--------|---------------|-------|--------------|-------|
| | | | | ACTUAL | SCORE | ACTUAL | SCORE |
|  | Unit-days leased (UDL) - % | 25.0% | 98.0% | 99.3% | 4 | 99.2% | 4 |
| | Unit-months leased (UML) - % | 25.0% | 98.0% | 100.0% | 4 | 100.0% | 4 |
| | Average leasing days | 10.0% | 5.00 | 0.00 | 4 | 1.70 | 4 |
| | Adequacy of wait list (ratio) | 10.0% | 1.00 | 3.33 | 4 | 3.33 | 4 |
| | Income targeting - % ELI admissions | 10.0% | 40.0% | 0.0% | 1 | 78.4% | 4 |
| | Annual recertifications | 20.0% | 100.0% | 84.2% | 1 | 98.2% | 4 |
| | Total category score | | | | 3.10 | | 4.00 |

| FINANCIAL | | VALUE | GOAL | MONTH TO DATE | | YEAR TO DATE | |
|---|------------------------------------|-------|-------|---------------|-------|--------------|-------|
| | | | | ACTUAL | SCORE | ACTUAL | SCORE |
|  | Income - Actual to Budget % | 10.0% | 98.0% | 85.4% | 1 | 118.0% | 4 |
| | Expense - Actual to Budget % | 10.0% | 98.0% | 84.0% | 4 | 88.3% | 4 |
| | Profit/loss | 20.0% | 1.00 | -1.05 | 1 | -1.38 | 1 |
| | 30-day Notice efficiency | 15.0% | 98.0% | 68.1% | 1 | 122.1% | 4 |
| | Tenant accounts receivable (TAR) % | 15.0% | 1.5% | 16.0% | 1 | 16.0% | 1 |
| | Tenant collections % | 10.0% | 98.0% | 143.5% | 4 | 135.1% | 4 |
| | Deposit collections % | 5.0% | 98.0% | 99.9% | 4 | 99.9% | 4 |
| | Reserve position | 15.0% | 4.00 | 12.81 | 4 | 12.81 | 4 |
| | Total category score | | | | 2.20 | | 2.95 |

PUBLIC HOUSING PROGRAM

PHAS



| | VALUE | GOAL | MONTH TO DATE | | YEAR TO DATE | |
|-------------------------------|-------|--------------|---------------|-------------|--------------|-------------|
| | | | ACTUAL | SCORE | ACTUAL | SCORE |
| Physical inspection (PASS) | 40.0% | 40.00 | 38.00 | 4 | 38.00 | 4 |
| Management assessment (MASS) | 25.0% | 25.00 | 21.00 | 3 | 21.00 | 3 |
| Financial assessment (FASS) | 25.0% | 25.00 | 25.00 | 4 | 25.00 | 4 |
| Capital Fund assessment (CFP) | 10.0% | 10.00 | 10.00 | 4 | 10.00 | 4 |
| Total category score | | | | 3.75 | | 3.75 |

MANAGEMENT



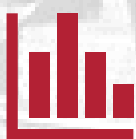
| | VALUE | GOAL | MONTH TO DATE | | YEAR TO DATE | |
|--|-------|---------------|---------------|-------------|--------------|-------------|
| | | | ACTUAL | SCORE | ACTUAL | SCORE |
| Appearance and marketing | 10.0% | 100.0% | 100.0% | 4 | 99.7% | 4 |
| 50058/50059 submissions | 10.0% | 100.0% | 100.0% | 4 | 100.0% | 4 |
| Community service compliance | 5.0% | 100.0% | 100.0% | 4 | 100.0% | 4 |
| EIV compliance | 15.0% | 100.0% | 93.2% | 2 | 45.7% | 1 |
| Tenant file review compliance | 15.0% | 100.0% | 97.1% | 3 | 95.8% | 3 |
| Pest control program effectiveness | 10.0% | 100.0% | 100.0% | 4 | 100.0% | 4 |
| Staff development - hiring and retention | 10.0% | 3.00 | 3.75 | 4 | 3.75 | 4 |
| Staff development - training/development | 10.0% | 100.0% | 0.0% | 1 | 17.5% | 1 |
| Unit-turnaround time (total) | 15.0% | 23.00 | 0.00 | 4 | 12.54 | 3 |
| Total category score | | | | 3.25 | | 2.95 |

TENANT RELATIONS



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

SCORECARD




| | VALUE | GOAL | MONTH TO DATE | | YEAR TO DATE | |
|-----------------------------|-------|-------------|---------------|-----------------|--------------|-----------------|
| | | | ACTUAL | SCORE | ACTUAL | SCORE |
| Maintenance of the prpoerty | 15.0% | 4.00 | 3.70 | 0.56 | 3.20 | 0.48 |
| Occupancy | 25.0% | 4.00 | 3.10 | 0.78 | 4.00 | 1.00 |
| Financial position | 25.0% | 4.00 | 2.20 | 0.55 | 2.95 | 0.74 |
| PHAS | 15.0% | 4.00 | 3.75 | 0.56 | 3.75 | 0.56 |
| Management operations | 15.0% | 4.00 | 3.25 | 0.49 | 2.95 | 0.44 |
| Tenant engagement | 5.0% | 4.00 | 4.00 | 0.20 | 4.00 | 0.20 |
| Total SCORECARD | | | | 3.13 | | 3.42 |
| DESIGNATION | | | | STANDARD | | STANDARD |


PUBLIC HOUSING PROGRAM

BLUE BELL TOWER

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

| MAINTENANCE | VALUE | GOAL | MONTH TO DATE | | YEAR TO DATE | | |
|---|--------------------------------------|-------|---------------|--------|--------------|--------|------|
| | | | ACTUAL | SCORE | ACTUAL | SCORE | |
|  | Non-emergency WO - completion % | 15.0% | 100.0% | 4 | 100.0% | 4 | |
| | Non-emergency WO - completion time | 15.0% | 3.00 | 1.91 | 4 | 4.85 | 3 |
| | Emergency WO - % abated < 24 hours | 15.0% | 100.0% | 100.0% | 4 | 100.0% | 4 |
| | Emergency WO - % complete < 72 hours | 15.0% | 100.0% | 100.0% | 4 | 100.0% | 4 |
| | Unit - average make-ready days | 20.0% | 10.00 | 0.00 | 4 | 13.44 | 2 |
| | Annual Inspections - complete % | 10.0% | 100.0% | 21.5% | 1 | 21.5% | 1 |
| | Annual Inspections - repair % | 10.0% | 100.0% | 100.0% | 4 | 100.0% | 4 |
| | Total category score | | | | 3.70 | | 3.15 |

| OCCUPANCY | VALUE | GOAL | MONTH TO DATE | | YEAR TO DATE | | |
|---|-------------------------------------|-------|---------------|--------|--------------|--------|------|
| | | | ACTUAL | SCORE | ACTUAL | SCORE | |
|  | Unit-days leased (UDL) - % | 25.0% | 98.0% | 4 | 98.8% | 4 | |
| | Unit-months leased (UML) - % | 25.0% | 98.0% | 100.0% | 4 | 100.0% | 4 |
| | Average leasing days | 10.0% | 5.00 | 0.00 | 4 | 7.60 | 1 |
| | Adequacy of wait list (ratio) | 10.0% | 1.00 | 15.25 | 4 | 15.25 | 4 |
| | Income targeting - % ELI admissions | 10.0% | 40.0% | 0.0% | 1 | 100.0% | 4 |
| | Annual recertifications | 20.0% | 100.0% | 100.0% | 4 | 100.0% | 4 |
| | Total category score | | | | 3.70 | | 3.70 |

| FINANCIAL | VALUE | GOAL | MONTH TO DATE | | YEAR TO DATE | | |
|---|------------------------------------|-------|---------------|--------|--------------|--------|------|
| | | | ACTUAL | SCORE | ACTUAL | SCORE | |
|  | Income - Actual to Budget % | 10.0% | 98.0% | 54.4% | 1 | 110.8% | 4 |
| | Expense - Actual to Budget % | 10.0% | 98.0% | 95.9% | 4 | 99.0% | 4 |
| | Profit/loss | 20.0% | 1.00 | 0.57 | 1 | 1.12 | 4 |
| | 30-day Notice efficiency | 15.0% | 98.0% | 100.0% | 4 | 324.3% | 4 |
| | Tenant accounts receivable (TAR) % | 15.0% | 1.5% | 2.7% | 1 | 2.7% | 1 |
| | Tenant collections % | 10.0% | 98.0% | 92.9% | 2 | 104.3% | 4 |
| | Deposit collections % | 5.0% | 98.0% | 94.4% | 2 | 94.4% | 2 |
| | Reserve position | 15.0% | 4.00 | 8.48 | 4 | 8.48 | 4 |
| | Total category score | | | | 2.35 | | 3.45 |

PUBLIC HOUSING PROGRAM

PHAS



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

MANAGEMENT



| | VALUE | GOAL | MONTH TO DATE | | YEAR TO DATE | |
|--|-------|--------|---------------|-------------|--------------|-------------|
| | | | ACTUAL | SCORE | ACTUAL | SCORE |
| Appearance and marketing | 10.0% | 100.0% | 97.1% | 4 | 97.1% | 4 |
| 50058/50059 submissions | 10.0% | 100.0% | 100.0% | 4 | 100.0% | 4 |
| Community service compliance | 5.0% | 100.0% | 100.0% | 4 | 100.0% | 4 |
| EIV compliance | 15.0% | 100.0% | 100.0% | 4 | 100.0% | 4 |
| Tenant file review compliance | 15.0% | 100.0% | 75.0% | 1 | 75.0% | 1 |
| Pest control program effectiveness | 10.0% | 100.0% | 100.7% | 4 | 100.7% | 4 |
| Staff development - hiring and retention | 10.0% | 3.00 | 3.20 | 3 | 3.20 | 3 |
| Staff development - training/development | 10.0% | 100.0% | 0.0% | 1 | 34.9% | 1 |
| Unit-turnaround time (total) | 15.0% | 100.0% | 0.00 | 4 | 20.90 | 1 |
| Total category score | | | | 3.15 | | 2.70 |

TENANT RELATIONS



| | VALUE | GOAL | MONTH TO DATE | | YEAR TO DATE | |
|-----------------------------|-------|--------|---------------|-------------|--------------|-------------|
| | | | ACTUAL | SCORE | ACTUAL | SCORE |
| Tenant engagement | 50.0% | 100.0% | 95.6% | 4 | 90.9% | 4 |
| Safety and security | 50.0% | 3.00 | 3 | 3 | 3 | 3 |
| Total category score | | | | 3.50 | | 3.50 |

SCORECARD



| | VALUE | GOAL | MONTH TO DATE | | YEAR TO DATE | |
|-----------------------------|-------|------|---------------|-----------------|--------------|-----------------|
| | | | ACTUAL | SCORE | ACTUAL | SCORE |
| Maintenance of the property | 15.0% | 4.00 | 3.70 | 0.56 | 3.15 | 0.47 |
| Occupancy | 25.0% | 4.00 | 3.70 | 0.93 | 3.70 | 0.93 |
| Financial position | 25.0% | 4.00 | 2.35 | 0.59 | 3.45 | 0.86 |
| PHAS | 15.0% | 4.00 | 3.75 | 0.56 | 3.75 | 0.56 |
| Management operations | 15.0% | 4.00 | 3.15 | 0.47 | 2.70 | 0.41 |
| Tenant engagement | 5.0% | 4.00 | 3.50 | 0.18 | 3.50 | 0.18 |
| Total SCORECARD | | | | 3.28 | | 3.40 |
| DESIGNATION | | | | STANDARD | | STANDARD |

PUBLIC HOUSING PROGRAM

PUBLIC HOUSING SUMMARY

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

Occupancy

Across the portfolio, occupancy is strong and stable—you're essentially operating at "full" leasing levels, which protects rent roll and keeps operations efficient. The difference-maker isn't whether units are occupied; it's whether each property is keeping leasing activity, targeting, and recert workflows moving so small vacancies don't linger and performance doesn't slip quietly.

- **Moon Towers:** Occupancy is very strong for the month and remains strong year-to-date; leasing speed is steady and the core occupancy workflow is holding.
- **Family Housing:** Occupancy is essentially maxed out both for the month and year-to-date; this is a "protect what you've built" property—keep the pipeline and recerts tight so it stays there.
- **Bluebell Tower:** Occupancy remains strong overall, but the lease-up pace is the visible weak spot year-to-date. This usually means you're not losing money yet—but you're more vulnerable to turnover months, and you need tighter leasing momentum when units do open up.

Financial

Overall finances are controlled and stable, but the pressure points are the usual ones: tenant receivables, collections discipline, and how consistently notices/collections steps are executed. When those slip, it drives staff time, resident conflict, and bigger downstream problems (repayment agreements, evictions, bad debt growth), even if the property still "looks fine" on the surface.

- **Moon Towers:** Financial performance is being dragged by elevated receivables and weaker collections/notice effectiveness. Translation: residents are getting behind and the follow-through isn't consistently hitting the standard—this is where you tighten the rent enforcement cadence and repayment tracking.
- **Family Housing:** Strong overall, but receivables are the red flag. The month shows a slip in notice/collections efficiency even if the year-to-date picture is better—often a sign of workflow timing, staffing bandwidth, or a one-month process miss that needs quick correction.
- **Bluebell Tower:** Stable, but collections and deposits were softer this month and receivables are a little elevated. Translation: not a crisis—just a property where consistent front-end follow-up prevents it from becoming a bigger problem later.

Maintenance

PUBLIC HOUSING PROGRAM

Emergency response is where it should be and routine work order turnaround is generally solid. The system-wide issue is planned work: annual inspections are behind schedule. That creates two risks at once—compliance exposure and a “bow wave” of deferred repairs that hits later all at once.

- **Moon Towers:** Day-to-day maintenance performance is generally solid. The biggest risk is inspection completion backlog—repairs may be getting addressed when found, but you can’t fix what you haven’t inspected.
- **Family Housing:** This is the biggest maintenance concern this month: make-ready time spiked (slower turns) and annual inspections are severely behind. Translation: you’re winning emergencies and routine work, but planned work is slipping and needs a reset plan and capacity.
- **Bluebell Tower:** Strong work order response, but annual inspections are extremely behind, and year-to-date make-ready performance is slower than you want. Translation: staffing is getting consumed by daily demand; scheduled work needs a calendar, throughput targets, and accountability.

Management

Management operations are steady on the basics, but the weak spots matter because they turn into audit findings and performance problems later: file quality control (file reviews), EIV process compliance (Family), and staff training/development tracking. These are process and discipline issues—fixable, but they need a cadence, not a memo.

- **Moon Towers:** The main drags are file review compliance and staff development/training activity. This is a “checklist + monthly cadence + spot audits” fix.
- **Family Housing:** The standout issue is EIV compliance (needs immediate attention), along with training/development not being completed or captured consistently.
- **Bluebell Tower:** Similar to Moon—file review and training/development aren’t where they should be, and unit turnaround management is a year-to-date drag (meaning the full turn process takes too long even if work orders are being completed).

Overall picture

- **Moon Towers:** Standard for the month and year-to-date. Strong occupancy stability and solid maintenance response, held back by receivables/collections workflow, inspection backlog, and file review/training gaps.
- **Family Housing:** Standard for the month but High Performer year-to-date. Translation: the year is strong, but this month had operational slips (turn time, EIV compliance, receivables/workflow) that should be corrected fast so they don’t become the new normal.

PUBLIC HOUSING PROGRAM

- **Bluebell Tower:** Standard for the month and year-to-date. Stable, but the watch items are lease-up momentum, annual inspection completion, and front-end rent/deposit collections discipline.

PUBLIC HOUSING ASSESSMENT SYSTEM (PHAS)

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

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

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

HOUSING CHOICE VOUCHER PROGRAM

HOUSING CHOICE VOUCHER PROGRAM

APPLICATION/WAIT LIST

| WAIT LIST | WL PRIOR | APPLICATIONS | | | | VOU. ISSUED | WL CURRENT | WL AVG |
|-----------|----------|--------------|--------|----------|--------|-------------|------------|--------|
| | | NEW | DENIED | INACTIVE | PURGED | | | |
| JAN | 438 | 26 | 36 | 3 | 0 | 1 | 424 | 424.00 |
| FEB | 424 | 19 | 29 | 1 | 0 | 0 | 413 | 418.50 |
| MAR | 413 | 10 | 17 | 1 | 0 | 0 | 405 | 414.00 |
| APR | 405 | 22 | 40 | 1 | 0 | 1 | 385 | 406.75 |
| MAY | 385 | 18 | 13 | 0 | 0 | 1 | 389 | 403.20 |
| JUN | 389 | 15 | 46 | 1 | 0 | 1 | 356 | 395.33 |
| JUL | 356 | 26 | 7 | 4 | 0 | 1 | 370 | 391.71 |
| AUG | 370 | 22 | 8 | 2 | 0 | 1 | 381 | 390.38 |
| SEPT | 381 | 12 | 6 | 0 | 0 | 0 | 387 | 390.00 |
| OCT | 387 | 13 | 4 | 0 | 0 | 0 | 396 | 390.60 |
| NOV | 396 | 8 | 6 | 0 | 0 | 0 | 398 | 391.27 |
| DEC | | | | | | | 0 | 358.67 |
| TOTAL | | 191 | 212 | 13 | 0 | 6 | | |

VOUCHER ACTIVITY

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

HOUSING CHOICE VOUCHER PROGRAM

HOUSING ASSISTANCE PAYMENT (HAP) DETAIL – KNOX COUNTY

| KNOX CO. HAP STATS | KNOX CO. VOUCH | HAP | | % to HAP TOTAL | PER UNIT COST | ROLLING AVG |
|--------------------|----------------|---------------|---------------|----------------|---------------|-------------|
| | | KNOX CO. | TOTAL | | | |
| JAN | 201 | \$ 85,887.00 | \$ 86,834.00 | 98.91% | \$ 427.30 | \$ 427.30 |
| FEB | 199 | \$ 84,816.00 | \$ 85,987.00 | 98.64% | \$ 426.21 | \$ 426.75 |
| MAR | 202 | \$ 87,930.00 | \$ 92,105.00 | 95.47% | \$ 435.30 | \$ 421.37 |
| APR | 199 | \$ 87,335.00 | \$ 92,331.00 | 94.59% | \$ 438.87 | \$ 431.92 |
| MAY | 197 | \$ 85,678.00 | \$ 90,312.00 | 94.87% | \$ 434.91 | \$ 432.52 |
| JUN | 192 | \$ 82,698.00 | \$ 89,864.00 | 92.03% | \$ 430.72 | \$ 432.22 |
| JUL | 189 | \$ 83,412.00 | \$ 89,875.00 | 92.81% | \$ 441.33 | \$ 433.52 |
| AUG | 188 | \$ 83,808.00 | \$ 90,345.00 | 92.76% | \$ 445.79 | \$ 435.05 |
| SEPT | 185 | \$ 83,061.00 | \$ 89,350.00 | 92.96% | \$ 448.98 | \$ 436.60 |
| OCT | 185 | \$ 85,776.00 | \$ 91,874.00 | 93.36% | \$ 463.65 | \$ 439.31 |
| NOV | 180 | \$ 82,500.00 | \$ 88,676.00 | 93.04% | \$ 458.33 | \$ 441.04 |
| DEC | | | | | | |
| TOTAL | 2117 | \$ 932,901.00 | \$ 987,553.00 | 94.47% | \$ 440.67 | |

HOUSING ASSISTANCE PAYMENT (HAP) DETAIL – PORTABILITY

| PORTABILITY HAP STATS | PORTED VOUCH. | HAP | | % to HAP TOTAL | PER UNIT COST | ROLLING AVG |
|-----------------------|---------------|--------------|---------------|----------------|---------------|-------------|
| | | PORTED | TOTAL | | | |
| JAN | 1 | \$ 947.00 | \$ 86,834.00 | 1.09% | \$ 947.00 | \$ 947.00 |
| FEB | 1 | \$ 947.00 | \$ 85,987.00 | 1.10% | \$ 947.00 | \$ 947.00 |
| MAR | 2 | \$ 4,007.00 | \$ 92,105.00 | 4.35% | \$ 2,003.50 | \$ 1,299.17 |
| APR | 3 | \$ 4,996.00 | \$ 92,331.00 | 5.41% | \$ 1,665.33 | \$ 1,390.71 |
| MAY | 3 | \$ 4,634.00 | \$ 90,312.00 | 5.13% | \$ 1,544.67 | \$ 1,421.50 |
| JUN | 3 | \$ 4,634.00 | \$ 89,864.00 | 5.16% | \$ 1,544.67 | \$ 1,442.03 |
| JUL | 3 | \$ 4,634.00 | \$ 89,875.00 | 5.16% | \$ 1,544.67 | \$ 1,456.69 |
| AUG | 3 | \$ 4,634.00 | \$ 90,345.00 | 5.13% | \$ 1,544.67 | \$ 1,467.69 |
| SEPT | 3 | \$ 4,634.00 | \$ 89,350.00 | 5.19% | \$ 1,544.67 | \$ 1,476.24 |
| OCT | 3 | \$ 4,634.00 | \$ 91,874.00 | 5.04% | \$ 1,544.67 | \$ 1,483.08 |
| NOV | 3 | \$ 4,634.00 | \$ 88,676.00 | 5.23% | \$ 1,544.67 | \$ 1,488.68 |
| DEC | | \$ - | \$ - | | | |
| TOTAL | 28 | \$ 43,335.00 | \$ 987,553.00 | 4.39% | \$ 1,547.68 | |

HOUSING CHOICE VOUCHER PROGRAM

PROGRAM UTILIZATION

| VOUCHER - UTILIZATION | | | | BUDGET AUTHORITY - UTILIZATION | | | | |
|-----------------------|-----|-----|--------|--------------------------------|-----------------|-------------|-----------------|--------|
| MON | ACC | UML | % | HAP EXPENSE | BUDG. AUTH. | NRP | BA + NRP | % |
| JAN | 285 | 202 | 70.88% | \$ 86,834.00 | \$ 93,291.00 | \$ 3,664.00 | \$ 96,955.00 | 89.56% |
| FEB | 285 | 200 | 70.18% | \$ 172,821.00 | \$ 186,582.00 | \$ 7,023.00 | \$ 193,605.00 | 89.26% |
| MAR | 285 | 204 | 71.58% | \$ 264,926.00 | \$ 279,873.00 | \$ 4,751.00 | \$ 284,624.00 | 93.08% |
| APR | 285 | 202 | 70.88% | \$ 357,257.00 | \$ 373,164.00 | \$ 6,557.00 | \$ 379,721.00 | 94.08% |
| MAY | 285 | 200 | 70.18% | \$ 447,569.00 | \$ 466,455.00 | \$ 6,557.00 | \$ 473,012.00 | 94.62% |
| JUN | 285 | 195 | 68.42% | \$ 529,273.00 | \$ 559,746.00 | \$ - | \$ 559,746.00 | 94.56% |
| JUL | 285 | 192 | 67.37% | \$ 619,148.00 | \$ 653,037.00 | \$ - | \$ 653,037.00 | 94.81% |
| AUG | 285 | 191 | 67.02% | \$ 709,493.00 | \$ 746,328.00 | \$ - | \$ 746,328.00 | 95.06% |
| SEPT | 285 | 188 | 65.96% | \$ 798,843.00 | \$ 839,619.00 | \$ - | \$ 839,619.00 | 95.14% |
| OCT | 285 | 188 | 65.96% | \$ 890,717.00 | \$ 932,910.00 | \$ - | \$ 932,910.00 | 95.48% |
| NOV | 285 | 183 | 64.21% | \$ 979,393.00 | \$ 1,026,201.00 | \$ - | \$ 1,026,201.00 | 95.44% |
| DEC | | | | \$ - | \$ - | \$ - | | |

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

SEMAP FORECAST

| SECTION EIGHT MANAGEMENT ASSESSMENT PROGRAM | | | | | | | |
|---|-------|--------|---------|--------------------------|-------|-----------------------|---------|
| CATEGORY | AVAIL | POINTS | SCORE | CATEGORY | AVAIL | POINTS | SCORE |
| Wait List Management | 15.0 | 15.0 | 100.00% | HQS - Pre-Contract | 5.0 | 5.0 | 100.00% |
| Rent Reasonableness | 20.0 | 20.0 | 100.00% | HQS - Annual Inspections | 10.0 | 10.0 | 100.00% |
| Tenant Files | 25.0 | 25.0 | 100.00% | Payment Standards | 5.0 | 5.0 | 100.00% |
| Utility Allowances | 5.0 | 5.0 | 100.00% | Annual Reexaminations | 10.0 | 10.0 | 100.00% |
| HQS - Quality Control | 5.0 | 5.0 | 100.00% | HAP/Voucher Utilization | 20.0 | 15.0 | 75.00% |
| HQS - Enforcement | 10.0 | 10.0 | 100.00% | SEMAP FORECAST | 130.0 | 125.0 | 96.15% |
| | | | | SEMAP FORECAST | | High Performer | |

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

HOUSING CHOICE VOUCHER PROGRAM

HOUSING CHOICE VOUCHER PROGRAM SUMMARY

HAP Utilization (MTD / YTD)

- **This month:** We're spending HAP at a healthy, controlled pace—high enough that we're not leaving meaningful funding unused, but not so aggressive that we're putting ourselves at risk of overspending. In plain terms: we're using what we're supposed to use without creating chaos.
- **Year-to-date:** The best word is *steady*. Our HAP utilization has stayed in a tight, predictable range month after month. That stability is what reduces the chance of a surprise shortfall—and it also keeps us from having to slam the brakes on admissions.

Voucher Numbers (MTD / YTD)

- **This month:** Leasing held firm in November—right around the “about 200 households” level. We didn't see a drop-off, and the program is still doing what it's supposed to do: keep families housed.
- **Year-to-date:** Participation has stayed consistent in that same general band (high-100s to low-200s) without major swings. We're also clearly managing the program to available funding rather than trying to max out every authorized unit at all costs—which is the right approach when budget authority is the limiting factor.

Overall Program Health

- **Costs are under control.** Our average HAP per household is staying stable, and that's the biggest indicator of whether we can keep leasing without running into turbulence.
- **Portability isn't driving the bus.** Portability costs are present, but they're not dominating the budget or creating unpredictable spikes.
- **Demand remains steady.** The waitlist pressure is still there, but it's not spiking in a way that suggests a sudden surge we can't manage.

Bottom line: The program is operating in a stable “steady state”—consistent leasing, consistent costs, and consistent utilization. The trade-off is that serving more families would likely require either more budget authority or real cost reductions, because we're already running relatively tight on utilization.

SEMAP Trending

SEMAP is trending toward **High Performer** status. Most scoring areas are where they should be, which tells me our core compliance systems are holding—waitlist administration, reexams, payment processes, and documentation discipline. The areas that typically cost points are the usual suspects (inspection-related workflows and documentation/QC-type items), so the practical takeaway is: the program is healthy, and we protect that rating by staying tight on inspections and file/process discipline.


AFFORDABLE HOUSING PRESERVATION (AHP)


AFFORDABLE HOUSING PRESERVATION (AHP)

BRENTWOOD MANOR

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

| MAINTENANCE | VALUE | GOAL | MONTH TO DATE | | YEAR TO DATE | |
|---|--------------------------------------|-------|---------------|--------|--------------|--------|
| | | | ACTUAL | SCORE | ACTUAL | SCORE |
|  | Non-emergency WO - completion % | 15.0% | 100.0% | 4 | 102.0% | 4 |
| | Non-emergency WO - completion time | 15.0% | 2.00 | 10.76 | 1 | 3.60 |
| | Emergency WO - % abated < 24 hours | 15.0% | 100.0% | 100.0% | 4 | 100.0% |
| | Emergency WO - % complete < 72 hours | 15.0% | 100.0% | 75.0% | 1 | 55.6% |
| | Unit - average make-ready days | 20.0% | 10.00 | 0.00 | 4 | 0.00 |
| | Annual Inspections - complete % | 10.0% | 100.0% | 63.5% | 1 | 63.5% |
| | Annual Inspections - correction % | 10.0% | 100.0% | 100.0% | 4 | 100.0% |
| | Total category score | | | | 2.80 | 3.10 |

| OCCUPANCY | VALUE | GOAL | MONTH TO DATE | | YEAR TO DATE | |
|---|-------------------------------------|-------|---------------|--------|--------------|--------|
| | | | ACTUAL | SCORE | ACTUAL | SCORE |
|  | Unit-days leased (UDL) - % | 25.0% | 100.0% | 4 | 99.8% | 4 |
| | Unit-months leased (UML) - % | 25.0% | 98.0% | 100.0% | 4 | 100.0% |
| | Average leasing days | 15.0% | 5.00 | 0.00 | 4 | 8.20 |
| | Adequacy of wait list (ratio) | 15.0% | 1.00 | 12.71 | 4 | 12.71 |
| | Income targeting - % ELI admissions | 0.0% | 40.0% | 40.0% | 4 | 40.0% |
| | Annual recertifications | 20.0% | 100.0% | 100.0% | 4 | 100.0% |
| | Total category score | | | | 4.00 | 3.55 |

| FINANCIAL | VALUE | GOAL | MONTH TO DATE | | YEAR TO DATE | |
|---|------------------------------------|-------|---------------|--------|--------------|--------|
| | | | ACTUAL | SCORE | ACTUAL | SCORE |
|  | Income - Actual to Budget % | 10.0% | 96.8% | 3 | 99.0% | 3 |
| | Expense - Actual to Budget % | 10.0% | 98.0% | 17.8% | 4 | 92.1% |
| | Profit/loss | 20.0% | 1.00 | 1.22 | 4 | 1.34 |
| | 14-day Notice efficiency | 15.0% | 98.0% | 100.0% | 4 | 100.0% |
| | Tenant accounts receivable (TAR) % | 15.0% | 1.5% | 1.8% | 2 | 1.8% |
| | Tenant collections % | 10.0% | 98.0% | 97.7% | 3 | 99.3% |
| | Deposit collections % | 5.0% | 98.0% | 100.0% | 4 | 100.0% |
| | Reserve position | 15.0% | 4.00 | 14.64 | 4 | 14.64 |
| | Total category score | | | | 3.50 | 3.60 |

AFFORDABLE HOUSING PRESERVATION (AHP)

PHAS



| | VALUE | GOAL | MONTH TO DATE | | YEAR TO DATE | |
|-------------------------------|-------|--------------|---------------|-------------|--------------|-------------|
| | | | ACTUAL | SCORE | ACTUAL | SCORE |
| Physical inspection (PASS) | 40.0% | 40.00 | 39.20 | 4 | 39.20 | 4 |
| Management assessment (MASS) | 25.0% | 25.00 | 23.00 | 4 | 23.00 | 4 |
| Financial assessment (FASS) | 25.0% | 25.00 | 24.38 | 4 | 24.38 | 4 |
| Capital Fund assessment (CFP) | 10.0% | 10.00 | 10.00 | 4 | 10.00 | 4 |
| Total category score | | | | 4.00 | | 4.00 |

MANAGEMENT



| | VALUE | GOAL | MONTH TO DATE | | YEAR TO DATE | |
|--|-------|---------------|---------------|-------------|--------------|-------------|
| | | | ACTUAL | SCORE | ACTUAL | SCORE |
| Appearance and marketing | 20.0% | 100.0% | 94.3% | 4 | 95.0% | 4 |
| 50058/50059 submissions | 0.0% | 100.0% | 100.0% | 4 | 100.0% | 4 |
| Community service compliance | 0.0% | 100.0% | 100.0% | 4 | 100.0% | 4 |
| EIV compliance | 0.0% | 100.0% | 75.0% | 1 | 83.3% | 1 |
| Tenant file review compliance | 20.0% | 100.0% | 0.0% | 1 | 59.7% | 1 |
| Pest control program effectiveness | 20.0% | 100.0% | 85.0% | 4 | 85.0% | 4 |
| Staff development - hiring and retention | 5.0% | 3.00 | 3.56 | 4 | 3.56 | 4 |
| Staff development - training/development | 5.0% | 100.0% | 750.0% | 4 | 62.5% | 1 |
| Unit-turnaround time (total) | 30.0% | 100.0% | 0.00 | 4 | 26.60 | 1 |
| Total category score | | | | 3.40 | | 2.35 |

TENANT RELATIONS



| | VALUE | GOAL | MONTH TO DATE | | YEAR TO DATE | |
|-----------------------------|-------|---------------|---------------|-------------|--------------|-------------|
| | | | ACTUAL | SCORE | ACTUAL | SCORE |
| Tenant engagement | 50.0% | 100.0% | 80.0% | 3 | 67.5% | 2 |
| Safety and security | 50.0% | 3.00 | 6 | 4 | 6 | 4 |
| Total category score | | | | 3.50 | | 3.00 |

SCORECARD



| | VALUE | GOAL | MONTH TO DATE | | YEAR TO DATE | |
|-----------------------------|-------|-------------|---------------|-----------------------|--------------|-----------------|
| | | | ACTUAL | SCORE | ACTUAL | SCORE |
| Maintenance of the property | 15.0% | 4.00 | 2.80 | 0.42 | 3.10 | 0.47 |
| Occupancy | 25.0% | 4.00 | 4.00 | 1.00 | 3.55 | 0.89 |
| Financial position | 25.0% | 4.00 | 3.50 | 0.88 | 3.60 | 0.90 |
| PHAS | 15.0% | 4.00 | 4.00 | 0.60 | 4.00 | 0.60 |
| Management operations | 15.0% | 4.00 | 3.40 | 0.51 | 2.35 | 0.35 |
| Tenant engagement | 5.0% | 4.00 | 3.50 | 0.18 | 3.00 | 0.15 |
| Total SCORECARD | | | | 3.58 | | 3.36 |
| DESIGNATION | | | | HIGH PERFORMER | | STANDARD |

AFFORDABLE HOUSING PRESERVATION (AHP)

PRAIRIELAND TOWNHOUSE APARTMENTS

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

MAINTENANCE



| | VALUE | GOAL | MONTH TO DATE | | YEAR TO DATE | |
|--------------------------------------|-------|--------|---------------|-------------|--------------|-------------|
| | | | ACTUAL | SCORE | ACTUAL | SCORE |
| Non-emergency WO - completion % | 15.0% | 100.0% | 100.0% | 4 | 99.4% | 4 |
| Non-emergency WO - completion time | 15.0% | 3.00 | 19.25 | 1 | 4.58 | 3 |
| Emergency WO - % abated < 24 hours | 15.0% | 100.0% | 100.0% | 4 | 100.0% | 4 |
| Emergency WO - % complete < 72 hours | 15.0% | 100.0% | 200.0% | 4 | 81.0% | 1 |
| Unit - average make-ready days | 20.0% | 10.00 | 0.00 | 4 | 0.00 | 4 |
| Annual Inspections - complete % | 10.0% | 100.0% | 59.8% | 1 | 59.8% | 1 |
| Annual Inspections - correction % | 10.0% | 100.0% | 100.0% | 4 | 566.7% | 4 |
| Total category score | | | | 3.25 | | 3.10 |

OCCUPANCY



| | VALUE | GOAL | MONTH TO DATE | | YEAR TO DATE | |
|-------------------------------------|-------|--------|---------------|-------------|--------------|-------------|
| | | | ACTUAL | SCORE | ACTUAL | SCORE |
| Unit-days leased (UDL) - % | 25.0% | 98.0% | 100.0% | 4 | 99.4% | 4 |
| Unit-months leased (UML) - % | 25.0% | 98.0% | 100.0% | 4 | 100.0% | 4 |
| Average leasing days | 10.0% | 5.00 | 0.00 | 4 | 7.63 | 1 |
| Adequacy of wait list (ratio) | 10.0% | 1.00 | 22.58 | 4 | 22.58 | 4 |
| Income targeting - % ELI admissions | 10.0% | 40.0% | 100.0% | 4 | 100.0% | 4 |
| Annual recertifications | 20.0% | 100.0% | 100.0% | 4 | 100.0% | 4 |
| Total category score | | | | 4.00 | | 3.70 |

FINANCIAL



| | VALUE | GOAL | MONTH TO DATE | | YEAR TO DATE | |
|------------------------------------|-------|-------|---------------|-------------|--------------|-------------|
| | | | ACTUAL | SCORE | ACTUAL | SCORE |
| Income - Actual to Budget % | 10.0% | 98.0% | 98.3% | 3 | 97.9% | 3 |
| Expense - Actual to Budget % | 10.0% | 98.0% | 36.2% | 4 | 81.3% | 4 |
| Profit/loss | 20.0% | 1.00 | 2.17 | 4 | 1.37 | 4 |
| 30-day Notice efficiency | 15.0% | 98.0% | 8558.0% | 4 | 100.0% | 4 |
| Tenant accounts receivable (TAR) % | 15.0% | 1.5% | 3.2% | 1 | 3.2% | 1 |
| Tenant collections % | 10.0% | 98.0% | 99.6% | 4 | 99.0% | 4 |
| Deposit collections % | 5.0% | 98.0% | 100.0% | 4 | 100.0% | 4 |
| Reserve position | 15.0% | 4.00 | -5.75 | 1 | -5.75 | 1 |
| Total category score | | | | 3.00 | | 3.00 |

AFFORDABLE HOUSING PRESERVATION (AHP)

PHAS



| | VALUE | GOAL | MONTH TO DATE | | YEAR TO DATE | |
|-------------------------------|-------|--------------|---------------|-------------|--------------|-------------|
| | | | ACTUAL | SCORE | ACTUAL | SCORE |
| Physical inspection (PASS) | 40.0% | 40.00 | 39.20 | 4 | 39.20 | 4 |
| Management assessment (MASS) | 25.0% | 25.00 | 21.00 | 3 | 21.00 | 3 |
| Financial assessment (FASS) | 25.0% | 25.00 | 2.00 | 1 | 2.00 | 1 |
| Capital Fund assessment (CFP) | 10.0% | 10.00 | 10.00 | 4 | 10.00 | 4 |
| Total category score | | | | 3.00 | | 3.00 |

MANAGEMENT



| | VALUE | GOAL | MONTH TO DATE | | YEAR TO DATE | |
|--|-------|---------------|---------------|-------------|--------------|-------------|
| | | | ACTUAL | SCORE | ACTUAL | SCORE |
| Appearance and marketing | 15.0% | 100.0% | 97.1% | 4 | 97.1% | 4 |
| 50058/50059 submissions | 5.0% | 100.0% | 100.0% | 4 | 100.0% | 4 |
| Community service compliance | 0.0% | 100.0% | 100.0% | 4 | 100.0% | 4 |
| EIV compliance | 10.0% | 100.0% | 100.0% | 4 | 89.3% | 1 |
| Tenant file review compliance | 15.0% | 100.0% | 0.0% | 1 | 79.3% | 1 |
| Pest control program effectiveness | 15.0% | 100.0% | 100.0% | 4 | 100.0% | 4 |
| Staff development - hiring and retention | 5.0% | 3.00 | 3.56 | 4 | 3.56 | 4 |
| Staff development - training/development | 5.0% | 100.0% | 0.0% | 1 | 0.0% | 1 |
| Unit-turnaround time (total) | 30.0% | 100.0% | 0.00 | 4 | 26.63 | 1 |
| Total category score | | | | 3.40 | | 2.20 |

TENANT RELATIONS



| | VALUE | GOAL | MONTH TO DATE | | YEAR TO DATE | |
|-----------------------------|-------|---------------|---------------|-------------|--------------|-------------|
| | | | ACTUAL | SCORE | ACTUAL | SCORE |
| Tenant engagement | 50.0% | 100.0% | 87.3% | 3 | 75.7% | 3 |
| Safety and security | 50.0% | 3.00 | 6 | 4 | 6 | 4 |
| Total category score | | | | 3.50 | | 3.50 |

SCORECARD



| | VALUE | GOAL | MONTH TO DATE | | YEAR TO DATE | |
|-----------------------------|-------|-------------|---------------|-----------------|--------------|-----------------|
| | | | ACTUAL | SCORE | ACTUAL | SCORE |
| Maintenance of the prpoerty | 15.0% | 4.00 | 3.25 | 0.49 | 3.10 | 0.47 |
| Occupancy | 25.0% | 4.00 | 4.00 | 1.00 | 3.70 | 0.93 |
| Financial position | 25.0% | 4.00 | 3.00 | 0.75 | 3.00 | 0.75 |
| PHAS | 15.0% | 4.00 | 3.00 | 0.45 | 3.00 | 0.45 |
| Management operations | 15.0% | 4.00 | 3.40 | 0.51 | 2.20 | 0.33 |
| Tenant engagement | 5.0% | 4.00 | 3.50 | 0.18 | 3.50 | 0.18 |
| Total SCORECARD | | | | 3.37 | | 3.10 |
| DESIGNATION | | | | STANDARD | | STANDARD |

AFFORDABLE HOUSING PRESERVATION (AHP)

AHP SUMMARY

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

Occupancy

- **Brentwood Manor (Month / YTD):** Brentwood is essentially “full” and staying that way. The occupancy picture is stable and predictable, which is exactly what you want in AHP—revenue isn’t being lost to vacancy time. The one caution in the scorecard is that when a unit *does* turn over, the year-to-date leasing pace has been slower than the standard you’re aiming for, so the goal is to keep turns from stretching into longer vacancy windows.
- **PrairieLand Townhouses (Month / YTD):** PrairieLand is also operating at near-full occupancy, which is a strong baseline. Similar to Brentwood, the scorecard suggests the year-to-date leasing/turnover pace is the main area to tighten—when units open up, you want the process moving quickly so “good occupancy” doesn’t hide avoidable vacancy days.

Financials

- **Brentwood Manor (Month / YTD):** Financial performance is steady and controlled. Income and spending are generally tracking where they should, collections are strong, and reserves look healthy. The only financial drag showing up is a mild receivables issue—not alarming, but it’s the early warning indicator that tells you to keep pressure on consistent rent enforcement and repayment tracking.
- **PrairieLand Townhouses (Month / YTD):** PrairieLand’s finances are more mixed. The property can still show acceptable monthly performance, but the scorecard is clearly flagging two bigger concerns: **higher receivables** (more tenant rent sitting unpaid) and a **weak reserve position** compared to the standard you want. In plain terms: the property is functioning, but it has less financial cushion and more exposure if collections slip or expenses spike.

Maintenance

- **Brentwood Manor (Month / YTD):** Maintenance execution is strong on the basics—work orders are being completed and emergencies are being responded to quickly. Where the scorecard is pushing back is on **timeliness for non-emergency work** (month performance lagged) and **annual inspection completion**. This is a classic “we’re handling daily demand, but scheduled work is slipping” pattern. If inspections fall behind, you end up discovering issues late and correcting them under pressure.

AFFORDABLE HOUSING PRESERVATION (AHP)

- **PrairieLand Townhouses (Month / YTD):** PrairieLand shows the same planned-work challenge, but a little louder. The scorecard is signaling that **routine (non-emergency) work is taking too long, annual inspections are behind**, and over the year some emergency work is not consistently being closed within the preferred timeframe. Translation: day-to-day coverage exists, but the workflow needs more throughput and scheduling discipline so the backlog doesn't grow.

Management

- **Brentwood Manor (Month / YTD):** Core management functions are largely on track, but there are compliance/process items pulling the score down—most notably **EIV-related compliance** and **staff training/development tracking**. These are “silent risk” items: they don't always hurt you immediately, but they're the kind of things that create findings, rework, and vulnerability during reviews.
- **PrairieLand Townhouses (Month / YTD):** PrairieLand's management scorecard shows more operational friction. The big picture is that compliance tasks and staff development aren't being executed or captured consistently, and that tends to show up later as file weaknesses, inconsistent enforcement, and increased workload. In other words: the property needs stronger process cadence and accountability, not new policies.

Overall picture

- **Brentwood Manor:** Brentwood is the stronger of the two AHP performers in this snapshot—high occupancy, stable finances, solid response maintenance, and generally strong oversight posture. The main “fix-it list” is predictable: speed up routine work completion when it slows, get annual inspections caught up, and tighten EIV/training documentation so you aren't carrying compliance risk year-to-date.
- **PrairieLand Townhouses:** PrairieLand is stable on occupancy but carries more risk in the fundamentals: receivables are higher, reserves are weaker, and planned maintenance/inspection work is behind. The property isn't “failing,” but it's operating with less margin for error—meaning the right operational push now (collections discipline + inspection throughput + routine work timeliness + management compliance cadence) prevents a bigger problem later.

AGENCY VISION

AGENCY VISION

WHO WE ARE.

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

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

WHAT WE DO.

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

WHO WE SERVE.

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

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





Jack P. Ball, P.C.
Jack P. Ball, Esq.
Attorney at Law

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March 31, 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 cases¹:

| | |
|---------------------------------------|--|
| Jerome Jackson (170 W. West St. #518) | 1 st Appr. - JD |
| Nicole Berry (2067 E. Knox St.) | 1 st Appr. - JD |
| Aslan Butler (1566 McKnight St.) | 1 st Appr. - OPM & ASTI 04/23/26 |
| Dallas Comes (424 Iowa Ave.) | 1 st Appr. - JD |
| Kisten Devlin (1577 McKnight St.) | 1 st Appr. - Trial set for 04/23/26 |
| Marnesha Flowers (437 Iowa Ct.) | 1 st Appr. - 04/09/26 |
| Janice Jackson (1531 McKnight St.) | 1 st Appr. - 04/09/26 |
| Jason Merrett (170 S. West St. #620) | 1 st Appr. - JD |

2. Review monthly board packet and attend monthly meeting.

Jack P. Ball, Esq.

Amount due to Jack P. Ball, P.C.:

\$ 950.00

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.