



KNOXVILLE'S COMMUNITY DEVELOPMENT CORPORATION
Knoxville's Housing Development Corporation (KHDC) (Summary)
OCTOBER 2008

REVENUE										
	BUDGET	10/31 MONTH BUDGET	10/31 MONTH INCOME & EXP	AMOUNT VARIANCE	MO VAR %	YTD BUDGET	YTD INCOME AND EXPENSE	AMOUNT VARIANCE	YTD VAR %	REMAINING BUDGET
Non-Dwelling Rental Income	586,120	48,850	73,296.18	24,446.18	50%	195,400	219,821.52	24,421.52	12%	366,298.48
Tenant Rental Income	117,480	9,790	9,817.74	27.74	0%	39,160	42,003.16	2,843.16	7%	75,476.84
Vacancy Loss	(10,680)	(890)	0.00	890.00	-100%	(3,560)	0.00	3,560.00	-100%	(10,680.00)
Tax Increment Revenue	217,500	0	0.00	0.00	NA	0	0.00	0.00	NA	217,500.00
Interest Income (includes gain/loss on investments)	225,000	18,750	27,482.90	8,732.90	47%	75,000	68,663.35	(6,336.65)	-8%	156,336.65
Other Income	2,500	210	187.68	(22.32)	-11%	840	97,560.57	96,720.57	11514%	(95,060.57)
TOTAL REVENUE	1,137,920	76,710	110,784.50	34,074.50	44%	306,840	428,048.60	121,208.60	40%	709,871.40
EXPENSES										
Administrative Salaries	21,720	2,510	2,671.70	(161.70)	-6%	7,520	6,637.21	882.79	12%	15,082.79
Administrative Benefits: General	7,580	880	734.50	145.50	17%	2,620	2,108.43	511.57	20%	5,471.57
Front-Line Centralized Services	580	70	61.58	8.42	12%	190	176.82	13.18	7%	403.18
Compensated Absences	0	0	212.94	(212.94)	NA	0	783.35	(783.35)	NA	(783.35)
Legal Fees	15,000	1,250	221.00	1,029.00	82%	5,000	345.00	4,655.00	93%	14,655.00
Staff Training	350	10	0.00	10.00	100%	250	7.73	242.27	97%	342.27
Travel / Meetings	110	10	6.46	3.54	35%	40	65.74	(25.74)	-64%	44.26
Audit	5,050	0	2,522.00	(2,522.00)	NA	0	2,522.00	(2,522.00)	NA	2,528.00
Computer Support	330	30	0.00	30.00	100%	120	44.99	75.01	63%	285.01
Telephone	930	80	10.99	69.01	86%	320	216.68	103.32	32%	713.32
Office Supplies and Furnishings	110	10	18.41	(8.41)	-84%	40	33.91	6.09	15%	76.09
Advertising and Marketing	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Management Fees	265,660	22,140	22,138.33	1.67	0%	88,560	88,553.32	6.68	0%	177,106.68
Other Administrative Expenses (Sundry)	484,670	40,390	10,719.63	29,670.37	73%	161,560	186,878.77	(25,318.77)	-16%	297,791.23
Administrative Expense	802,090	67,380	39,317.54	28,062.46	42%	266,220	286,373.95	(22,153.95)	-8%	513,716.05
Water	160	10	0.00	10.00	100%	40	4.19	35.81	90%	155.81
Electricity	480	40	0.00	40.00	100%	160	34.53	125.47	78%	445.47
Gas	90	0	0.00	0.00	NA	0	9.74	(9.74)	NA	80.26
Sewer	390	30	0.00	30.00	100%	120	8.01	111.99	93%	381.99
Other utilities expense	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Utilities	1,120	80	0.00	80.00	100%	320	56.47	263.53	82%	1,063.53
Maintenance Salaries	1,000	120	0.00	120.00	100%	360	1,148.84	(788.84)	-219%	(148.84)
Maintenance Benefits: General	200	20	0.00	20.00	100%	80	421.69	(341.69)	-427%	(21.69)
Materials	4,020	340	76.04	263.96	78%	1,360	442.71	917.29	67%	3,577.29
Garbage and Trash Disposal	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Contract Costs	70,800	5,900	10,008.07	(4,108.07)	-70%	23,600	38,396.81	(14,796.81)	-63%	32,403.19
Maintenance	76,020	6,380	10,084.11	(3,704.11)	-58%	25,400	40,410.05	(15,010.05)	-59%	35,609.95
Insurance : Property	5,600	0	0.00	0.00	NA	1,400	1,296.27	103.73	7%	4,303.73
Insurance: General Liability	840	0	0.00	0.00	NA	220	192.03	27.97	13%	647.97
Insurance: Fidelity	1,310	0	0.00	0.00	NA	330	215.25	114.75	35%	1,094.75
Insurance: Worker's Compensation	27,910	0	0.00	0.00	NA	6,980	143.31	6,836.69	98%	27,766.69
Insurance: Other	2,980	0	0.00	0.00	NA	750	590.55	159.45	21%	2,389.45
Insurance	38,640	0	0.00	0.00	NA	9,680	2,437.41	7,242.59	75%	36,202.59
PILOT	10,570	0	0.00	0.00	NA	0	0.00	0.00	NA	10,570.00
Collection Loss	2,000	0	0.00	0.00	NA	500	(245.00)	745.00	149%	2,245.00
Interest Expense	238,650	12,380	12,376.95	3.05	0%	49,520	27,932.60	21,587.40	44%	210,717.40
Other General Expense	0	0	0.00	0.00	NA	0	854.20	(854.20)	NA	(854.20)
Other General Expense	251,220	12,380	12,376.95	3.05	0%	50,020	28,541.80	21,478	193%	222,678
TOTAL EXPENSES	1,169,090	86,220	61,778.60	24,441.40	28%	351,640	359,819.68	(8,179.88)	-2%	809,270.12
Net Income Before Operating Transfer to PH Operations	(31,170)	(9,510)	49,005.90	58,515.90	615%	(44,800)	68,228.92	113,028.92	252%	(99,398.72)
Operating Transfer to Public Housing Operations	0	0	0.00	0.00	NA	0	15,229.07	15,229.07	NA	0.00
Net Income	(31,170)	(9,510)	49,005.90	58,515.90	615%	(44,800)	52,999.85	97,799.85	218%	(99,398.72)
Replacement Reserve										
Central Office Computer / Software Systems	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Central Office / Supportive Maintenance Equipment	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Supportive Maintenance Vehicles	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Reserve for Contingencies	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
NET INCOME, NET OF RESERVES	(31,170)	(9,510)	49,005.90	58,515.90	615%	(44,800)	52,999.85	97,799.85	218%	(99,398.72)

NOTE: Positive Variance = Favorable; Negative Variance = Unfavorable



KNOXVILLE'S COMMUNITY DEVELOPMENT CORPORATION
KHDC (Miscellaneous)
OCTOBER 2008

REVENUE										
	BUDGET	10/31 MONTH BUDGET	10/31 MONTH INCOME & EXP	AMOUNT VARIANCE	MO. VAR %	YTD BUDGET	YTD INCOME AND EXPENSE	AMOUNT VARIANCE	YTD VAR %	REMAINING BUDGET
Non-Dwelling Rental Income	32,400	2,700		(2,700.00)	-100%	10,800	8,100.00	(2,700.00)	-25%	24,300.00
Tenant Rental Income	0	0	77.00	77.00	NA	0	1,275.69	1,275.69	NA	(1,275.69)
Vacancy Loss	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Tax Increment Revenue	217,500	0		0.00	NA	0	0.00	0.00	NA	217,500.00
Interest Income (includes gain/loss on investments)	225,000	18,750	27,482.90	8,732.90	47%	75,000	68,663.35	(6,336.65)	-8%	156,336.65
Other Income	0	0	187.68	187.68	NA	0	88,988.58	88,988.58	NA	(88,988.58)
TOTAL REVENUE	474,900	21,450	\$ 27,747.58	6,297.58	29%	85,800	167,027.62	81,227.62	95%	307,872.38
EXPENSES										
Administrative Salaries	0	0	\$ 1,257.30	(1,257.30)	NA	0	1,930.13	(1,930.13)	NA	(1,930.13)
Administrative Benefits: General	0	0	337.76	(337.76)	NA	0	658.62	(658.62)	NA	(658.62)
Front-Line Centralized Services	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Compensated Absences	0	0	212.94	(212.94)	NA	0	783.35	(783.35)	NA	(783.35)
Legal Fees	15,000	1,250	221.00	1,029.00	82%	5,000	221.00	4,779.00	96%	14,779.00
Staff Training	0	0		0.00	NA	0	0.60	(0.60)	NA	(0.60)
Travel / Meetings	0	0		0.00	NA	0	49.14	(49.14)	NA	(49.14)
Audit	5,050	0	2,522.00	(2,522.00)	NA	0	2,522.00	(2,522.00)	NA	2,528.00
Computer Support	0	0		0.00	NA	0	44.99	(44.99)	NA	(44.99)
Telephone	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Office Supplies and Furnishings	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Advertising and Marketing	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Management Fees	265,660	22,140	22,138.33	1.67	0%	88,560	88,553.32	6.68	0%	177,106.68
Other Administrative Expenses (Sundry)	458,000	38,170	5,873.90	32,296.10	85%	152,680	169,097.46	(16,417.46)	-11%	288,902.54
Administrative Expense	743,710	61,560	\$ 32,563.23	28,996.77	47%	246,240	263,860.61	(17,620.61)	-7%	479,849.39
Water	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Electricity	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Gas	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Sewer	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Other utilities expense	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Utilities	0	0	\$ -	0.00	NA	0	0.00	0.00	NA	0.00
Maintenance Salaries	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Maintenance Benefits: General	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Materials	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Garbage and Trash Disposal	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Contract Costs	7,800	650	637.50	12.50	2%	2,600	1,902.00	698.00	27%	5,898.00
Maintenance	7,800	650	\$ 637.50	12.50	2%	2,600	1,902.00	698.00	27%	5,898.00
Insurance: Property	350	0		0.00	NA	90	1,296.27	(1,206.27)	-1340%	(946.27)
Insurance: General Liability	60	0		0.00	NA	20	192.03	(172.03)	-860%	(132.03)
Insurance: Fidelity	1,280	0		0.00	NA	320	163.08	156.92	49%	1,116.92
Insurance: Worker's Compensation	27,910	0		0.00	NA	6,980	0.00	6,980.00	100%	27,910.00
Insurance: Other	2,980	0		0.00	NA	750	572.73	177.27	24%	2,407.27
Insurance	32,580	0	0.00	0.00	NA	8,160	2,224.11	5,935.89	73%	30,355.89
PILOT	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Collection Loss	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Interest Expense	90,170	0		0.00	NA	0	(15,028.02)	15,028.02	NA	105,198.02
Other General Expense	0	0		0.00	NA	0	854.20	(854.20)	NA	(854.20)
Other General Expense	90,170	0	0	0.00	0	0	(14,173.82)	14,174	0	104,344
TOTAL EXPENSES	874,260	62,210	\$ 33,200.73	29,009.27	47%	257,000	253,812.90	3,187.28	1%	620,447.28
Net Income Before Operating Transfer to Public Housing Operations	(399,360)	(40,760)	\$ (5,453.15)	35,306.85	87%	(171,200)	(86,785.28)	84,414.72	49%	(312,574.90)
Operating Transfer to Public Housing Operations	0	0	\$ -	0.00	NA	0	15,229.07	15,229.07	NA	0.00
Net Income	(399,360)	(40,760)	\$ (5,453.15)	35,306.85	87%	(171,200)	(102,014.35)	69,185.65	40%	(312,574.90)
Replacement Reserve										
Replacement Reserve for Central Office Computer / Software Systems	0	0	\$ -	0.00	NA	0	0.00	0.00	NA	0.00
Replacement Reserve for Central Office / Supportive Maintenance Equipment	0	0	-	0.00	NA	0	0.00	0.00	NA	0.00
Replacement Reserve for Supportive Maintenance Vehicles	0	0	-	0.00	NA	0	0.00	0.00	NA	0.00
Reserve for Contingencies	0	0	-	0.00	NA	0	0.00	0.00	NA	0.00
NET INCOME, NET OF RESERVES	(399,360)	(40,760)	\$ (5,453.15)	35,306.85	87%	(171,200)	(102,014.35)	69,185.65	40%	(312,574.90)

NOTE: Positive Variance = Favorable; Negative Variance = Unfavorable



KNOXVILLE'S COMMUNITY DEVELOPMENT CORPORATION
KHDC Duplexes
OCTOBER 2008

REVENUE										
	BUDGET	10/31 MONTH BUDGET	10/31 MONTHLY INCOME & EXP	AMOUNT VARIANCE	MO. VAR %	YTD BUDGET	YTD INCOME AND EXPENSE	AMOUNT VARIANCE	YTD VAR %	REMAINING BUDGET
Non-Dwelling Rental Income	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Tenant Rental Income	117,480	9,790	9,740.74	(49.26)	-1%	39,160	40,727.47	1,567.47	4%	76,752.53
Vacancy Loss	(10,680)	(890)		890.00	-100%	(3,560)	0.00	3,560.00	-100%	(10,680.00)
Tax Increment Revenue	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Interest Income (includes gain/loss on investment)	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Other Income	2,500	210		(210.00)	-100%	840	0.00	(840.00)	-100%	2,500.00
TOTAL REVENUE	109,300	9,110	\$ 9,740.74	630.74	7%	36,440	40,727.47	4,287.47	12%	68,572.53
EXPENSES										
Administrative Salaries	18,250	2,110	\$ 840.99	1,269.01	60%	6,310	2,445.92	3,864.08	61%	15,804.08
Administrative Benefits: Genera	6,750	780	263.17	516.83	66%	2,340	889.31	1,450.69	62%	5,860.69
Front-Line Centralized Services	580	70	61.58	8.42	12%	190	176.82	13.18	7%	403.18
Compensated Absences	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Legal Fees	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Staff Training	350	10		10.00	100%	250	7.13	242.87	97%	342.87
Travel / Meetings	110	10	6.46	3.54	35%	40	16.60	23.40	59%	93.40
Audit	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Computer Support	330	30		30.00	100%	120	0.00	120.00	100%	330.00
Telephone	930	80	10.99	69.01	86%	320	216.68	103.32	32%	713.32
Office Supplies and Furnishing:	110	10	18.41	(8.41)	-84%	40	33.91	6.09	15%	76.09
Advertising and Marketing	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Management Fees	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Other Administrative Expenses (Sundry)	1,670	140	2,764.73	(2,624.73)	-1875%	560	11,558.32	(10,998.32)	-1964%	(9,888.32)
Administrative Expense	29,080	3,240	\$ 3,966.33	(726.33)	-22%	10,170	15,344.69	(5,174.69)	-51%	13,735.31
Water	160	10		10.00	100%	40	4.19	35.81	90%	155.81
Electricity	480	40		40.00	100%	160	34.53	125.47	78%	445.47
Gas	90	0		0.00	NA	0	9.74	(9.74)	NA	80.26
Sewer	390	30		30.00	100%	120	8.01	111.99	93%	381.99
Other utilities expense	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Utilities	1,120	80	\$ -	80.00	100%	320	56.47	263.53	82%	1,063.53
Maintenance Salaries	1,000	120		120.00	100%	360	1,104.95	(744.95)	-207%	(104.95)
Maintenance Benefits: Genera	200	20		20.00	100%	80	410.67	(330.67)	-413%	(210.67)
Materials	2,020	170	76.04	93.96	55%	680	442.71	237.29	35%	1,577.29
Garbage and Trash Disposa	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Contract Costs	11,000	920	5,820.00	(4,900.00)	-533%	3,680	7,883.50	(4,203.50)	-114%	3,116.50
Maintenance	14,220	1,230	\$ 5,896.04	(4,666.04)	-379%	4,800	9,841.83	(5,041.83)	-105%	4,378.17
Insurance : Property	930	0		0.00	NA	230	0.00	230.00	100%	930.00
Insurance: General Liability	710	0		0.00	NA	180	0.00	180.00	100%	710.00
Insurance: Fidelity	30	0		0.00	NA	10	10.38	(0.38)	-4%	19.62
Insurance: Worker's Compensator	0	0		0.00	NA	0	143.31	(143.31)	NA	(143.31)
Insurance: Other	0	0		0.00	NA	0	17.82	(17.82)	NA	(17.82)
Insurance	1,670	0	0.00	0.00	NA	420	171.51	248.49	59%	1,498.49
PILOT	10,570	0		0.00	NA	0	0.00	0.00	NA	10,570.00
Collection Loss	2,000	0		0.00	NA	500	(245.00)	745.00	149%	2,245.00
Interest Expense	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Other General Expense	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Other General Expense	12,570	0	0	0.00	NA	500	(245.00)	745	1	12,815
TOTAL EXPENSES	58,660	4,550	\$ 9,862.37	(5,312.37)	-117%	16,210	25,169.50	(8,959.50)	-55%	33,490.50
Net Income Before Operating Transfer to Public Housing	50,640	4,560	\$ (121.63)	(4,681.63)	103%	20,230	15,557.97	(4,672.03)	23%	35,082.03
Operating Transfer to Public Housing Operation:	0	0	\$ -	0.00	NA	0	0.00	0.00	NA	0.00
Net Income	50,640	4,560	\$ (121.63)	(4,681.63)	103%	20,230	15,557.97	(4,672.03)	23%	35,082.03
Replacement Reserve										
Replacement Reserve for Central Office Computer /	0	0	\$ -	0.00	NA	0	0.00	0.00	NA	0.00
Replacement Reserve for Central Office / Supportive	0	0	\$ -	0.00	NA	0	0.00	0.00	NA	0.00
Replacement Reserve for Supportive Maintenance Vehicle	0	0	\$ -	0.00	NA	0	0.00	0.00	NA	0.00
Reserve for Contingencies	0	0	\$ -	0.00	NA	0	0.00	0.00	NA	0.00
	0	0	\$ -	0.00	NA	0	0.00	0.00	NA	0.00
NET INCOME, NET OF RESERVES	50,640	4,560	\$ (121.63)	(4,681.63)	103%	20,230	15,557.97	(4,672.03)	23%	35,082.03

NOTE: Positive Variance = Favorable; Negative Variance = Unfavorable



KNOXVILLE'S COMMUNITY DEVELOPMENT CORPORATION
 State Office Building
 OCTOBER 2008

REVENUE										
	BUDGET	10/31 MONTH BUDGET	10/31 MONTH INCOME & EXP	AMOUNT VARIANCE	MO. VAR %	YTD BUDGET	YTD INCOME AND EXPENSE	AMOUNT VARIANCE	YTD VAR %	REMAINING BUDGET
Non-Dwelling Rental Income	390,800	32,570	32,564.58	(5.42)	0%	130,280	130,258.32	(21.68)	0%	260,541.68
Tenant Rental Income	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Vacancy Loss	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Tax Increment Revenue	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Interest Income (includes gain/loss on investments)	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Other Income	0	0	0.00	0.00	NA	0	2,500.00	2,500.00	NA	(2,500.00)
TOTAL REVENUE	390,800	32,570	\$ 32,564.58	(5.42)	0%	130,280	132,758.32	2,478.32	2%	258,041.68
EXPENSES										
Administrative Salaries	3,470	400	400.00	100%	100%	1,210	1,050.87	159.13	13%	2,419.13
Administrative Benefits: General	830	100	100.00	100%	100%	280	262.50	17.50	6%	567.50
Front-Line Centralized Services	0	0	0.00	NA	NA	0	0.00	0.00	NA	0.00
Compensated Absences	0	0	0.00	NA	NA	0	0.00	0.00	NA	0.00
Legal Fees	0	0	0.00	NA	NA	0	0.00	0.00	NA	0.00
Staff Training	0	0	0.00	NA	NA	0	0.00	0.00	NA	0.00
Travel / Meetings	0	0	0.00	NA	NA	0	0.00	0.00	NA	0.00
Audit	0	0	0.00	NA	NA	0	0.00	0.00	NA	0.00
Computer Support	0	0	0.00	NA	NA	0	0.00	0.00	NA	0.00
Telephone	0	0	0.00	NA	NA	0	0.00	0.00	NA	0.00
Office Supplies and Furnishings	0	0	0.00	NA	NA	0	0.00	0.00	NA	0.00
Advertising and Marketing	0	0	0.00	NA	NA	0	0.00	0.00	NA	0.00
Management Fees	0	0	0.00	NA	NA	0	0.00	0.00	NA	0.00
Other Administrative Expenses (Sundry)	25,000	2,080	2,081.00	(1.00)	0%	8,320	6,222.99	2,097.01	25%	18,777.01
Administrative Expense	29,300	2,580	\$ 2,081.00	499.00	19%	9,610	7,536.36	2,273.64	23%	21,763.64
Water	0	0	0.00	NA	NA	0	0.00	0.00	NA	0.00
Electricity	0	0	0.00	NA	NA	0	0.00	0.00	NA	0.00
Gas	0	0	0.00	NA	NA	0	0.00	0.00	NA	0.00
Sewer	0	0	0.00	NA	NA	0	0.00	0.00	NA	0.00
Other utilities expense	0	0	0.00	NA	NA	0	0.00	0.00	NA	0.00
Utilities	0	0	\$ -	0.00	NA	0	0.00	0.00	NA	0.00
Maintenance Salaries	0	0	0.00	NA	NA	0	43.89	(43.89)	NA	(43.89)
Maintenance Benefits: General	0	0	0.00	NA	NA	0	11.02	(11.02)	NA	(11.02)
Materials	2,000	170	170.00	100%	100%	680	0.00	680.00	100%	2,000.00
Garbage and Trash Disposal	0	0	0.00	NA	NA	0	0.00	0.00	NA	0.00
Contract Costs	48,000	4,000	3,550.57	449.43	11%	16,000	27,536.00	(11,536.00)	-72%	20,464.00
Maintenance	50,000	4,170	\$ 3,550.57	619.43	15%	16,680	27,590.91	(10,910.91)	-65%	22,409.09
Insurance : Property	4,250	0	0.00	NA	NA	1,060	0.00	1,060.00	100%	4,250.00
Insurance: General Liability	40	0	0.00	NA	NA	10	0.00	10.00	100%	40.00
Insurance: Fidelity	0	0	0.00	NA	NA	0	28.65	(28.65)	NA	(28.65)
Insurance: Worker's Compensation	0	0	0.00	NA	NA	0	0.00	0.00	NA	0.00
Insurance: Other	0	0	0.00	NA	NA	0	0.00	0.00	NA	0.00
Insurance	4,290	0	0.00	0.00	NA	1,070	28.65	1,041.35	97%	4,261.35
PILOT	0	0	0.00	NA	NA	0	0.00	0.00	NA	0.00
Collection Loss	0	0	0.00	NA	NA	0	0.00	0.00	NA	0.00
Interest Expense	78,330	6,530	6,568.24	(38.24)	-1%	26,120	22,172.77	3,947.23	15%	56,157.23
Other General Expense	0	0	0.00	NA	NA	0	0.00	0.00	NA	0.00
Other General Expense	78,330	6,530	\$ 6,568.24	(38.24)	0	26,120	22,172.77	3,947	0	56,157
TOTAL EXPENSES	161,920	13,280	\$ 12,199.81	1,080.19	8%	53,680	57,328.69	(3,648.92)	-7%	104,591.08
Net Income Before Operating Transfer to Public Housing Operation	228,880	19,290	\$ 20,364.77	1,074.77	-6%	76,600	75,429.63	(1,170.37)	2%	153,450.60
Operating Transfer to Public Housing Operation	0	0	\$ -	0.00	NA	0	0.00	0.00	NA	0.00
Net Income	228,880	19,290	\$ 20,364.77	1,074.77	-6%	76,600	75,429.63	(1,170.37)	2%	153,450.60
Replacement Reserve										
Replacement Reserve for Central Office Computer / Software Systems	0	0	\$ -	0.00	NA	0	0.00	0.00	NA	0.00
Replacement Reserve for Central Office / Supportive Maintenance Equipment	0	0	\$ -	0.00	NA	0	0.00	0.00	NA	0.00
Replacement Reserve for Supportive Maintenance Vehicles	0	0	\$ -	0.00	NA	0	0.00	0.00	NA	0.00
Reserve for Contingencies	0	0	\$ -	0.00	NA	0	0.00	0.00	NA	0.00
NET INCOME, NET OF RESERVES	228,880	19,290	\$ 20,364.77	1,074.77	-6%	76,600	75,429.63	(1,170.37)	2%	153,450.60

NOTE: Positive Variance = Favorable; Negative Variance = Unfavorable



KNOXVILLE'S COMMUNITY DEVELOPMENT CORPORATION
Christenberry Head Start Facility
OCTOBER 2008

REVENUE										
	BUDGET	10/31 MONTH BUDGET	10/31 MONTH INCOME & EXP	AMOUNT VARIANCE	MO. VAR %	YTD BUDGET	YTD INCOME AND EXPENSE	AMOUNT VARIANCE	YTD VAR %	REMAINING BUDGET
Non-Dwelling Rental Income	162,920	13,580	40,731.60	27,151.60	200%	54,320	81,463.20	27,143.20	50%	81,456.80
Tenant Rental Income	0	0	0	0.00	NA	0	0.00	0.00	NA	0.00
Vacancy Loss	0	0	0	0.00	NA	0	0.00	0.00	NA	0.00
Tax Increment Revenue	0	0	0	0.00	NA	0	0.00	0.00	NA	0.00
Interest Income (includes gain/loss on investments)	0	0	0	0.00	NA	0	0.00	0.00	NA	0.00
Other Income	0	0	0	0.00	NA	0	0.00	0.00	NA	0.00
TOTAL REVENUE	162,920	13,580	40,731.60	27,151.60	200%	54,320	81,463.20	27,143.20	50%	81,456.80
EXPENSES										
Administrative Salaries	0	0	0	0.00	NA	0	0.00	0.00	NA	0.00
Administrative Benefits: General	0	0	0	0.00	NA	0	0.00	0.00	NA	0.00
Front-Line Centralized Services	0	0	0	0.00	NA	0	0.00	0.00	NA	0.00
Compensated Absences	0	0	0	0.00	NA	0	0.00	0.00	NA	0.00
Legal Fees	0	0	0	0.00	NA	0	0.00	0.00	NA	0.00
Staff Training	0	0	0	0.00	NA	0	0.00	0.00	NA	0.00
Travel / Meetings	0	0	0	0.00	NA	0	0.00	0.00	NA	0.00
Audit	0	0	0	0.00	NA	0	0.00	0.00	NA	0.00
Computer Support	0	0	0	0.00	NA	0	0.00	0.00	NA	0.00
Telephone	0	0	0	0.00	NA	0	0.00	0.00	NA	0.00
Office Supplies and Furnishings	0	0	0	0.00	NA	0	0.00	0.00	NA	0.00
Advertising and Marketing	0	0	0	0.00	NA	0	0.00	0.00	NA	0.00
Management Fees	0	0	0	0.00	NA	0	0.00	0.00	NA	0.00
Other Administrative Expenses (Sundry)	0	0	0	0.00	NA	0	0.00	0.00	NA	0.00
Administrative Expense	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Water	0	0	0	0.00	NA	0	0.00	0.00	NA	0.00
Electricity	0	0	0	0.00	NA	0	0.00	0.00	NA	0.00
Gas	0	0	0	0.00	NA	0	0.00	0.00	NA	0.00
Sewer	0	0	0	0.00	NA	0	0.00	0.00	NA	0.00
Other utilities expense	0	0	0	0.00	NA	0	0.00	0.00	NA	0.00
Utilities	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Maintenance Salaries	0	0	0	0.00	NA	0	0.00	0.00	NA	0.00
Maintenance Benefits: General	0	0	0	0.00	NA	0	0.00	0.00	NA	0.00
Materials	0	0	0	0.00	NA	0	0.00	0.00	NA	0.00
Garbage and Trash Disposal	0	0	0	0.00	NA	0	0.00	0.00	NA	0.00
Contract Costs	4,000	330	0	330.00	100%	1,320	1,075.31	244.69	19%	2,924.69
Maintenance	4,000	330	0.00	330.00	100%	1,320	1,075.31	244.69	19%	2,924.69
Insurance : Property	70	0	0	0.00	NA	20	0.00	20.00	100%	70.00
Insurance: General Liability	30	0	0	0.00	NA	10	0.00	10.00	100%	30.00
Insurance: Fidelity	0	0	0	0.00	NA	0	13.14	(13.14)	NA	(13.14)
Insurance: Worker's Compensation	0	0	0	0.00	NA	0	0.00	0.00	NA	0.00
Insurance: Other	0	0	0	0.00	NA	0	0.00	0.00	NA	0.00
Insurance	100	0	0.00	0.00	NA	30	13.14	16.86	56%	86.86
PILOT	0	0	0	0.00	NA	0	0.00	0.00	NA	0.00
Collection Loss	0	0	0	0.00	NA	0	0.00	0.00	NA	0.00
Interest Expense	70,150	5,850	5,808.71	41.29	1%	23,400	20,787.85	2,612.15	11%	49,362.15
Other General Expense	0	0	0	0.00	NA	0	0.00	0.00	NA	0.00
Other General Expense	70,150	5,850	5,808.71	41.29	0	23,400	20,787.85	2,612	0	49,362
TOTAL EXPENSES	74,250	6,180	5,808.71	371.29	6%	24,750	21,876.30	2,873.55	12%	52,373.55
Net Income Before Operating Transfer to Public Housing Operations	88,670	7,400	34,922.89	27,522.89	-372%	29,570	59,586.90	30,016.90	-102%	29,083.25
Operating Transfer to Public Housing Operations	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Net Income	88,670	7,400	34,922.89	27,522.89	-372%	29,570	59,586.90	30,016.90	-102%	29,083.25
Replacement Reserve	0	0	0	0.00	NA	0	0.00	0.00	NA	0.00
Replacement Reserve for Central Office Computer / Software Systems	0	0	0	0.00	NA	0	0.00	0.00	NA	0.00
Replacement Reserve for Central Office / Supportive Maintenance Equipment	0	0	0	0.00	NA	0	0.00	0.00	NA	0.00
Replacement Reserve for Supportive Maintenance Vehicles	0	0	0	0.00	NA	0	0.00	0.00	NA	0.00
Reserve for Contingencies	0	0	0	0.00	NA	0	0.00	0.00	NA	0.00
NET INCOME, NET OF RESERVES	88,670	7,400	34,922.89	27,522.89	-372%	29,570	59,586.90	30,016.90	-102%	29,083.25

NOTE: Positive Variance = Favorable; Negative Variance = Unfavorable



KNOXVILLE'S COMMUNITY DEVELOPMENT CORPORATION
Valley Oaks Apartments
OCTOBER 2008

REVENUE										
	BUDGET	10/31 MONTH BUDGET	10/31 MONTHLY INCOME & EXP	AMOUNT VARIANCE	MO. VAR %	YTD BUDGET	YTD INCOME AND EXPENSE	AMOUNT VARIANCE	YTD VAR %	REMAINING BUDGET
Non-Dwelling Rental Income	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Tenant Rental Income	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Vacancy Loss	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Tax Increment Revenue	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Interest Income (includes gain/loss on investments)	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Other Income	0	0		0.00	NA	0	6,071.99	6,071.99	NA	-6,071.99
TOTAL REVENUE	0	0	\$ -	0.00	NA	0	6,071.99	6,071.99	NA	-6,071.99
EXPENSES										
Administrative Salaries	0	0	\$ 573.41	(573.41)	NA	0	1,210.29	(1,210.29)	NA	-1,210.29
Administrative Benefits: General	0	0	133.57	(133.57)	NA	0	298.00	(298.00)	NA	-298.00
Front-Line Centralized Services	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Compensated Absences	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Legal Fees	0	0		0.00	NA	0	124.00	(124.00)	NA	(124.00)
Staff Training	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Travel / Meetings	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Audit	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Computer Support	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Telephone	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Office Supplies and Furnishings	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Advertising and Marketing	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Management Fees	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Other Administrative Expenses (Sundry)	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Administrative Expense	0	0	\$ 706.98	(706.98)	NA	0	1,632.29	(1,632.29)	NA	(1,632.29)
Water	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Electricity	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Gas	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Sewer	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Other utilities expense	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Utilities	0	0	\$ -	0.00	NA	0	0.00	0.00	NA	0.00
Maintenance Salaries	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Maintenance Benefits: General	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Materials	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Garbage and Trash Disposal	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Contract Costs	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Maintenance	0	0	\$ -	0.00	NA	0	0.00	0.00	NA	0.00
Insurance : Property	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Insurance: General Liability	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Insurance: Fidelity	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Insurance: Worker's Compensation	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Insurance: Other	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Insurance	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
PILOT	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Collection Loss	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Interest Expense	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Other General Expense	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Other General Expense	0	0	0	0.00	0.00	0.00	0.00	0.00	0	0
TOTAL EXPENSES	0	0	\$ 706.98	(706.98)	NA	0	1,632.29	(1,632.29)	NA	(1,632.29)
Net Income Before Operating Transfer to Public Housing Operations	0	0	\$ (706.98)	(706.98)	NA	0	4,439.70	4,439.70	NA	(4,439.70)
Operating Transfer to Public Housing Operations	0	0	\$ -	0.00	NA	0	0.00	0.00	NA	0.00
Net Income	0	0	\$ (706.98)	(706.98)	NA	0	4,439.70	4,439.70	NA	(4,439.70)
Replacement Reserve	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Replacement Reserve for Central Office Computer / Software Systems	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Replacement Reserve for Central Office / Supportive Maintenance Equipment	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Replacement Reserve for Supportive Maintenance Vehicles	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Reserve for Contingencies	0	0		0.00	NA	0	0.00	0.00	NA	0.00
NET INCOME, NET OF RESERVES	0	0	\$ (706.98)	(706.98)	NA	0	4,439.70	4,439.70	NA	(4,439.70)

NOTE: Positive Variance = Favorable; Negative Variance = Unfavorable



KNOXVILLE'S COMMUNITY DEVELOPMENT CORPORATION
BLANK
OCTOBER 2008

REVENUE										
	BUDGET	10/31 MONTH BUDGET	10/31 MONTHLY INCOME & EXP	AMOUNT VARIANCE	MO. VAR %	YTD BUDGET	YTD INCOME AND EXPENSE	AMOUNT VARIANCE	YTD VAR %	REMAINING BUDGET
Non-Dwelling Rental Income	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Tenant Rental Income	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Vacancy Loss	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Tax Increment Revenue	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Interest Income (includes gain/loss on investment)	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Other Income	0	0		0.00	NA	0	0.00	0.00	NA	0.00
TOTAL REVENUE	0	0	\$ -	0.00	NA	0	0.00	0.00	NA	0.00
EXPENSES										
Administrative Salaries	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Administrative Benefits: Genera	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Front-Line Centralized Service:	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Compensated Absences	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Legal Fees	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Staff Training	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Travel / Meetings	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Audit	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Computer Support	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Telephone	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Office Supplies and Furnishing:	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Advertising and Marketing	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Management Fees	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Other Administrative Expenses (Sundry)	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Administrative Expense	0	0	\$ -	0.00	NA	0	0.00	0.00	NA	0.00
Water	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Electricity	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Gas	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Sewer	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Other utilities expense	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Utilities	0	0	\$ -	0.00	NA	0	0.00	0.00	NA	0.00
Maintenance Salaries	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Maintenance Benefits: Genera	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Materials	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Garbage and Trash Dispos	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Contract Costs	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Maintenance	0	0	\$ -	0.00	NA	0	0.00	0.00	NA	0.00
Insurance : Property	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Insurance: General Liability	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Insurance: Fidelity	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Insurance: Worker's Compensation	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Insurance: Other	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Insurance	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
PILOT	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Collection Loss	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Interest Expense	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Other General Expense	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Other General Expense	0	0	0	0	0	0	0	0	0	0
TOTAL EXPENSES	0	0	\$ -	0.00	NA	0	0.00	0.00	NA	0.00
Net Income Before Operating Transfer to Public Housing Operation:	0	0	\$ -	0.00	NA	0	0.00	0.00	NA	0.00
Operating Transfer to Public Housing Operation:	0	0	\$ -	0.00	NA	0	0.00	0.00	NA	0.00
Net Income	0	0	\$ -	0.00	NA	0	0.00	0.00	NA	0.00
Replacement Reserve	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Replacement Reserve for Central Office Computer / Software Systems	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Replacement Reserve for Central Office / Supportive Maintenance Equipmer	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Replacement Reserve for Supportive Maintenance Vehicle	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Reserve for Contingencies	0	0		0.00	NA	0	0.00	0.00	NA	0.00
NET INCOME, NET OF RESERVES	0	0	\$ -	0.00	NA	0	0.00	0.00	NA	0.00

NOTE: Positive Variance = Favorable; Negative Variance = Unfavorable