



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

REVENUE										
	BUDGET	11/30 MONTH BUDGET	11/30 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	35,264.58	(13,585.42)	-28%	244,250	255,086.10	10,836.10	4%	331,033.90
Tenant Rental Income	117,480	9,790	10,189.01	399.01	4%	48,950	52,192.17	3,242.17	7%	65,287.83
Vacancy Loss	(10,680)	(890)	0.00	890.00	-100%	(4,450)	0.00	4,450.00	-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	33,636.00	14,886.00	79%	93,750	102,299.35	8,549.35	9%	122,700.65
Other Income	2,500	210	0.00	(210.00)	-100%	1,050	97,560.57	96,510.57	9191%	(95,060.57)
TOTAL REVENUE	1,137,920	76,710	79,089.59	2,379.59	3%	383,550	507,138.19	123,588.19	32%	630,781.81
EXPENSES										
Administrative Salaries	21,720	1,670	996.14	673.86	40%	9,190	7,633.35	1,556.65	17%	14,086.65
Administrative Benefits: General	7,580	580	320.10	259.90	45%	3,200	2,428.53	771.47	24%	5,151.47
Front-Line Centralized Services	580	40	42.02	(2.02)	-5%	230	218.84	11.16	5%	361.16
Compensated Absences	0	0	0.00	0.00	NA	0	783.35	(783.35)	NA	(783.35)
Legal Fees	15,000	1,250	398.67	851.33	68%	6,250	743.67	5,506.33	88%	14,256.33
Staff Training	350	30	0.00	30.00	100%	280	7.73	272.27	97%	342.73
Travel / Meetings	110	10	6.35	3.65	37%	50	72.09	(22.09)	-44%	37.91
Audit	5,050	0	0.00	0.00	NA	0	2,522.00	(2,522.00)	NA	2,528.00
Computer Support	330	30	0.00	30.00	100%	150	44.99	105.01	70%	285.01
Telephone	930	80	10.19	69.81	87%	400	226.87	173.13	43%	703.13
Office Supplies and Furnishings	110	10	5.53	4.47	45%	50	39.44	10.56	21%	70.56
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%	110,700	110,691.65	8.35	0%	154,968.35
Other Administrative Expenses (Sundry)	484,670	40,390	9,854.33	30,535.67	76%	201,950	196,733.10	5,216.90	3%	287,936.90
Administrative Expense	802,090	66,230	33,771.66	32,458.34	49%	332,450	322,145.61	10,304.39	3%	479,944.39
Water	160	10	4.54	5.46	55%	50	8.73	41.27	83%	151.27
Electricity	480	40	19.66	20.34	51%	200	54.19	145.81	73%	425.81
Gas	90	10	19.27	(9.27)	-93%	10	29.01	(19.01)	-190%	60.99
Sewer	390	30	12.11	17.89	60%	150	20.12	129.88	87%	369.88
Other utilities expense	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Utilities	1,120	90	55.58	34.42	38%	410	112.05	297.95	73%	1,007.95
Maintenance Salaries	1,000	80	347.11	(267.11)	-334%	440	1,495.95	(1,055.95)	-240%	(495.95)
Maintenance Benefits: General	200	20	157.44	(137.44)	-687%	100	579.13	(479.13)	-479%	(379.13)
Materials	4,020	340	133.86	206.14	61%	1,700	576.57	1,123.43	66%	3,443.43
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	931.34	4,968.66	84%	29,500	39,328.15	(9,828.15)	-33%	31,471.85
Maintenance	76,020	6,340	1,569.75	4,770.25	75%	31,740	41,979.80	(10,239.80)	-32%	34,040.20
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	57,460	57,841.33	(381.33)	-1%	106,980	85,773.93	21,206.07	20%	152,876.07
Other General Expense	0	0	0.00	0.00	NA	0	854.20	(854.20)	NA	(854.20)
Other General Expense	251,220	57,460	57,841.33	(381.33)	-1%	107,480	86,383.13	21,097	169%	164,837
TOTAL EXPENSES	1,169,090	130,120	93,238.32	36,881.68	28%	481,760	453,058.00	28,702.13	6%	716,032.13
Net Income Before Operating Transfer to PH Operations	(31,170)	(53,410)	(14,148.73)	39,261.27	74%	(98,210)	54,080.19	152,290.19	155%	(85,250.32)
Operating Transfer to Public Housing Operations	0	0	228,338.70	228,338.70	NA	0	15,229.07	15,229.07	NA	0.00
Net Income	(31,170)	(53,410)	(242,487.43)	(189,077.43)	-354%	(98,210)	38,851.12	137,061.12	140%	(85,250.32)
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
	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
NET INCOME, NET OF RESERVES	(31,170)	(53,410)	(242,487.43)	(189,077.43)	-354%	(98,210)	38,851.12	137,061.12	140%	(85,250.32)

NOTE: Positive Variance = Favorable; Negative Variance = Unfavorable



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

REVENUE										
	BUDGET	11/30 MONTH BUDGET	11/30 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	0.00	0%	13,500	10,800.00	(2,700.00)	-20%	21,600.00
Tenant Rental Income	0	0	457.81	457.81	NA	0	1,733.50	1,733.50	NA	(1,733.50)
Vacancy Loss	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
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	33,636.00	14,886.00	79%	93,750	102,289.35	8,548.35	9%	122,700.65
Other Income	0	0	0.00	0.00	NA	0	88,988.58	88,988.58	NA	(88,988.58)
TOTAL REVENUE	474,900	21,450	36,793.81	15,343.81	72%	107,250	203,821.43	96,571.43	90%	271,078.57
EXPENSES										
Administrative Salaries	0	0	316.30	(316.30)	NA	0	2,246.43	(2,246.43)	NA	(2,246.43)
Administrative Benefits: General	0	0	86.57	(86.57)	NA	0	745.19	(745.19)	NA	(745.19)
Front-Line Centralized Services	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Compensated Absences	0	0	0.00	0.00	NA	0	783.35	(783.35)	NA	(783.35)
Legal Fees	15,000	1,250	398.67	851.33	68%	6,250	619.67	5,630.33	90%	14,380.33
Staff Training	0	0	0.00	0.00	NA	0	0.60	(0.60)	NA	(0.60)
Travel / Meetings	0	0	0.00	0.00	NA	0	49.14	(49.14)	NA	(49.14)
Audit	5,050	0	0.00	0.00	NA	0	2,522.00	(2,522.00)	NA	2,528.00
Computer Support	0	0	0.00	0.00	NA	0	44.99	(44.99)	NA	(44.99)
Telephone	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Office Supplies and Furnishings	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
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%	110,700	110,691.65	8.35	0%	154,968.35
Other Administrative Expenses (Sundry)	458,000	38,170	5,213.83	32,956.17	86%	190,850	174,311.29	16,538.71	9%	283,688.71
Administrative Expense	743,710	61,560	28,153.70	33,406.30	54%	307,800	292,014.31	15,785.69	5%	451,695.69
Water	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Electricity	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Gas	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Sewer	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Other utilities expense	0	0	0.00	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	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Maintenance Benefits: General	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Materials	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Garbage and Trash Disposal	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Contract Costs	7,800	650	0.00	650.00	100%	3,250	1,902.00	1,348.00	41%	5,898.00
Maintenance	7,800	650	0.00	650.00	100%	3,250	1,902.00	1,348.00	41%	5,898.00
Insurance : Property	350	0	0.00	0.00	NA	90	1,296.27	(1,206.27)	-1340%	(946.27)
Insurance: General Liability	60	0	0.00	0.00	NA	20	192.03	(172.03)	-860%	(132.03)
Insurance: Fidelity	1,280	0	0.00	0.00	NA	320	163.08	156.92	49%	1,116.92
Insurance: Worker's Compensation	27,910	0	0.00	0.00	NA	6,980	0.00	6,980.00	100%	27,910.00
Insurance: Other	2,980	0	0.00	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	0.00	NA	0	0.00	0.00	NA	0.00
Collection Loss	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Interest Expense	90,170	45,080	45,084.06	(4.06)	0%	45,080	30,056.04	15,023.96	33%	60,113.96
Other General Expense	0	0	0.00	0.00	NA	0	854.20	(854.20)	NA	(854.20)
Other General Expense	90,170	45,080	45,084.06	(4.06)	0	45,080	30,910.24	14,170	0	59,260
TOTAL EXPENSES	874,260	107,290	73,237.76	34,052.24	32%	364,290	327,050.66	37,239.58	10%	547,209.58
Net Income Before Operating Transfer to Public Housing Operations	(399,360)	(85,840)	(36,443.95)	49,396.05	58%	(257,040)	(123,229.23)	133,810.77	52%	(276,131.01)
Operating Transfer to Public Housing Operations	0	0	228,338.70	228,338.70	NA	0	243,567.77	243,567.77	NA	0.00
Net Income	(399,360)	(85,840)	(264,782.65)	(178,942.65)	-208%	(257,040)	(366,797.00)	(109,757.00)	-43%	(276,131.01)
Replacement Reserve										
Replacement Reserve for Central Office Computer / Software Systems	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Replacement Reserve for Central Office / Supportive Maintenance Equipment	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Replacement Reserve for 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	(399,360)	(85,840)	(264,782.65)	(178,942.65)	-208%	(257,040)	(366,797.00)	(109,757.00)	-43%	(276,131.01)

NOTE: Positive Variance = Favorable; Negative Variance = Unfavorable



KNOXVILLE'S COMMUNITY DEVELOPMENT CORPORATION
KHDC Duplexes
NOVEMBER 2008

REVENUE										
	BUDGET	11/30 MONTH BUDGET	11/30 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	9,731.20	(58.80)	-1%	48,950	50,458.67	1,508.67	3%	67,021.33
Vacancy Loss	(10,680)	(890)		890.00	-100%	(4,450)	0.00	4,450.00	-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%	1,050	0.00	(1,050.00)	-100%	2,500.00
TOTAL REVENUE	109,300	9,110	\$ 9,731.20	621.20	7%	45,550	50,458.67	4,908.67	11%	58,841.33

EXPENSES										
Administrative Salaries	18,250	1,400	\$ 560.66	839.34	60%	7,710	3,006.58	4,703.42	61%	15,243.42
Administrative Benefits: Genera	6,750	520	205.84	314.16	60%	2,860	1,095.15	1,764.85	62%	5,654.85
Front-Line Centralized Services	580	40	42.02	(2.02)	-5%	230	218.84	11.16	5%	361.16
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	30		30.00	100%	280	7.13	272.87	97%	342.87
Travel / Meetings	110	10	6.35	3.65	37%	50	22.95	27.05	54%	87.05
Audit	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Computer Support	330	30		30.00	100%	150	0.00	150.00	100%	330.00
Telephone	930	80	10.19	69.81	87%	400	226.87	173.13	43%	703.13
Office Supplies and Furnishing:	110	10	5.53	4.47	45%	50	39.44	10.56	21%	70.56
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	32.33	107.67	77%	700	11,590.65	(10,890.65)	-1556%	(9,920.65)
Administrative Expense	29,080	2,260	\$ 862.92	1,397.08	62%	12,430	16,207.61	(3,777.61)	-30%	12,872.39
Water	160	10	\$ 4.54	5.46	55%	50	8.73	41.27	83%	151.27
Electricity	480	40	19.66	20.34	51%	200	54.19	145.81	73%	425.81
Gas	90	10	19.27	(9.27)	-93%	10	29.01	(19.01)	-190%	60.99
Sewer	390	30	12.11	17.89	60%	150	20.12	129.88	87%	369.88
Other utilities expense	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Utilities	1,120	90	\$ 55.58	34.42	38%	410	112.05	297.95	73%	1,007.95
Maintenance Salaries	1,000	80	269.14	(189.14)	-236%	440	1,374.09	(934.09)	-212%	(374.09)
Maintenance Benefits: Genera	200	20	124.40	(104.40)	-522%	100	535.07	(435.07)	-435%	(335.07)
Materials	2,020	170	133.86	36.14	21%	850	576.57	273.43	32%	1,443.43
Garbage and Trash Dispos	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Contract Costs	11,000	920	165.00	755.00	82%	4,600	8,048.50	(3,448.50)	-75%	2,951.50
Maintenance	14,220	1,190	\$ 692.40	497.60	42%	5,990	10,534.23	(4,544.23)	-76%	3,685.77
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	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	3,540	\$ 1,610.90	1,929.10	54%	19,750	26,780.40	(7,030.40)	-36%	31,879.60
Net Income Before Operating Transfer to Public Housing	50,640	5,570	\$ 8,120.30	2,550.30	-146%	25,800	23,678.27	(2,121.73)	8%	26,961.73
Operating Transfer to Public Housing Operation:	0	0	\$ -	0.00	NA	0	0.00	0.00	NA	0.00
Net Income	50,640	5,570	\$ 8,120.30	2,550.30	-46%	25,800	23,678.27	(2,121.73)	8%	26,961.73
Replacement Reserve	0	0	\$ -	0.00	NA	0	0.00	0.00	NA	0.00
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
NET INCOME, NET OF RESERVES	50,640	5,570	\$ 8,120.30	2,550.30	-46%	25,800	23,678.27	(2,121.73)	8%	26,961.73

NOTE: Positive Variance = Favorable; Negative Variance = Unfavorable



KNOXVILLE'S COMMUNITY DEVELOPMENT CORPORATION
 State Office Building
 NOVEMBER 2008

REVENUE										
	BUDGET	11/30 MONTH BUDGET	11/30 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%	162,850	162,822.90	(27.10)	0%	227,977.10
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%	162,850	165,322.90	2,472.90	2%	225,477.10
EXPENSES										
Administrative Salaries	3,470	270		270.00	100%	1,480	1,050.87	429.13	29%	2,419.13
Administrative Benefits: General	830	60		60.00	100%	340	262.50	77.50	23%	567.50
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	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 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)	25,000	2,080	2,000.00	80.00	4%	10,400	8,222.99	2,177.01	21%	16,777.01
Administrative Expense	29,300	2,410	\$ 2,000.00	410.00	17%	12,220	9,536.36	2,683.64	22%	19,763.64
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	43.89	(43.89)	NA	(43.89)
Maintenance Benefits: General	0	0		0.00	NA	0	11.02	(11.02)	NA	(11.02)
Materials	2,000	170		170.00	100%	850	0.00	850.00	100%	2,000.00
Garbage and Trash Disposal	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Contract Costs	48,000	4,000	766.34	3,233.66	81%	20,000	28,302.34	(8,302.34)	-42%	19,697.66
Maintenance	50,000	4,170	\$ 766.34	3,403.66	82%	20,850	28,357.25	(7,507.25)	-36%	21,642.75
Insurance : Property	4,250	0		0.00	NA	1,060	0.00	1,060.00	100%	4,250.00
Insurance: General Liability	40	0		0.00	NA	10	0.00	10.00	100%	40.00
Insurance: Fidelity	0	0		0.00	NA	0	28.65	(28.65)	NA	(28.65)
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	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	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	78,330	6,530	6,771.22	(241.22)	-4%	32,650	28,943.99	3,706.01	11%	49,386.01
Other General Expense	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Other General Expense	78,330	6,530	6,771.22	(241.22)	0	32,650	28,943.99	3,706	0	49,386
TOTAL EXPENSES	161,920	13,110	\$ 9,537.56	3,572.44	27%	66,790	66,866.25	(76.26)	0%	95,053.74
Net Income Before Operating Transfer to Public Housing Operation	228,880	19,460	\$ 23,027.02	3,567.02	-18%	96,060	98,456.65	2,396.65	-2%	130,423.36
Operating Transfer to Public Housing Operation	0	0	\$ -	0.00	NA	0	0.00	0.00	NA	0.00
Net Income	228,880	19,460	\$ 23,027.02	3,567.02	-18%	96,060	98,456.65	2,396.65	-2%	130,423.36
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	19,460	\$ 23,027.02	3,567.02	-18%	96,060	98,456.65	2,396.65	-2%	130,423.36

NOTE: Positive Variance = Favorable; Negative Variance = Unfavorable



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

REVENUE										
	BUDGET	11/30 MONTH BUDGET	11/30 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		(13,580.00)	-100%	67,900	81,463.20	13,563.20	20%	81,456.80
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	0.00	0.00	NA	0.00
TOTAL REVENUE	162,920	13,580	0.00	(13,580.00)	-100%	67,900	81,463.20	13,563.20	20%	81,456.80
EXPENSES										
Administrative Salaries	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Administrative Benefits: General	0	0		0.00	NA	0	0.00	0.00	NA	0.00
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	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 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	0.00	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	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	4,000	330		330.00	100%	1,650	1,075.31	574.69	35%	2,924.69
Maintenance	4,000	330	0.00	330.00	100%	1,650	1,075.31	574.69	35%	2,924.69
Insurance : Property	70	0		0.00	NA	20	0.00	20.00	100%	70.00
Insurance: General Liability	30	0		0.00	NA	10	0.00	10.00	100%	30.00
Insurance: Fidelity	0	0		0.00	NA	0	13.14	(13.14)	NA	(13.14)
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	100	0	0.00	0.00	NA	30	13.14	16.86	56%	86.86
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	70,150	5,850	5,986.05	(136.05)	-2%	29,250	26,773.90	2,476.10	8%	43,376.10
Other General Expense	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Other General Expense	70,150	5,850	5,986.05	(136.05)	0	29,250	26,773.90	2,476	0	43,376
TOTAL EXPENSES	74,250	6,180	5,986.05	193.95	3%	30,930	27,862.35	3,067.55	10%	46,387.55
Net Income Before Operating Transfer to Public Housing Operations	88,670	7,400	(5,986.05)	(13,386.05)	181%	36,970	53,600.85	16,630.85	-45%	35,069.25
Operating Transfer to Public Housing Operations	0	0	0	0.00	NA	0	0.00	0.00	NA	0.00
Net Income	88,670	7,400	(5,986.05)	(13,386.05)	181%	36,970	53,600.85	16,630.85	-45%	35,069.25
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	88,670	7,400	(5,986.05)	(13,386.05)	181%	36,970	53,600.85	16,630.85	-45%	35,069.25

NOTE: Positive Variance = Favorable; Negative Variance = Unfavorable



KNOXVILLE'S COMMUNITY DEVELOPMENT CORPORATION
Valley Oaks Apartments
NOVEMBER 2008

REVENUE										
	BUDGET	11/30 MONTH BUDGET	11/30 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	\$ 119.18	(119.18)	NA	0	1,329.47	(1,329.47)	NA	-1,329.47
Administrative Benefits: General	0	0	27.69	(27.69)	NA	0	325.69	(325.69)	NA	-325.69
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	2,608.17	(2,608.17)	NA	0	2,608.17	(2,608.17)	NA	(2,608.17)
Administrative Expense	0	0	\$ 2,755.04	(2,755.04)	NA	0	4,387.33	(4,387.33)	NA	(4,387.33)
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	\$ 77.97	(77.97)	NA	0	77.97	(77.97)	NA	(77.97)
Maintenance Benefits: General	0	0	33.04	(33.04)	NA	0	33.04	(33.04)	NA	(33.04)
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	\$ 111.01	(111.01)	NA	0	111.01	(111.01)	NA	(111.01)
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	\$ 2,866.05	(2,866.05)	NA	0	4,498.34	(4,498.34)	NA	(4,498.34)
Net Income Before Operating Transfer to Public Housing Operations	0	0	\$ (2,866.05)	(2,866.05)	NA	0	1,573.65	1,573.65	NA	(1,573.65)
Operating Transfer to Public Housing Operations	0	0	\$ -	0.00	NA	0	0.00	0.00	NA	0.00
Net Income	0	0	\$ (2,866.05)	(2,866.05)	NA	0	1,573.65	1,573.65	NA	(1,573.65)
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	0	0	\$ (2,866.05)	(2,866.05)	NA	0	1,573.65	1,573.65	NA	(1,573.65)

NOTE: Positive Variance = Favorable; Negative Variance = Unfavorable



KNOXVILLE'S COMMUNITY DEVELOPMENT CORPORATION
BLANK
NOVEMBER 2008

REVENUE										
	BUDGET	11/30 MONTH BUDGET	11/30 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	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