



**KNOXVILLE'S COMMUNITY DEVELOPMENT CORPORATION**  
**THE MANOR**  
**February-09**

<b>REVENUE</b>										
	<b>BUDGET</b>	<b>2/28 MONTHLY BUDGET</b>	<b>2/28 MONTHLY INCOME &amp; EXP</b>	<b>AMOUNT VARIANCE</b>	<b>MO. VAR %</b>	<b>YTD BUDGET</b>	<b>YTD INCOME AND EXPENSE</b>	<b>AMOUNT VARIANCE</b>	<b>YTD VAR %</b>	<b>REMAINING BUDGET</b>
Service Fees (Manor Fees)	222,100	18,510	16,298.46	(2,211.54)	-12%	148,080	135,582.86	(12,497.14)	-8%	86,517.14
Interest on Investments	10,000	830	846.80	16.80	2%	6,640	9,871.00	3,231.00	49%	129.00
Other Income	500	40	50.00	10.00	25%	320	496.81	176.81	55%	3.19
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	232,600	19,380	17,195.26	(2,184.74)	-11%	155,040	145,950.67	(9,089.33)	-6%	86,649.33
<b>Administrative Salaries</b>										
Administrative Salaries	31,200	2,400	2,399.32	0.68	0%	20,400	19,497.40	902.60	4%	11,702.60
Administrative Benefits: Genera	10,510	810	798.63	11.37	1%	6,880	6,412.93	467.07	7%	4,097.07
Compensated Absences	220	0		0.00	NA	0	0.00	0.00	NA	220.00
Legal Fees	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Staff Training	230	0		0.00	NA	160	3.81	156.19	98%	226.19
Travel / Meetings	300	20		20.00	100%	220	38.61	181.39	82%	261.39
Audit	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Computer Support	500	40		40.00	100%	320	186.71	133.29	42%	313.29
Telephone	5,280	440	137.84	302.16	69%	3,520	4,714.64	(1,194.64)	-34%	565.36
Office Supplies and Furnishing:	300	20		20.00	100%	230	160.67	69.33	30%	139.33
Advertising and Marketing	0	0		0.00	NA	0	275.00	(275.00)	NA	(275.00)
Other Administrative Expenses (Sundry)	3,700	310	52.15	257.85	83%	2,480	267.83	2,212.17	89%	3,432.17
Administrative Management Fees	5,900	490	420.00	70.00	14%	3,920	3,648.00	272.00	7%	2,252.00
Administrative Bookkeeping Fees	3,690	310	262.50	47.50	15%	2,480	2,280.00	200.00	8%	1,410.00
Tenant Services	85,950	7,160	889.87	6,270.13	88%	57,280	45,454.19	11,825.81	21%	40,495.81
Food Costs	82,020	6,840	4,793.19	2,046.81	30%	54,720	38,669.82	16,050.18	29%	43,350.18
<b>Administrative Expense</b>	<b>229,800</b>	<b>18,840</b>	<b>9,753.50</b>	<b>9,086.50</b>	<b>6%</b>	<b>152,610</b>	<b>121,609.61</b>	<b>31,000.39</b>	<b>20%</b>	<b>108,190.39</b>
<b>Utilities</b>										
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
<b>Utilities</b>	<b>0</b>	<b>0</b>	<b>0.00</b>	<b>0.00</b>	<b>NA</b>	<b>0</b>	<b>0.00</b>	<b>0.00</b>	<b>NA</b>	<b>0.00</b>
<b>Maintenance</b>										
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	200	20		20.00	100%	160	0.00	160.00	100%	200.00
Garbage and Trash Disposa	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Contract Costs	200	20		20.00	100%	160	103.05	56.95	36%	96.95
<b>Maintenance</b>	<b>400</b>	<b>40</b>	<b>0.00</b>	<b>40.00</b>	<b>100%</b>	<b>320</b>	<b>103.05</b>	<b>216.95</b>	<b>68%</b>	<b>296.95</b>
<b>Insurance</b>										
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	175	0		0.00	NA	80	82.68	(2.68)	-3%	92.32
Insurance: Worker's Compensator	565	0		0.00	NA	280	154.68	125.32	45%	410.32
Insurance: Other	0	0		0.00	NA	0	0.00	0.00	NA	0.00
<b>General Expense</b>	<b>740</b>	<b>0</b>	<b>0.00</b>	<b>0.00</b>	<b>NA</b>	<b>360</b>	<b>237.36</b>	<b>122.64</b>	<b>34%</b>	<b>502.64</b>
<b>Other General Expense</b>	<b>0</b>	<b>0</b>	<b>0.00</b>	<b>0.00</b>	<b>NA</b>	<b>0</b>	<b>0.00</b>	<b>0.00</b>	<b>NA</b>	<b>0.00</b>
<b>TOTAL EXPENSES</b>	<b>230,940</b>	<b>18,880</b>	<b>9,753.50</b>	<b>9,126.50</b>	<b>48%</b>	<b>153,290</b>	<b>121,950.02</b>	<b>31,339.98</b>	<b>20%</b>	<b>108,989.98</b>
<b>Net Income Before Operating Transfer to Public Housing</b>	<b>1,660</b>	<b>500</b>	<b>7,441.76</b>	<b>6,941.76</b>	<b>-1388%</b>	<b>1,750</b>	<b>24,000.65</b>	<b>22,250.65</b>	<b>1271%</b>	<b>(22,340.65)</b>
<b>Operating Transfer to Public Housing Operation:</b>	<b>0</b>	<b>0</b>	<b>0.00</b>	<b>0.00</b>	<b>NA</b>	<b>0</b>	<b>0.00</b>	<b>0.00</b>	<b>NA</b>	<b>0.00</b>
<b>Net Income</b>	<b>1,660</b>	<b>500</b>	<b>7,441.76</b>	<b>6,941.76</b>	<b>-1388%</b>	<b>1,750</b>	<b>24,000.65</b>	<b>22,250.65</b>	<b>1271%</b>	<b>(22,340.65)</b>
<b>Reserves</b>										
Replacement Reserve	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Replacement Reserve for Central Office Computer /	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Replacement Reserve for Central Office / Supportive	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Replacement Reserve for Supportive Maintenance Vehicle	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
<b>NET INCOME, NET OF RESERVES</b>	<b>1,660</b>	<b>500</b>	<b>7,441.76</b>	<b>6,941.76</b>	<b>-1388%</b>	<b>1,750</b>	<b>24,000.65</b>	<b>22,250.65</b>	<b>1271%</b>	<b>(22,340.65)</b>

NOTE: Positive Variance = Favorable; Negative Variance = Unfavorable