



**Knoxville's Community Development Corporation
Public Housing Site Budgets
July 1, 2010 to June 30, 2011**

	Totals, Low Rent	Western Heights (3-11)	Lonsdale Mechanicsville (3-5/21/26/27)	Austin Homes (3-6)	Love Towers (3-7)	Taylor Homes (3-8)	Lee Williams (3-9)	Cagle Terrace (3-10)	Northgate Terrace (3-11)	Northridge Crossing (3-12)	Montgomery Village (3-13/14)	Isabella Towers (3-15)	Passport Homes (3-22)	Passport Residencies (3-23)	The Vista (3-25)	The Verandas (3-26)	Park City Duplexes (3-28)	Valley Oaks (3-30)	Virginia Walker (3-31)	Bakertown (3-32)
Maintenance Salaries	1,666,050	309,320	179,660	83,320	64,610	101,180	110,580	73,330	60,950	130,140	222,250	64,360	0	0	115,050	21,980	9,200	28,570	42,610	33,340
Benefits (per actual %, varies by site)	619,610	112,810	70,260	26,710	15,880	38,970	49,630	17,410	32,810	37,220	96,530	30,460	0	0	38,120	9,590	3,690	8,170	20,430	10,920
Maintenance Materials	564,250	132,980	71,370	25,400	34,540	54,260	40,810	29,280	20,790	31,950	31,720	30,630	0	0	26,860	3,660	0	5,000	20,000	5,000
Specialized Maintenance: Pest Control (materials)	2,760	30	170	160	320	270	100	170	100	260	390	240	0	0	140	110	0	100	100	100
Specialized Maintenance: Vacant/Occupied Painting (materials)	1,980	60	250	0	60	180	0	30	0	60	0	320	0	0	220	200	0	200	200	200
Specialized Maintenance: Concrete Sidewalks (materials)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Specialized Maintenance: HVAC (materials)	17,870	120	0	2,070	1,180	130	110	580	540	3,100	710	2,470	0	0	2,360	0	0	500	2,000	2,000
Specialized Maintenance: Plumbing (materials)	22,200	2,830	2,670	3,190	500	2,510	340	2,070	760	510	2,230	110	0	0	3,370	10	0	100	500	500
Specialized Maintenance: Grounds (materials)	8,000	1,490	1,510	120	0	420	0	0	0	1,880	730	60	0	0	590	0	0	200	500	500
Maintenance Contracts	258,790	51,370	10,640	17,120	16,830	11,910	11,220	9,420	7,380	25,150	12,600	18,230	0	0	33,380	3,120	0	2,310	16,810	11,300
Specialized Maintenance: Grounds	471,420	102,670	72,420	23,370	13,410	52,900	17,830	10,720	10,920	42,720	43,270	3,550	0	0	30,500	5,340	9,000	3,600	17,060	12,140
Specialized Maintenance: Vehicle Maintenance	48,880	11,030	9,750	2,060	0	2,730	3,170	0	0	6,000	3,000	0	0	0	2,840	300	2,000	2,000	2,000	2,000
Specialized Maintenance: Welding	31,600	10,170	520	2,410	2,430	1,590	1,500	4,870	500	1,030	730	0	0	0	1,600	250	0	0	2,000	2,000
Specialized Maintenance: Exterior Painting	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Specialized Maintenance: Pest Control (fees for service)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Specialized Maintenance: Vacant/Occupied Painting (fees for service)	485,080	100,710	28,570	20,520	43,860	41,860	23,390	21,210	31,240	34,800	15,000	41,330	0	0	33,040	3,550	500	500	23,400	21,600
Specialized Maintenance: Concrete Sidewalks (fees for service)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Specialized Maintenance: HVAC (fees for service)	72,720	1,450	0	2,070	8,010	1,120	1,980	4,130	4,620	10,390	1,090	8,400	0	0	2,360	500	0	1,000	13,000	12,000
Specialized Maintenance: Plumbing (fees for service)	288,950	65,480	27,660	48,490	4,800	7,600	7,600	21,230	9,020	25,330	15,030	5,030	0	0	22,340	1,170	1,100	2,000	13,000	12,000
Specialized Maintenance: Bulky Debris Pickup (fees for service)	70,540	17,980	3,500	3,150	2,320	5,250	3,980	3,370	1,820	6,480	7,140	2,980	0	0	3,170	1,420	1,500	1,500	2,500	2,500
Specialized Maintenance: Pest Control (contracted costs)	125,210	19,330	11,370	2,870	15,550	10,120	11,020	6,100	11,170	7,470	10,070	5,350	0	0	7,900	940	490	1,070	2,270	2,120
Specialized Maintenance: Vacant/Occupied Painting (contracted costs)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Specialized Maintenance: Concrete Sidewalks (contracted costs)	84,920	13,570	3,000	1,510	2,330	10,000	10,000	11,560	3,000	500	20,000	1,000	0	0	3,450	0	0	1,000	2,000	2,000
Specialized Maintenance: HVAC (contracted costs)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Specialized Maintenance: Plumbing (contracted costs)	44,380	4,960	1,440	6,130	1,230	1,150	760	3,430	9,510	820	3,770	850	0	0	4,230	0	0	1,100	2,500	2,500
Specialized Maintenance: Bulky Debris Pickup (contracted costs)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Elevator Service	47,590	0	0	0	17,110	0	0	12,570	9,180	0	0	5,780	0	0	0	1,600	0	0	1,350	0
Electrical Service	21,170	2,070	500	580	2,160	500	500	360	1,000	2,330	740	1,020	0	0	3,520	390	0	500	2,500	2,500
Trash Removal	189,720	42,560	15,000	10,910	8,290	15,630	16,960	4,890	5,820	5,120	26,700	6,200	0	0	11,050	600	0	5,300	8,340	6,350
Total Maintenance	5,143,690	1,003,580	510,260	282,160	285,420	360,280	320,540	236,730	221,130	373,560	513,700	228,370	0	0	346,090	54,730	27,480	64,720	165,070	143,570
Security Labor	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Benefits	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Materials	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contracts	500,000	65,000	45,000	20,000	40,000	35,000	40,000	40,000	40,000	40,000	30,000	35,000	0	10,000	30,000	5,000	5,000	5,000	10,000	5,000
Total Protective Services	500,000	65,000	45,000	20,000	40,000	35,000	40,000	40,000	40,000	40,000	30,000	35,000	0	10,000	30,000	5,000	5,000	5,000	10,000	5,000
Insurance:																				
Property	194,010	31,740	13,490	5,930	18,040	10,580	12,560	13,270	20,050	12,680	20,910	13,220	0	0	8,140	1,930	0	2,340	4,710	4,420
General Liability	120,260	21,680	9,080	4,270	7,820	7,260	8,510	8,610	8,700	8,510	14,520	7,410	0	0	5,560	1,320	130	630	3,250	3,000
Fidelity	12,700	2,050	1,390	470	780	750	880	890	820	1,220	1,310	760	0	70	600	130	10	70	260	240
Workers Compensation	68,820	9,520	6,540	3,010	5,090	4,900	5,920	5,100	4,750	4,860	8,530	4,160	250	1,190	4,160	840	0	0	0	0
Other	15,850	3,570	1,660	710	590	1,340	1,250	430	850	1,190	1,830	430	0	0	1,020	170	110	250	390	60
PILOT	169,130	0	16,920	0	29,820	0	2,470	28,110	34,670	23,640	0	6,250	0	0	15,550	5,010	2,030	0	4,660	0
Bad Debt Expense (Collection Loss)	326,060	75,570	33,950	19,940	16,620	16,670	26,030	11,820	3,620	34,600	45,000	12,900	0	0	27,170	170	0	1,000	7,000	5,000
Other General Expense	16,700	500	4,630	1,070	1,000	500	500	2,000	2,000	1,000	500	1,000	0	0	500	500	0	0	500	500
Extraordinary Maintenance	68,800	10,000	10,000	8,000	4,100	5,000	5,000	0	4,200	7,000	0	13,500	0	0	2,000	0	0	0	0	0
Total General Expenses	992,330	154,630	97,660	43,400	72,860	47,000	63,120	70,230	79,660	94,700	92,600	59,630	250	1,260	64,700	10,070	2,280	8,950	16,110	13,220
Total Expenses, excl. Asset Management	15,391,130	2,330,410	1,123,110	634,190	1,084,100	888,060	1,220,420	1,148,120	1,052,800	1,066,340	1,533,320	1,077,600	54,410	202,530	821,090	147,300	81,230	164,550	434,010	327,540
Asset Management	460,320	82,560	34,320	15,480	29,880	27,600	32,400	32,880	33,240	32,400	46,080	28,320	1,320	6,000	21,000	5,040	2,400	5,760	12,240	11,400
Other: Energy Perf Contract	425,010	55,830	14,400	37,270	44,760	30,380	20,200	76,720	36,750	21,440	44,990	41,050	0	0	1,220	0	0	0	0	0
CFPP Interest Expense	842,410	0	505,450	0	0	0	0	0	0	336,960	0	0	0	0	0	0	0	0	0	0
Capital Fund Operating Transfer in for Debt Service	(842,410)	0	(505,450)	0	0	0	0	0	0	(336,960)	0	0	0	0	0	0	0	0	0	0
Total Expenses	16,276,460	2,468,800	1,171,830	686,940	1,158,740	946,040	1,273,020	1,257,720	1,122,790	1,120,180	1,624,390	1,146,970	55,730	208,530	842,090	153,560	83,630	170,310	446,250	338,940
Cash Flow from Operations	3,948,830	1,293,700	271,200	22,700	188,410	290,560	159,380	156,510	258,910	406,730	774,830	84,390	(2,480)	17,350	51,410	19,260	(26,340)	(34,210)	12,580	3,940
Transfers between AMPs	0	(25,550)	(5,190)	(450)	(3,210)	(5,640)	(2,980)	(1,290)	(4,240)	(6,070)	(13,040)	(1,680)	2,480	(350)	(890)	(270)	26,340	44,210	(180)	(20)
Capital Expenses	450,750	44,200	17,500	800																



**FY 2011
Non-Routine Budget**

Extraordinary Maintenance

Description	Project	Estimated Cost
Clean up molded unit Apt # 150	3-1	\$10,000.00
Wet water spring under one bldg-Sherman	3-5	\$10,000.00
Fencing repairs and clean up	3-6	\$8,000.00
Window cleaning; change out tp holders, pt disp., auto flushers in common areads	3-7	\$ 4,100.00
Repair Gutters, soffit roofing	3-8	\$5,000.00
Repair Gutters, soffit roofing	3-9	\$5,000.00
Clean exterior windows; paint doors	3-11	\$ 4,200.00
Signs BGC, maildrop box	3-12	\$7,000.00
Clean windows, pressure washing, water heaters	3-18	\$13,500.00
Painting of parking lot	3-25	\$ 2,000.00
TOTAL		\$68,800.00

Betterments and Additions

Description	Project	Estimated Cost
MadVac Unit	3-1	\$ 22,000.00
Concrete wall for Bldg. B	3-7	\$ 22,700.00
Security system monitor parking lot	3-10	\$3,500.00
Metal Awning, 2 add'l camera, 6 cameras replaced	3-11	\$48,500.00
Parking shed for MadVac	3-25	\$7000.00
Security system monitor parking lot	3-28	\$3,500.00
Van	3-30	\$10,000.00
Signage	3-31	\$3,000.00
Signage	3-32	\$3,000.00
Repair Roof/Parking Lot	3-25	\$ 7,000.00
TOTAL		\$123,200.00



Replacements

Description	Project	Estimated Cost
Mule, Dumpsters	3-1	\$22,000.00
Vehicle-Truck	3-5	\$17,500.00
AED	3-6	\$800.00
Umbrellas, Grills, Chairs, Power washer	3-7	\$8,850.00
Dumpsters, HVAC	3-8	\$14,800.00
Dumpsters, HVAC	3-9	\$14,800.00
Stoves	3-10	\$90,000.00
Power washer, office chairs, chairs in lobby	3-11	\$3,000.00
HVAC in Sr. Center and BGC HVAC	3-12	\$12,000.00
Refrigerators, Ranges, Mule, and 10 dumpsters	3-13	\$137,000.00
Dumpsters	3-18	\$2,400.00
AED	3-25	\$800.00
Washers/Dryers	3-28	\$2,800.00
Chairs in Lobby	3-31	\$600.00
TOTAL		\$327,550.00

Total cost for Extraordinary Maintenance and Replacements: \$519,550.00



**KNOXVILLE'S COMMUNITY DEVELOPMENT CORPORATION
CENTRAL OFFICE COST CENTER (SUMMARY)
FY 2011 BUDGET**

REVENUE	
	FY 2011 BUDGET
Public Housing Management Fees	1,837,620
Public Housing Bookkeeping Fees	333,240
Public Housing Asset Management Fee	460,320
Other Program Management Fees	256,050
Other Program Bookkeeping Fees	3,510
Housing Choice Voucher Program Management Fees	522,750
Housing Choice Voucher Program Bookkeeping Fees	326,720
Capital Fund Administrative Fee	127,530
Fee For Specialized Service - Pest Control	0
Fee For Specialized Service - Interior Painting	484,580
Fee For Specialized Service - HVAC	0
Fee For Specialized Service - Plumbing	287,850
Fee For Specialized Service - Concrete Sidewalks	0
Fee For Specialized Service - Bulky Debris Pickup	69,040
Interest Income	28,630
Other Income	0
TOTAL REVENUE	4,737,840
EXPENSES	
Administrative Salaries	2,423,250
Administrative Benefits: General	689,640
Compensated Absences	92,230
Legal Fees	11,650
Staff Training	37,050
Travel / Meetings	123,570
Audit	4,140
Computer Support	107,130
Telephone	56,920
Office Supplies and Furnishings	26,090
Advertising and Marketing	4,210
Other Administrative Expenses (Sundry)	124,220
Administrative Expense	3,700,100
Water	6,270
Electricity	40,610
Gas	22,170
Sewer	3,090
Other utilities expense	0
Utilities	72,140
Maintenance Salaries	533,950
Maintenance Benefits: General	209,840
Materials	29,200
Garbage and Trash Disposal	2,700
Contract Costs	120,480
Maintenance	896,170
Insurance : Property	4,430
Insurance: General Liability	100
Insurance: Fidelity	2,090
Insurance: Worker's Compensation	44,870
Insurance: Other	10,160
General Expense	61,650
Other General Expense	0
TOTAL EXPENSES	4,730,060
Net Income Before Operating Transfer to PH Operations	7,780
Operating Transfer to Public Housing Operations	0
Net Income	7,780
Replacement Reserve	0
NET INCOME, NET OF RESERVES	7,780



KNOXVILLE'S COMMUNITY DEVELOPMENT CORPORATION
CENTRAL OFFICE COST CENTER (204 HOUSING ADMIN)
FY 2011 BUDGET

REVENUE	
	FY 2011 BUDGET
Public Housing Management Fees	661,540
Public Housing Bookkeeping Fees	119,970
Public Housing Asset Management Fee	165,720
Other Program Management Fees	92,180
Other Program Bookkeeping Fees	1,260
Housing Choice Voucher Program Management Fees	188,180
Housing Choice Voucher Program Bookkeeping Fees	117,620
Capital Fund Administrative Fee	48,460
Fee For Specialized Service - Pest Control	0
Fee For Specialized Service - Interior Painting	484,580
Fee For Specialized Service - HVAC	-
Fee For Specialized Service - Plumbing	287,850
Fee For Specialized Service - Concrete Sidewalks	
Fee For Specialized Service - Bulky Debris Pickup	69,040
Interest Income	0
Other Income	0
TOTAL REVENUE	2,236,400
EXPENSES	
Administrative Salaries	486,050
Administrative Benefits: General	147,320
Compensated Absences	29,450
Legal Fees	6,190
Staff Training	9,840
Travel / Meetings	28,890
Audit	0
Computer Support	4,340
Telephone	14,770
Office Supplies and Furnishings	7,190
Advertising and Marketing	1,130
Other Administrative Expenses (Sundry)	28,910
Administrative Expense	764,080
Water	2,750
Electricity	11,630
Gas	12,880
Sewer	1,530
Other utilities expense	0
Utilities	28,790
Maintenance Salaries	531,780
Maintenance Benefits: General	208,830
Materials	22,760
Garbage and Trash Disposal	1,370
Contract Costs	59,430
Maintenance	824,170
Insurance : Property	1,240
Insurance: General Liability	40
Insurance: Fidelity	710
Insurance: Worker's Compensation	34,630
Insurance: Other	8,280
General Expense	44,900
Other General Expense	0
TOTAL EXPENSES	1,661,940
Net Income Before Operating Transfer to PH Operations	574,460
Operating Transfer to Public Housing Operations	0
Net Income	574,460
Replacement Reserve	0
NET INCOME, NET OF RESERVES	574,460



KNOXVILLE'S COMMUNITY DEVELOPMENT CORPORATION
CENTRAL OFFICE COST CENTER (205 EXEC MGT)
FY 2011 BUDGET

REVENUE	
	FY 2011 BUDGET
Public Housing Management Fees	606,410
Public Housing Bookkeeping Fees	109,970
Public Housing Asset Management Fee	151,910
Other Program Management Fees	84,500
Other Program Bookkeeping Fees	1,160
Housing Choice Voucher Program Management Fees	172,510
Housing Choice Voucher Program Bookkeeping Fees	107,820
Capital Fund Administrative Fee	34,430
Fee For Specialized Service - Pest Control	0
Fee For Specialized Service - Interior Painting	0
Fee For Specialized Service - HVAC	0
Fee For Specialized Service - Plumbing	0
Fee For Specialized Service - Concrete Sidewalks	0
Fee For Specialized Service - Bulky Debris Pickup	0
Interest Income	28,630
Other Income	0
TOTAL REVENUE	
	1,297,340
EXPENSES	
Administrative Salaries	997,460
Administrative Benefits: General	235,420
Compensated Absences	51,140
Legal Fees	4,460
Staff Training	7,370
Travel / Meetings	83,110
Audit	4,140
Computer Support	7,530
Telephone	18,020
Office Supplies and Furnishings	9,550
Advertising and Marketing	800
Other Administrative Expenses (Sundry)	74,040
Administrative Expense	
	1,493,040
Water	1,770
Electricity	14,980
Gas	0
Sewer	870
Other utilities expense	0
Utilities	
	17,620
Maintenance Salaries	2,170
Maintenance Benefits: General	1,010
Materials	5,730
Garbage and Trash Disposal	1,330
Contract Costs	54,290
Maintenance	
	64,530
Insurance : Property	2,750
Insurance: General Liability	30
Insurance: Fidelity	680
Insurance: Worker's Compensation	3,330
Insurance: Other	1,230
General Expense	
	8,020
Other General Expense	
	0
TOTAL EXPENSES	
	1,583,210
Net Income Before Operating Transfer to PH Operations	(285,870)
Operating Transfer to Public Housing Operations	0
Net Income	(285,870)
Replacement Reserve	0
NET INCOME, NET OF RESERVES	
	(285,870)



KNOXVILLE'S COMMUNITY DEVELOPMENT CORPORATION
CENTRAL OFFICE COST CENTER (206 HUMAN RESOURCES)
FY 2011 BUDGET

REVENUE	
	FY 2011 BUDGET
Public Housing Management Fees	110,260
Public Housing Bookkeeping Fees	19,990
Public Housing Asset Management Fee	27,620
Other Program Management Fees	15,360
Other Program Bookkeeping Fees	210
Housing Choice Voucher Program Management Fees	31,370
Housing Choice Voucher Program Bookkeeping Fees	19,600
Capital Fund Administrative Fee	7,650
Fee For Specialized Service - Pest Control	0
Fee For Specialized Service - Interior Painting	0
Fee For Specialized Service - HVAC	0
Fee For Specialized Service - Plumbing	0
Fee For Specialized Service - Concrete Sidewalks	0
Fee For Specialized Service - Bulky Debris Pickup	0
Interest Income	0
Other Income	0
	TOTAL REVENUE 232,060
EXPENSES	
Administrative Salaries	179,170
Administrative Benefits: General	71,580
Compensated Absences	580
Legal Fees	1,000
Staff Training	7,010
Travel / Meetings	4,560
Audit	0
Computer Support	16,550
Telephone	2,720
Office Supplies and Furnishings	2,500
Advertising and Marketing	200
Other Administrative Expenses (Sundry)	5,780
Administrative Expense	291,650
Water	220
Electricity	1,950
Gas	0
Sewer	110
Other utilities expense	0
Utilities	2,280
Maintenance Salaries	0
Maintenance Benefits: General	0
Materials	0
Garbage and Trash Disposal	0
Contract Costs	980
Maintenance	980
Insurance : Property	0
Insurance: General Liability	0
Insurance: Fidelity	120
Insurance: Worker's Compensation	790
Insurance: Other	0
General Expense	910
Other General Expense	0
TOTAL EXPENSES	295,820
Net Income Before Operating Transfer to PH Operations	(63,760)
Operating Transfer to Public Housing Operations	0
Net Income	(63,760)
Replacement Reserve	0
NET INCOME, NET OF RESERVES	(63,760)



**KNOXVILLE'S COMMUNITY DEVELOPMENT CORPORATION
CENTRAL OFFICE COST CENTER (207 ACCOUNTING)
FY 2011 BUDGET**

REVENUE	
	FY 2011 BUDGET
Public Housing Management Fees	220,510.00
Public Housing Bookkeeping Fees	39,990.00
Public Housing Asset Management Fee	55,240.00
Other Program Management Fees	30,730.00
Other Program Bookkeeping Fees	420.00
Housing Choice Voucher Program Management Fees	62,730.00
Housing Choice Voucher Program Bookkeeping Fees	39,210.00
Capital Fund Administrative Fee	19,130.00
Fee For Specialized Service - Pest Control	0
Fee For Specialized Service - Interior Painting	0
Fee For Specialized Service - HVAC	0
Fee For Specialized Service - Plumbing	0
Fee For Specialized Service - Concrete Sidewalks	0
Fee For Specialized Service - Bulky Debris Pickup	0
Interest Income	0
Other Income	0
TOTAL REVENUE	467,960
EXPENSES	
Administrative Salaries	369,280
Administrative Benefits: General	110,700
Compensated Absences	3,210
Legal Fees	0
Staff Training	6,800
Travel / Meetings	2,060
Audit	0
Computer Support	56,340
Telephone	5,480
Office Supplies and Furnishings	3,500
Advertising and Marketing	1,500
Other Administrative Expenses (Sundry)	9,850
Administrative Expense	568,720
Water	990
Electricity	5,210
Gas	0
Sewer	310
Other utilities expense	0
Utilities	6,510
Maintenance Salaries	0
Maintenance Benefits: General	0
Materials	160
Garbage and Trash Disposal	0
Contract Costs	0
Maintenance	160
Insurance : Property	0
Insurance: General Liability	0
Insurance: Fidelity	280
Insurance: Worker's Compensation	1,980
Insurance: Other	0
General Expense	2,260
Other General Expense	0
TOTAL EXPENSES	577,650
Net Income Before Operating Transfer to PH Operations	(109,690)
Operating Transfer to Public Housing Operations	0
Net Income	(109,690)
Replacement Reserve	0
NET INCOME, NET OF RESERVES	(109,690)



**KNOXVILLE'S COMMUNITY DEVELOPMENT CORPORATION
CENTRAL OFFICE COST CENTER (208 PURCHASING)
FY 2011 BUDGET**

REVENUE	
	FY 2011 BUDGET
Public Housing Management Fees	110,270
Public Housing Bookkeeping Fees	19,990
Public Housing Asset Management Fee	27,610
Other Program Management Fees	15,360
Other Program Bookkeeping Fees	210
Housing Choice Voucher Program Management Fees	31,370
Housing Choice Voucher Program Bookkeeping Fees	19,600
Capital Fund Administrative Fee	7,660
Fee For Specialized Service - Pest Control	0
Fee For Specialized Service - Interior Painting	0
Fee For Specialized Service - HVAC	0
Fee For Specialized Service - Plumbing	0
Fee For Specialized Service - Concrete Sidewalks	0
Fee For Specialized Service - Bulky Debris Pickup	0
Interest Income	0
Other Income	0
	TOTAL REVENUE 232,070
EXPENSES	
Administrative Salaries	183,840
Administrative Benefits: General	58,980
Compensated Absences	4,680
Legal Fees	0
Staff Training	1,370
Travel / Meetings	4,700
Audit	0
Computer Support	3,450
Telephone	2,930
Office Supplies and Furnishings	350
Advertising and Marketing	380
Other Administrative Expenses (Sundry)	3,600
Administrative Expense	264,280
Water	360
Electricity	3,260
Gas	9,290
Sewer	180
Other utilities expense	0
Utilities	13,090
Maintenance Salaries	0
Maintenance Benefits: General	0
Materials	550
Garbage and Trash Disposal	0
Contract Costs	5,780
Maintenance	6,330
Insurance : Property	440
Insurance: General Liability	30
Insurance: Fidelity	120
Insurance: Worker's Compensation	2,930
Insurance: Other	650
General Expense	4,170
Other General Expense	0
TOTAL EXPENSES	287,870
Net Income Before Operating Transfer to PH Operations	(55,800)
Operating Transfer to Public Housing Operations	0
Net Income	(55,800)
Replacement Reserve	0
NET INCOME, NET OF RESERVES	(55,800)



**KNOXVILLE'S COMMUNITY DEVELOPMENT CORPORATION
CENTRAL OFFICE COST CENTER (209 INFORMATION SYSTEMS)
FY 2011 BUDGET**

REVENUE	
	FY 2011 BUDGET
Public Housing Management Fees	128,630
Public Housing Bookkeeping Fees	23,330
Public Housing Asset Management Fee	32,220
Other Program Management Fees	17,920
Other Program Bookkeeping Fees	250
Housing Choice Voucher Program Management Fees	36,590
Housing Choice Voucher Program Bookkeeping Fees	22,870
Capital Fund Administrative Fee	10,200
Fee For Specialized Service - Pest Control	0
Fee For Specialized Service - Interior Painting	0
Fee For Specialized Service - HVAC	0
Fee For Specialized Service - Plumbing	0
Fee For Specialized Service - Concrete Sidewalks	0
Fee For Specialized Service - Bulky Debris Pickup	0
Interest Income	0
Other Income	0
	TOTAL REVENUE 272,010
EXPENSES	
Administrative Salaries	207,450
Administrative Benefits: General	65,640
Compensated Absences	3,170
Legal Fees	0
Staff Training	4,660
Travel / Meetings	250
Audit	0
Computer Support	18,920
Telephone	13,000
Office Supplies and Furnishings	3,000
Advertising and Marketing	200
Other Administrative Expenses (Sundry)	2,040
Administrative Expense	318,330
Water	180
Electricity	3,580
Gas	0
Sewer	90
Other utilities expense	0
Utilities	3,850
Maintenance Salaries	0
Maintenance Benefits: General	0
Materials	0
Garbage and Trash Disposal	0
Contract Costs	0
Maintenance	0
Insurance : Property	0
Insurance: General Liability	0
Insurance: Fidelity	180
Insurance: Worker's Compensation	1,210
Insurance: Other	0
General Expense	1,390
Other General Expense	0
	TOTAL EXPENSES 323,570
Net Income Before Operating Transfer to PH Operations	(51,560)
Operating Transfer to Public Housing Operations	0
Net Income	(51,560)
Replacement Reserve	0
NET INCOME, NET OF RESERVES	(51,560)



KNOXVILLE'S COMMUNITY DEVELOPMENT CORPORATION
SECTION 8 PROGRAMS
JULY 1, 2010 - JUNE 30, 2011

REVENUE

HUD PHA Grants: Administrative Fees	\$2,000,150
HUD PHA Grants: FSS and Homeownership Grant	\$90,920
Homeownership Closing Fees	\$5,000
Other Income	0
Investment Income	4,000
Audit Reimbursement Income	5,500
Fraud Recovery Income	5,000

TOTAL REVENUE **\$2,110,570**

EXPENSES

Administrative Salaries	\$467,080
Administrative Benefits	\$180,260
Compensated Absences	\$7,820
Legal Fees	\$0
Staff Training	\$4,140
Travel	\$7,620
Audit	\$31,660
Telephone	\$36,010
Computer Support	\$23,030
Office Supplies and Furnishings	\$10,000
Printing and Duplication	\$15,100
Postage	\$15,250
Advertising and Marketing	\$500
Publications	\$650
Other Administrative Expenses	\$27,960
Inspection Costs	\$225,000
Management Fees	\$522,750
Bookkeeping Fees	\$326,720
Administrative Expense	1,901,550

FSS/Homeownership Salary	\$66,450
FSS/Homeownership Benefits	\$17,750
Tenant Services Expenses	\$84,200

Water	\$0
Electricity	\$0
Gas	\$0
Sewer	\$0
Other utilities expense	\$0
Utilities	\$0

Maintenance Salaries	\$3,490
Maintenance Benefits: General	\$1,520
Materials	\$1,200
Garbage and Trash Disposal	\$0
Contract Costs	\$3,550
Maintenance	\$9,760

Insurance : Property	\$0
Insurance: General Liability	\$11,220
Insurance: Fidelity	\$5,350
Insurance: Worker's Compensation	\$4,020
Insurance: Other	\$860
General Expense	\$21,450

Other General Expense Portability Fees **\$14,380**

TOTAL EXPENSES **\$2,031,340**

NET INCOME (LOSS) **\$79,230**



KNOXVILLE'S COMMUNITY DEVELOPMENT CORPORATION
THE MANOR
JULY 1, 2010 - JUNE 30, 2011

REVENUE	
	FY 2011 BUDGET
Service Fees (Manor Fees) 39 units	231,660
Scholarship Loss - 6 tenants	(12,950)
Interest on Investments	2,480
Other Income	600
TOTAL REVENUE	
	221,790
EXPENSES	
Administrative Salaries	33,700
Administrative Benefits: General	10,950
Compensated Absences	1,890
Legal Fees	0
Staff Training	270
Travel / Meetings	100
Audit	0
Computer Service	750
Telephone	1,900
Office Supplies and Furnishings	350
Advertising and Marketing	1,130
Other Administrative Expenses (Sundry)	1,200
Administrative - Management Fees	5,620
Administrative - Bookkeeping Fees	3,510
Tenant Services	87,600
Food Costs	80,080
Administrative Expense	
	229,050
Water	0
Electricity	0
Gas	0
Sewer	0
Other utilities expense	0
Utilities	
	0
Maintenance Salaries	0
Maintenance Benefits: General	0
Materials	200
Garbage and Trash Disposal	0
Contract Costs	170
Maintenance	
	370
Insurance : Property	0
Insurance: General Liability	0
Insurance: Fidelity	90
Insurance: Worker's Compensation	160
Insurance: Other	0
General Expense	
	250
Other General Expense	
	0
TOTAL EXPENSES	
	229,670
Net Income Before Operating Transfer to PH Operations	(7,880)
Operating Transfer to Public Housing Operations	0
Net Income	(7,880)
Replacement Reserve	0
NET INCOME, NET OF RESERVES	
	(7,880)



KNOXVILLE'S COMMUNITY DEVELOPMENT CORPORATION
REDEVELOPMENT GENERAL PLANNING
JULY 1, 2010 - JUNE 30, 2011

REVENUE	
Funds from Leased Property	\$60,600
Investment Income	9,830
Project and TIF Fee Revenues	73,590
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TOTAL REVENUE	\$144,020
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EXPENSES	
Administrative Salaries	\$39,250
Employee Benefits - Administrative	15,700
Compensated Absences	900
Legal Expense	10,000
Training	260
Travel	230
Audit	580
Telephone	5,080
Office Supplies	850
Other Operating - Administrative	10,000
Administrative - Management Fee	49,910
Ordinary Maintenance and Operations: Materials	0
Ordinary Maintenance and Operations: Contract Costs	8,000
Utilities	1,120
Insurance	2,140
Other General Expense	0
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TOTAL EXPENSES	\$144,020
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NET INCOME (LOSS)	\$0

Note: The Redevelopment Program is a self-sustaining activity. All operating revenues for project administration are guaranteed by specific project activities. Departmental and agency redevelopment activities are supplemented, as required, from General Planning funds.

* Salaries shown in this Budget represent an estimate of all direct salary charges.