KCDC
Knoxville's Community Development Corporation

**Development - Christenberry Heights** | **Reporting Period - 12/2008**

**Unit Count - 300** | **Unit Months Available - 3,600** | **Fiscal Months To Date - 6** | **YTD UMA's - 1,800**

| Account Description | Total Fiscal Budget | Budget PUM | Monthly Budget | Monthly Income and Expenses For 12/2008 | Monthly PUM | Monthly Var % | YTD Budget | 2009 YTD Income and Expense | YTD PUM | YTD Var % | Remaining Budget |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Gross Potential Rent | 564,060 | 156.68 | 47,010 | 50,040.00 | 166.80 | 6% | 282,060 | 303,772.12 | 168.76 | 8% | 260,287.88 |
| Vacany Loss | -156,840 | -43.57 | -13,070 | -14,220.00 | -47.40 | -9% | -78,420 | -116,656.27 | -64.81 | -49% | -40,183.73 |
| **Total Dwelling Rent** | **407,220** | **113.12** | **33,940** | **35,820.00** | **119.40** | **6%** | **203,640** | **187,115.85** | **103.95** | **-8%** | **220,104.15** |
| Other Rental Income(incl. excess utils) | 16,730 | 4.65 | 1,400 | 578.86 | 1.93 | -59% | 8,400 | 6,540.01 | 3.63 | -22% | 10,189.99 |
| Non-Dwelling Rents | 0 | 0.00 | 0 | 0.00 | 0.00 | 0% | 0 | 0.00 | 0.00 | 0% | 0.00 |
| Interest on Investments | 19,080 | 5.30 | 1,590 | 23,904.74 | 79.68 | 1,403% | 9,540 | 33,550.23 | 18.64 | 252% | -14,470.23 |
| Other Income | 0 | 0.00 | 0 | 0.00 | 0.00 | 0% | 0 | 11,037.76 | 6.13 | 0% | -11,037.76 |
| Capital Funding Management Fee | 0 | 0.00 | 0 | 0.00 | 0.00 | 0% | 0 | 0.00 | 0.00 | 0% | 0.00 |
| **Gross Potential Subsidy** | **1,302,440** | **361.79** | **108,540** | **171,983.14** | **573.28** | **58%** | **651,240** | **659,064.00** | **366.15** | **1%** | **643,376.00** |
| Vacancy Loss | -12,120 | -3.37 | -1,010 | -736.00 | -2.45 | 27% | -6,060 | -4,458.00 | -2.48 | 26% | -7,662.00 |
| Proration Loss | -206,450 | -57.35 | -17,200 | -4,818.84 | -16.06 | 72% | -103,200 | -72,268.00 | -40.15 | 30% | -134,182.00 |
| **Total Operating Subsidy** | **1,083,870** | **301.08** | **90,330** | **166,428.30** | **554.76** | **84%** | **541,980** | **582,338.00** | **323.52** | **7%** | **501,532.00** |
| **Total Operating Income** | **1,526,900** | **424.14** | **127,260** | **226,731.90** | **755.77** | **78%** | **763,560** | **820,581.85** | **455.88** | **7%** | **706,318.15** |
| **OPERATING EXPENSES** | | | | | | | | | | | |
| **Operating Expenses -Admin** | | | | | | | | | | | |
| Administrative Salaries | 114,120 | 31.70 | 8,780 | 10,705.02 | 35.68 | -22% | 57,070 | 55,807.22 | 31.00 | 2% | 58,312.78 |
| Administrative Benefits | 45,840 | 12.73 | 3,530 | 3,762.00 | 12.54 | -7% | 22,930 | 22,397.16 | 12.44 | 2% | 23,442.84 |
| Compensated Absences | 2,210 | 0.61 | 0 | 0.00 | 0.00 | 0% | 0 | 0.00 | 0.00 | 0% | 2,210.00 |
| Telephone | 6,190 | 1.72 | 520 | 244.41 | 0.81 | 53% | 3,120 | 2,591.63 | 1.44 | 17% | 3,598.37 |
| Travel | 2,500 | 0.69 | 20 | 0.00 | 0.00 | 100% | 1,620 | 4.00 | 0.00 | 100% | 2,496.00 |
| Training | 910 | 0.25 | 80 | 0.00 | 0.00 | 100% | 480 | 109.20 | 0.06 | 77% | 800.80 |

**NOTE: Positive Variance = Favorable; Negative Variance = Unfavorable**

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| Account Description | Total Fiscal Budget | Budget PUM | Monthly Budget | Monthly Income and Expenses For 12/2008 | Monthly PUM | Monthly Var % | YTD Budget | 2009 YTD Income and Expense | YTD PUM | YTD Var % | Remaining Budget |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Legal Expenses | 2,880 | 0.80 | 240 | 195.43 | 0.65 | 19% | 1,440 | 311.43 | 0.17 | 78% | 2,568.57 |
| Audit Cost | 2,580 | 0.72 | 0 | 0.00 | 0.00 | 0% | 0 | 1,291.50 | 0.72 | 0% | 1,288.50 |
| Managment Fee | 125,820 | 34.95 | 10,490 | 10,963.66 | 36.55 | -5% | 62,940 | 66,256.92 | 36.81 | -5% | 59,563.08 |
| Booking Fee | 23,840 | 6.62 | 1,990 | 2,077.50 | 6.93 | -4% | 11,940 | 12,555.00 | 6.98 | -5% | 11,285.00 |
| Capital Funding Management Fee | 0 | 0.00 | 0 | 0.00 | 0.00 | 0% | 0 | 0.00 | 0.00 | 0% | 0.00 |
| Administrative Fee(Centralized front-line service) | 9,280 | 2.58 | 720 | 745.36 | 2.48 | -4% | 4,670 | 4,596.59 | 2.55 | 2% | 4,683.41 |
| Computer Service | 50 | 0.01 | 0 | 0.00 | 0.00 | 0% | 0 | 2,317.84 | 1.29 | 0% | -2,267.84 |
| Office Supplies | 1,240 | 0.34 | 100 | 48.54 | 0.16 | 51% | 600 | 197.60 | 0.11 | 67% | 1,042.40 |
| Court Costs | 6,500 | 1.81 | 540 | 308.00 | 1.03 | 43% | 3,240 | 1,634.00 | 0.91 | 50% | 4,866.00 |
| Advertising and Marketing | 200 | 0.06 | 20 | 0.00 | 0.00 | 100% | 120 | 0.00 | 0.00 | 100% | 200.00 |
| Other Administrative Expense | 20,870 | 5.80 | 1,740 | 530.77 | 1.77 | 69% | 10,440 | 3,920.34 | 2.18 | 62% | 16,949.66 |
| **Total Expenses** | **365,030** | **101.40** | **28,770** | **29,580.69** | **98.60** | **-3%** | **180,610** | **173,990.43** | **96.66** | **4%** | **191,039.57** |
| **Tenant Services** | | | | | | | | | | | |
| Tenant Services Salary | 13,680 | 3.80 | 1,050 | 1,125.10 | 3.75 | -7% | 6,830 | 5,880.49 | 3.27 | 14% | 7,799.51 |
| Tenant Services Benefits | 3,800 | 1.06 | 290 | 262.78 | 0.88 | 9% | 1,890 | 1,557.37 | 0.87 | 18% | 2,242.63 |
| Tenant Services Contract Costs | 22,010 | 6.11 | 120 | 3,204.08 | 10.68 | -2,570% | 15,130 | 19,932.55 | 11.07 | -32% | 2,077.45 |
| Resident Participation | 3,150 | 0.88 | 0 | 0.00 | 0.00 | 0% | 0 | 0.00 | 0.00 | 0% | 3,150.00 |
| **Total Tenant Services** | **42,640** | **11.84** | **1,460** | **4,591.96** | **15.31** | **-215%** | **23,850** | **27,370.41** | **15.21** | **-15%** | **15,269.59** |
| **Utilities** | | | | | | | | | | | |
| Water/Sewer | 90,190 | 25.05 | 7,520 | 8,506.76 | 28.36 | -13% | 45,120 | 46,430.25 | 25.79 | -3% | 43,759.75 |
| Electricity | 62,570 | 17.38 | 5,210 | 6,152.78 | 20.51 | -18% | 31,260 | 26,051.03 | 14.47 | 17% | 36,518.97 |
| Gas | 31,940 | 8.87 | 6,390 | 4,479.88 | 14.93 | 30% | 11,510 | 5,836.92 | 3.24 | 49% | 26,103.08 |
| Other (Energy Performance Contract) | 27,980 | 7.77 | 2,330 | 1,918.15 | 6.39 | 18% | 13,980 | 10,078.83 | 5.60 | 28% | 17,901.17 |
| **Total Utilities Expenses** | **212,680** | **59.08** | **21,450** | **21,057.57** | **70.19** | **2%** | **101,870** | **88,397.03** | **49.11** | **13%** | **124,282.97** |
| **Protective Services** | | | | | | | | | | | |
| Protective Services | 40,000 | 11.11 | 3,330 | 2,555.26 | 8.52 | 23% | 19,980 | 14,766.00 | 8.20 | 26% | 25,234.00 |
| **Total Protective Services** | **40,000** | **11.11** | **3,330** | **2,555.26** | **8.52** | **23%** | **19,980** | **14,766.00** | **8.20** | **26%** | **25,234.00** |

**NOTE: Positive Variance = Favorable; Negative Variance = Unfavorable**

**Development - Christenberry Heights** | **Reporting Period - 12/2008**

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| Account Description | Total Fiscal Budget | Budget PUM | Monthly Budget | Monthly Income and Expenses For 12/2008 | Monthly PUM | Monthly Var % | YTD Budget | 2009 YTD Income and Expense | YTD PUM | YTD Var % | Remaining Budget |
|---|---|---|---|---|---|---|---|---|---|---|---|
| **Ordinary Maintenance** | | | | | | | | | | | |
| Salaries | 97,820 | 27.17 | 7,520 | 7,160.98 | 23.87 | 5% | 48,890 | 40,762.70 | 22.65 | 17% | 57,057.30 |
| Benefits | 28,060 | 7.79 | 2,170 | 1,848.57 | 6.16 | 15% | 14,080 | 10,849.71 | 6.03 | 23% | 17,210.29 |
| Materials | 53,810 | 14.95 | 4,480 | 8,848.89 | 29.50 | -98% | 26,880 | 72,800.48 | 40.44 | -171% | -18,990.48 |
| Landscaping/Grounds Maint. | 41,290 | 11.47 | 60 | 1,377.00 | 4.59 | -2,195% | 20,640 | 17,901.00 | 9.95 | 13% | 23,389.00 |
| Vehicle Maintenance | 6,000 | 1.67 | 500 | 302.76 | 1.01 | 39% | 3,000 | 973.41 | 0.54 | 68% | 5,026.59 |
| Pest Control(incl.fee for service & materials) | 9,100 | 2.53 | 320 | 34.97 | 0.12 | 89% | 4,440 | 3,312.44 | 1.84 | 25% | 5,787.56 |
| Vacant/Occupied Unit Painting(incl.fee&materials) | 20,150 | 5.60 | 1,680 | 1,973.02 | 6.58 | -17% | 10,080 | 10,306.49 | 5.73 | -2% | 9,843.51 |
| Carpentry/Sidewalks(incl.fee,mat&other contracts) | 2,710 | 0.75 | 220 | 252.00 | 0.84 | -15% | 1,320 | 252.00 | 0.14 | 81% | 2,458.00 |
| Welding | 500 | 0.14 | 40 | 0.00 | 0.00 | 100% | 240 | 0.00 | 0.00 | 100% | 500.00 |
| Other Project Painting | 0 | 0.00 | 0 | 0.00 | 0.00 | 0% | 0 | | | 0% | |
| Non-Routine Maintenance | 0 | 0.00 | 0 | 0.00 | 0.00 | 0% | 0 | 0.00 | 0.00 | 0% | 0.00 |
| HVAC(incl.fee, materials & other contracts) | 28,600 | 7.94 | 2,390 | 1,252.11 | 4.17 | 48% | 14,340 | 9,374.69 | 5.21 | 35% | 19,225.31 |
| Plumbing(incl.fee, materials & other contracts) | 22,260 | 6.18 | 1,850 | 2,818.13 | 9.39 | -52% | 11,100 | 15,822.74 | 8.79 | -43% | 6,437.26 |
| Bulky Debris Pickup(incl.fee for service) | 2,890 | 0.80 | 240 | 72.98 | 0.24 | 70% | 1,440 | 656.82 | 0.36 | 54% | 2,233.18 |
| Elevator Service | 0 | 0.00 | 0 | 0.00 | 0.00 | 0% | 0 | 0.00 | 0.00 | 0% | 0.00 |
| Electrical Service | 500 | 0.14 | 40 | 0.00 | 0.00 | 100% | 240 | 0.00 | 0.00 | 100% | 500.00 |
| Trash Removal | 6,990 | 1.94 | 580 | 2.25 | 0.01 | 100% | 3,480 | 8,200.05 | 4.56 | -136% | -1,210.05 |
| Contract Cost | 12,000 | 3.33 | 1,000 | 1,609.20 | 5.36 | -61% | 6,000 | 2,910.65 | 1.62 | 51% | 9,089.35 |
| **Total Ordinary Maintenance** | **332,680** | **92.41** | **23,090** | **27,552.86** | **91.84** | **-19%** | **166,170** | **194,123.18** | **107.85** | **-17%** | **138,556.82** |
| **General Expense** | | | | | | | | | | | |
| Property Insurance | 10,410 | 2.89 | 2,600 | 2,602.91 | 8.68 | 0% | 5,200 | 5,205.77 | 2.89 | 0% | 5,204.23 |
| General Liability Insurance | 7,790 | 2.16 | 1,950 | 1,948.40 | 6.49 | 0% | 3,900 | 3,896.84 | 2.16 | 0% | 3,893.16 |
| Fidelity Insurance | 1,150 | 0.32 | 290 | 673.91 | 2.25 | -132% | 580 | 1,021.64 | 0.57 | -76% | 128.36 |
| Worker's Compensation Insurance | 4,780 | 1.33 | 1,200 | 16,711.53 | 55.71 | -1,293% | 2,400 | 33,423.06 | 18.57 | -1,293% | -28,643.06 |
| Other Insurance | 710 | 0.20 | 180 | 1,379.61 | 4.60 | -666% | 360 | 1,613.76 | 0.90 | -348% | -903.76 |
| **Total Insurance** | **24,840** | **6.90** | **6,220** | **23,316.36** | **77.72** | **-275%** | **12,440** | **45,161.07** | **25.09** | **-263%** | **-20,321.07** |

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| Account Description | Total Fiscal Budget | Budget PUM | Monthly Budget | Monthly Income and Expenses For 12/2008 | Monthly PUM | Monthly Var % | YTD Budget | 2009 YTD Income and Expense | YTD PUM | YTD Var % | Remaining Budget |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Payment in Lieu of Taxes | 22,250 | 6.18 | 0 | 0.00 | 0.00 | 0% | 0 | 0.00 | 0.00 | 0% | 22,250.00 |
| Terminal Leave Pay(incl.other general exp budget) | 0 | 0.00 | 0 | 3,239.60 | 10.80 | 0% | 0 | 4,240.31 | 2.36 | 0% | -4,240.31 |
| Collection Losses(bad debt expense) | 18,950 | 5.26 | 4,740 | -113.53 | -0.38 | 102% | 9,480 | 8,067.40 | 4.48 | 15% | 10,882.60 |
| Other | 500 | 0.14 | 40 | 59.58 | 0.20 | -49% | 240 | 764.58 | 0.42 | -219% | -264.58 |
| **Total General Expenses** | **66,540** | **18.48** | **11,000** | **26,502.01** | **88.34** | **-141%** | **22,160** | **58,233.36** | **32.35** | **-163%** | **8,306.64** |
| **Total Routine Expenses** | **1,059,570** | **294.33** | **89,100** | **111,840.35** | **372.80** | **-26%** | **514,640** | **556,880.41** | **309.38** | **-8%** | **502,689.59** |
| **NON-ROUTINE EXPENDITURES** | | | | | | | | | | | |
| Extraordinary Maintenance | 15,000 | 4.17 | 1,250 | 0.00 | 0.00 | 100% | 7,500 | 1,000.00 | 0.56 | 87% | 14,000.00 |
| Replacement of Equipment(capital expenses) | 0 | 0.00 | 0 | 0.00 | 0.00 | 0% | 0 | 0.00 | 0.00 | 0% | 0.00 |
| Betterments and Additions(capital expenses) | 0 | 0.00 | 0 | 0.00 | 0.00 | 0% | 0 | 0.00 | 0.00 | 0% | 0.00 |
| Other Non-routine Expenditures | 0 | 0.00 | 0 | 0.00 | 0.00 | 0% | 0 | 0.00 | 0.00 | 0% | 0.00 |
| Casualty Losses | 0 | 0.00 | 0 | 0.00 | 0.00 | 0% | 0 | 0.00 | 0.00 | 0% | 0.00 |
| **Total Capital Expenses** | **15,000** | **4.17** | **1,250** | **0.00** | **0.00** | **100%** | **7,500** | **1,000.00** | **0.56** | **87%** | **14,000.00** |
| **Total Operating Expenses** | **1,074,570** | **298.49** | **90,350** | **111,840.35** | **372.80** | **-24%** | **522,140** | **557,880.41** | **309.93** | **-7%** | **516,689.59** |
| Interest on Notes and Bonds Payable | 361,684 | 100.47 | 0 | 0.00 | 0.00 | 0% | 0 | 14,293.20 | 7.94 | 0% | 347,390.80 |
| Asset Management Fee | 32,800 | 9.11 | 2,730 | 2,780.00 | 9.27 | -2% | 16,380 | 16,860.00 | 9.37 | -3% | 15,940.00 |
| Operating Transfer In/Out | 0 | 0.00 | 0 | -201,069.67 | -670.23 | 0% | 0 | -966,436.24 | -536.91 | 0% | 966,436.24 |
| **Total Expenses** | **1,469,054** | **408.07** | **93,080** | **-86,449.32** | **-288.16** | **193%** | **538,520** | **-377,402.63** | **-209.67** | **170%** | **1,846,456.63** |
| **Net Income (Loss)** | **57,846** | **16.07** | **34,180** | **313,181.22** | **1,043.94** | **816%** | **225,040** | **1,197,984.48** | **665.55** | **-432%** | **-1,140,138.48** |

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