KCDC
Knoxville's Community Development Corporation

Development - Montgomery Village | **Reporting Period - 3/2009**

Unit Count - 452 | **Unit Months Available - 5,424** | **Fiscal Months To Date - 9** | **YTD UMA's - 4,068**

Account Description	Total Fiscal Budget	Budget PUM	Monthly Budget	Monthly Income and Expenses For 3/2009	Monthly PUM	Monthly Var %	YTD Budget	2009 YTD Income and Expense	YTD PUM	YTD Var %	Remaining Budget
Gross Potential Rent	212,080	39.10	17,670	15,134.02	33.48	-14%	159,030	145,652.00	35.80	-8%	66,428.00
Vacany Loss	-68,390	-12.61	-5,700	-4,955.04	-10.96	13%	-51,300	-43,644.44	-10.73	15%	-24,745.56
Total Dwelling Rent	**143,690**	**26.49**	**11,970**	**10,178.98**	**22.52**	**-15%**	**107,730**	**102,007.56**	**25.08**	**-5%**	**41,682.44**
Other Rental Income(incl. excess utils)	41,000	7.56	3,410	8,997.30	19.91	164%	30,690	40,218.98	9.89	31%	781.02
Non-Dwelling Rents	0	0.00	0	0.00	0.00	0%	0	0.00	0.00	0%	0.00
Interest on Investments	32,490	5.99	2,710	-1,933.24	-4.28	-171%	24,390	14,272.05	3.51	-41%	18,217.95
Other Income	0	0.00	0	25.00	0.06	0%	0	6,899.62	1.70	0%	-6,899.62
Capital Funding Management Fee	0	0.00	0	0.00	0.00	0%	0	0.00	0.00	0%	0.00
Gross Potential Subsidy	**2,219,750**	**409.25**	**184,980**	**169,880.75**	**375.84**	**-8%**	**1,664,820**	**1,628,781.25**	**400.39**	**-2%**	**590,968.75**
Vacancy Loss	-9,800	-1.81	-820	-423.00	-0.94	48%	-7,380	-6,219.00	-1.53	16%	-3,581.00
Proration Loss	-353,590	-65.19	-29,470	0.00	0.00	100%	-265,230	-123,007.00	-30.24	54%	-230,583.00
Total Operating Subsidy	**1,856,360**	**342.25**	**154,690**	**169,457.75**	**374.91**	**10%**	**1,392,210**	**1,499,555.25**	**368.62**	**8%**	**356,804.75**
Total Operating Income	**2,073,540**	**382.29**	**172,780**	**186,725.79**	**413.11**	**8%**	**1,555,020**	**1,662,953.46**	**408.79**	**7%**	**410,586.54**
OPERATING EXPENSES											
Operating Expenses -Admin											
Administrative Salaries	114,910	21.19	8,840	8,934.08	19.77	-1%	83,980	84,267.08	20.71	0%	30,642.92
Administrative Benefits	36,790	6.78	2,830	3,062.93	6.78	-8%	26,880	27,541.82	6.77	-2%	9,248.18
Compensated Absences	6,320	1.17	0	0.00	0.00	0%	0	0.00	0.00	0%	6,320.00
Telephone	6,080	1.12	510	531.06	1.17	-4%	4,590	4,085.23	1.00	11%	1,994.77
Travel	2,500	0.46	770	7.00	0.02	99%	2,430	996.29	0.24	59%	1,503.71
Training	3,660	0.67	310	0.00	0.00	100%	2,790	125.81	0.03	95%	3,534.19

NOTE: Positive Variance = Favorable; Negative Variance = Unfavorable

Development - Montgomery Village | **Reporting Period - 3/2009**

Unit Count - 452 | **Unit Months Available - 5,424** | **Fiscal Months To Date - 9** | **YTD UMA's - 4,068**

Account Description	Total Fiscal Budget	Budget PUM	Monthly Budget	Monthly Income and Expenses For 3/2009	Monthly PUM	Monthly Var %	YTD Budget	2009 YTD Income and Expense	YTD PUM	YTD Var %	Remaining Budget
Legal Expenses	6,880	1.27	570	690.00	1.53	-21%	5,130	3,742.06	0.92	27%	3,137.94
Audit Cost	3,230	0.60	0	0.00	0.00	0%	3,230	1,614.50	0.40	50%	1,615.50
Managment Fee	208,940	38.52	17,410	16,821.50	37.22	3%	156,690	157,449.24	38.70	0%	51,490.76
Booking Fee	39,590	7.30	3,300	3,187.50	7.05	3%	29,700	29,835.00	7.33	0%	9,755.00
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)	12,130	2.24	930	967.97	2.14	-4%	8,840	9,038.13	2.22	-2%	3,091.87
Computer Service	50	0.01	0	40.43	0.09	0%	0	3,949.63	0.97	0%	-3,899.63
Office Supplies	1,200	0.22	100	0.00	0.00	100%	900	622.44	0.15	31%	577.56
Court Costs	20,000	3.69	1,670	1,183.00	2.62	29%	15,030	12,822.00	3.15	15%	7,178.00
Advertising and Marketing	200	0.04	10	117.83	0.26	-1,078%	170	117.83	0.03	31%	82.17
Other Administrative Expense	3,460	0.64	290	971.55	2.15	-235%	2,610	2,330.10	0.57	11%	1,129.90
Total Expenses	**465,940**	**85.90**	**37,540**	**36,514.85**	**80.79**	**3%**	**342,970**	**338,537.16**	**83.22**	**1%**	**127,402.84**
Tenant Services											
Tenant Services Salary	17,110	3.15	1,320	1,267.52	2.80	4%	12,530	11,218.93	2.76	10%	5,891.07
Tenant Services Benefits	4,760	0.88	370	340.91	0.75	8%	3,510	3,022.92	0.74	14%	1,737.08
Tenant Services Contract Costs	24,990	4.61	90	229.35	0.51	-155%	24,750	18,710.41	4.60	24%	6,279.59
Resident Participation	7,660	1.41	0	0.00	0.00	0%	0	0.00	0.00	0%	7,660.00
Total Tenant Services	**54,520**	**10.05**	**1,780**	**1,837.78**	**4.07**	**-3%**	**40,790**	**32,952.26**	**8.10**	**19%**	**21,567.74**
Utilities											
Water/Sewer	288,590	53.21	24,050	35,903.18	79.43	-49%	216,450	255,220.45	62.74	-18%	33,369.55
Electricity	77,420	14.27	6,450	11,320.23	25.04	-76%	58,050	43,828.98	10.77	24%	33,591.02
Gas	0	0.00	0	0.00	0.00	0%	0	0.00	0.00	0%	0.00
Other (Energy Performance Contract)	42,860	7.90	3,570	3,993.19	8.83	-12%	32,130	33,158.20	8.15	-3%	9,701.80
Total Utilities Expenses	**408,870**	**75.38**	**34,070**	**51,216.60**	**113.31**	**-50%**	**306,630**	**332,207.63**	**81.66**	**-8%**	**76,662.37**
Protective Services											
Protective Services	50,000	9.22	4,170	4,692.62	10.38	-13%	37,530	31,930.74	7.85	15%	18,069.26
Total Protective Services	**50,000**	**9.22**	**4,170**	**4,692.62**	**10.38**	**-13%**	**37,530**	**31,930.74**	**7.85**	**15%**	**18,069.26**

NOTE: Positive Variance = Favorable; Negative Variance = Unfavorable

Development - Montgomery Village | **Reporting Period - 3/2009**

Unit Count - 452 | **Unit Months Available - 5,424** | **Fiscal Months To Date - 9** | **YTD UMA's - 4,068**

Account Description	Total Fiscal Budget	Budget PUM	Monthly Budget	Monthly Income and Expenses For 3/2009	Monthly PUM	Monthly Var %	YTD Budget	2009 YTD Income and Expense	YTD PUM	YTD Var %	Remaining Budget
Ordinary Maintenance											
Salaries	158,900	29.30	12,220	11,049.89	24.45	10%	116,090	104,739.34	25.75	10%	54,160.66
Benefits	61,130	11.27	4,700	6,208.96	13.74	-32%	44,670	42,652.20	10.48	5%	18,477.80
Materials	76,260	14.06	6,360	3,945.59	8.73	38%	57,240	32,788.93	8.06	43%	43,471.07
Landscaping/Grounds Maint.	44,370	8.18	5,450	0.00	0.00	100%	28,050	22,020.00	5.41	21%	22,350.00
Vehicle Maintenance	7,030	1.30	590	263.59	0.58	55%	5,310	2,872.87	0.71	46%	4,157.13
Pest Control(incl.fee for service & materials)	13,880	2.56	1,070	827.44	1.83	23%	9,970	8,154.54	2.00	18%	5,725.46
Vacant/Occupied Unit Painting(incl.fee&materials)	61,360	11.31	5,110	8,146.46	18.02	-59%	45,990	44,843.42	11.02	2%	16,516.58
Carpentry/Sidewalks(incl.fee,mat&other contracts)	19,040	3.51	1,590	168.00	0.37	89%	14,310	1,736.00	0.43	88%	17,304.00
Welding	2,000	0.37	170	0.00	0.00	100%	1,530	0.00	0.00	100%	2,000.00
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)	8,260	1.52	690	93.00	0.21	87%	6,210	488.25	0.12	92%	7,771.75
Plumbing(incl.fee, materials & other contracts)	110,550	20.38	9,210	10,355.96	22.91	-12%	82,890	44,831.54	11.02	46%	65,718.46
Bulky Debris Pickup(incl.fee for service)	8,120	1.50	680	1,642.05	3.63	-141%	6,120	7,462.21	1.83	-22%	657.79
Elevator Service	0	0.00	0	0.00	0.00	0%	0	0.00	0.00	0%	0.00
Electrical Service	3,040	0.56	250	0.00	0.00	100%	2,250	0.00	0.00	100%	3,040.00
Trash Removal	45,110	8.32	3,760	2,676.93	5.92	29%	33,840	20,815.24	5.12	38%	24,294.76
Contract Cost	25,000	4.61	2,080	356.44	0.79	83%	18,720	4,047.85	1.00	78%	20,952.15
Total Ordinary Maintenance	**644,050**	**118.74**	**53,930**	**45,734.31**	**101.18**	**15%**	**473,190**	**337,452.39**	**82.95**	**29%**	**306,597.61**
General Expense											
Property Insurance	17,280	3.19	4,320	4,335.72	9.59	0%	12,960	12,977.43	3.19	0%	4,302.57
General Liability Insurance	13,210	2.44	3,300	3,384.51	7.49	-3%	9,900	9,989.83	2.46	-1%	3,220.17
Fidelity Insurance	2,080	0.38	520	467.13	1.03	10%	1,560	1,391.65	0.34	11%	688.35
Worker's Compensation Insurance	7,280	1.34	1,820	2,106.99	4.66	-16%	5,460	6,320.97	1.55	-16%	959.03
Other Insurance	1,060	0.20	270	484.53	1.07	-79%	810	1,149.21	0.28	-42%	-89.21
Total Insurance	**40,910**	**7.54**	**10,230**	**10,778.88**	**23.85**	**-5%**	**30,690**	**31,829.09**	**7.82**	**-4%**	**9,080.91**

NOTE: Positive Variance = Favorable; Negative Variance = Unfavorable

Development - Montgomery Village | **Reporting Period - 3/2009**

Unit Count - 452 | **Unit Months Available - 5,424** | **Fiscal Months To Date - 9** | **YTD UMA's - 4,068**

Account Description	Total Fiscal Budget	Budget PUM	Monthly Budget	Monthly Income and Expenses For 3/2009	Monthly PUM	Monthly Var %	YTD Budget	2009 YTD Income and Expense	YTD PUM	YTD Var %	Remaining Budget
Payment in Lieu of Taxes	0	0.00	0	0.00	0.00	0%	0	0.00	0.00	0%	0.00
Terminal Leave Pay(incl.other general exp budget)	0	0.00	0	0.00	0.00	0%	0	0.00	0.00	0%	0.00
Collection Losses(bad debt expense)	49,140	9.06	12,290	12,751.70	28.21	-4%	36,870	44,526.41	10.95	-21%	4,613.59
Other	460	0.08	40	0.00	0.00	100%	360	0.00	0.00	100%	460.00
Total General Expenses	**90,510**	**16.69**	**22,560**	**23,530.58**	**52.06**	**-4%**	**67,920**	**76,355.50**	**18.77**	**-12%**	**14,154.50**
Total Routine Expenses	**1,713,890**	**315.98**	**154,050**	**163,526.74**	**361.78**	**-6%**	**1,269,030**	**1,149,435.68**	**282.56**	**9%**	**564,454.32**
NON-ROUTINE EXPENDITURES											
Extraordinary Maintenance	0	0.00	0	0.00	0.00	0%	0	0.00	0.00	0%	0.00
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	**0**	**0.00**	**0**	**0.00**	**0.00**	**0%**	**0**	**0.00**	**0.00**	**0%**	**0.00**
Total Operating Expenses	**1,713,890**	**315.98**	**154,050**	**163,526.74**	**361.78**	**-6%**	**1,269,030**	**1,149,435.68**	**282.56**	**9%**	**564,454.32**
Interest on Notes and Bonds Payable	0	0.00	0	0.00	0.00	0%	0	0.00	0.00	0%	0.00
Asset Management Fee	54,240	10.00	4,520	4,520.00	10.00	0%	40,680	40,680.00	10.00	0%	13,560.00
Operating Transfer In/Out	0	0.00	0	0.00	0.00	0%	0	0.00	0.00	0%	0.00
Total Expenses	**1,768,130**	**325.98**	**158,570**	**168,046.74**	**371.78**	**-6%**	**1,309,710**	**1,190,115.68**	**292.56**	**9%**	**578,014.32**
Net Income (Loss)	**305,410**	**56.31**	**14,210**	**18,679.05**	**41.33**	**31%**	**245,310**	**472,837.78**	**116.23**	**-93%**	**-167,427.78**

NOTE: Positive Variance = Favorable; Negative Variance = Unfavorable