KCDC
Knoxville's Community Development Corporation

Development - Isabella | **Reporting Period - 3/2009**

Unit Count - 236 | **Unit Months Available - 2,832** | **Fiscal Months To Date - 9** | **YTD UMA's - 2,124**

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	390,450	137.87	32,540	33,092.67	140.22	2%	292,860	299,192.86	140.86	2%	91,257.14
Vacany Loss	-6,620	-2.34	-550	-560.88	-2.38	-2%	-4,950	-2,954.18	-1.39	40%	-3,665.82
Total Dwelling Rent	**383,830**	**135.53**	**31,990**	**32,531.79**	**137.85**	**2%**	**287,910**	**296,238.68**	**139.47**	**3%**	**87,591.32**
Other Rental Income(incl. excess utils)	28,700	10.13	2,390	391.76	1.66	-84%	21,510	12,446.15	5.86	-42%	16,253.85
Non-Dwelling Rents	10,320	3.64	860	859.63	3.64	0%	7,740	7,736.67	3.64	0%	2,583.33
Interest on Investments	17,980	6.35	1,500	-930.50	-3.94	-162%	13,500	10,869.81	5.12	-19%	7,110.19
Other Income	9,870	3.49	820	572.18	2.42	-30%	7,380	7,381.21	3.48	0%	2,488.79
Capital Funding Management Fee	0	0.00	0	0.00	0.00	0%	0	0.00	0.00	0%	0.00
Gross Potential Subsidy	**722,260**	**255.04**	**60,190**	**56,700.25**	**240.26**	**-6%**	**541,710**	**536,906.25**	**252.78**	**-1%**	**185,353.75**
Vacancy Loss	-3,020	-1.07	-250	-47.00	-0.20	81%	-2,250	-1,701.00	-0.80	24%	-1,319.00
Proration Loss	-115,080	-40.64	-9,590	0.00	0.00	100%	-86,310	-40,323.50	-18.98	53%	-74,756.50
Total Operating Subsidy	**604,160**	**213.33**	**50,350**	**56,653.25**	**240.06**	**13%**	**453,150**	**494,881.75**	**233.00**	**9%**	**109,278.25**
Total Operating Income	**1,054,860**	**372.48**	**87,910**	**90,078.11**	**381.69**	**2%**	**791,190**	**829,554.27**	**390.56**	**5%**	**225,305.73**
OPERATING EXPENSES											
Operating Expenses -Admin											
Administrative Salaries	114,160	40.31	8,780	8,909.29	37.75	-1%	83,410	83,038.94	39.10	0%	31,121.06
Administrative Benefits	46,300	16.35	3,570	3,880.86	16.44	-9%	33,990	34,659.51	16.32	-2%	11,640.49
Compensated Absences	3,510	1.24	0	0.00	0.00	0%	0	0.00	0.00	0%	3,510.00
Telephone	4,240	1.50	350	376.70	1.60	-8%	3,150	3,085.61	1.45	2%	1,154.39
Travel	2,500	0.88	770	0.00	0.00	100%	2,430	1,201.45	0.57	51%	1,298.55
Training	700	0.25	60	0.00	0.00	100%	540	58.95	0.03	89%	641.05

NOTE: Positive Variance = Favorable; Negative Variance = Unfavorable

Development - Isabella | **Reporting Period - 3/2009**

Unit Count - 236 | **Unit Months Available - 2,832** | **Fiscal Months To Date - 9** | **YTD UMA's - 2,124**

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	1,280	0.45	110	0.00	0.00	100%	990	1,199.04	0.56	-21%	80.96
Audit Cost	2,260	0.80	0	0.00	0.00	0%	2,260	1,130.00	0.53	50%	1,130.00
Managment Fee	110,670	39.08	9,220	9,222.14	39.08	0%	82,980	83,592.96	39.36	-1%	27,077.04
Booking Fee	20,970	7.40	1,750	1,747.50	7.40	0%	15,750	15,840.00	7.46	-1%	5,130.00
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)	8,870	3.13	680	705.16	2.99	-4%	6,470	6,588.45	3.10	-2%	2,281.55
Computer Service	240	0.08	20	44.04	0.19	-120%	180	2,172.82	1.02	-1,107%	-1,932.82
Office Supplies	2,000	0.71	170	0.00	0.00	100%	1,530	1,110.28	0.52	27%	889.72
Court Costs	10,000	3.53	830	308.00	1.31	63%	7,470	2,956.00	1.39	60%	7,044.00
Advertising and Marketing	500	0.18	40	0.00	0.00	100%	360	0.00	0.00	100%	500.00
Other Administrative Expense	2,120	0.75	180	89.80	0.38	50%	1,620	320.96	0.15	80%	1,799.04
Total Expenses	**330,320**	**116.64**	**26,530**	**25,283.49**	**107.13**	**5%**	**243,130**	**236,954.97**	**111.56**	**3%**	**93,365.03**
Tenant Services											
Tenant Services Salary	11,970	4.23	920	887.28	3.76	4%	8,740	7,853.45	3.70	10%	4,116.55
Tenant Services Benefits	3,330	1.18	260	238.63	1.01	8%	2,460	2,107.25	0.99	14%	1,222.75
Tenant Services Contract Costs	53,600	18.93	3,380	2,613.10	11.07	23%	43,440	35,795.61	16.85	18%	17,804.39
Resident Participation	5,840	2.06	0	0.00	0.00	0%	0	0.00	0.00	0%	5,840.00
Total Tenant Services	**74,740**	**26.39**	**4,560**	**3,739.01**	**15.84**	**18%**	**54,640**	**45,756.31**	**21.54**	**16%**	**28,983.69**
Utilities											
Water/Sewer	71,720	25.32	5,980	6,950.34	29.45	-16%	53,820	54,080.89	25.46	0%	17,639.11
Electricity	200,180	70.69	16,680	26,688.43	113.09	-60%	150,120	159,337.98	75.02	-6%	40,842.02
Gas	0	0.00	0	0.00	0.00	0%	0	0.00	0.00	0%	0.00
Other (Energy Performance Contract)	40,330	14.24	3,360	3,643.82	15.44	-8%	30,240	30,257.17	14.25	0%	10,072.83
Total Utilities Expenses	**312,230**	**110.25**	**26,020**	**37,282.59**	**157.98**	**-43%**	**234,180**	**243,676.04**	**114.73**	**-4%**	**68,553.96**
Protective Services											
Protective Services	35,000	12.36	2,920	3,284.86	13.92	-12%	26,280	22,351.57	10.52	15%	12,648.43
Total Protective Services	**35,000**	**12.36**	**2,920**	**3,284.86**	**13.92**	**-12%**	**26,280**	**22,351.57**	**10.52**	**15%**	**12,648.43**

NOTE: Positive Variance = Favorable; Negative Variance = Unfavorable

Development - Isabella | **Reporting Period - 3/2009**

Unit Count - 236 | **Unit Months Available - 2,832** | **Fiscal Months To Date - 9** | **YTD UMA's - 2,124**

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	54,820	19.36	4,220	4,182.41	17.72	1%	40,090	37,899.63	17.84	5%	16,920.37
Benefits	28,130	9.93	2,160	2,291.75	9.71	-6%	20,530	20,073.92	9.45	2%	8,056.08
Materials	18,260	6.45	1,520	2,338.45	9.91	-54%	13,680	12,511.64	5.89	9%	5,748.36
Landscaping/Grounds Maint.	3,600	1.27	450	0.00	0.00	100%	2,290	1,759.50	0.83	23%	1,840.50
Vehicle Maintenance	0	0.00	0	0.00	0.00	0%	0	0.00	0.00	0%	0.00
Pest Control(incl.fee for service & materials)	16,520	5.83	1,490	961.68	4.07	35%	12,730	9,144.72	4.31	28%	7,375.28
Vacant/Occupied Unit Painting(incl.fee&materials)	28,090	9.92	2,340	2,951.24	12.51	-26%	21,060	15,857.71	7.47	25%	12,232.29
Carpentry/Sidewalks(incl.fee,mat&other contracts)	5,480	1.94	460	0.00	0.00	100%	4,140	112.00	0.05	97%	5,368.00
Welding	1,000	0.35	80	0.00	0.00	100%	720	0.00	0.00	100%	1,000.00
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)	27,210	9.61	2,270	93.00	0.39	96%	20,430	6,843.28	3.22	67%	20,366.72
Plumbing(incl.fee, materials & other contracts)	8,440	2.98	710	-8.98	-0.04	101%	6,390	544.92	0.26	91%	7,895.08
Bulky Debris Pickup(incl.fee for service)	2,890	1.02	240	328.41	1.39	-37%	2,160	1,933.97	0.91	10%	956.03
Elevator Service	15,760	5.56	1,310	3,084.61	13.07	-135%	11,790	13,755.56	6.48	-17%	2,004.44
Electrical Service	1,690	0.60	140	0.00	0.00	100%	1,260	0.00	0.00	100%	1,690.00
Trash Removal	9,010	3.18	750	602.52	2.55	20%	6,750	4,711.67	2.22	30%	4,298.33
Contract Cost	23,000	8.12	1,920	402.10	1.70	79%	17,280	7,709.19	3.63	55%	15,290.81
Total Ordinary Maintenance	**243,900**	**86.12**	**20,060**	**17,227.19**	**73.00**	**14%**	**181,300**	**132,857.71**	**62.55**	**27%**	**111,042.29**
General Expense											
Property Insurance	11,040	3.90	2,760	2,763.75	11.71	0%	8,280	8,282.17	3.90	0%	2,757.83
General Liability Insurance	6,910	2.44	1,730	1,771.32	7.51	-2%	5,190	5,224.75	2.46	-1%	1,685.25
Fidelity Insurance	1,110	0.39	280	273.33	1.16	2%	840	811.94	0.38	3%	298.06
Worker's Compensation Insurance	2,760	0.97	690	1,261.44	5.35	-83%	2,070	3,784.32	1.78	-83%	-1,024.32
Other Insurance	0	0.00	0	97.89	0.41	0%	0	97.89	0.05	0%	-97.89
Total Insurance	**21,820**	**7.70**	**5,460**	**6,167.73**	**26.13**	**-13%**	**16,380**	**18,201.07**	**8.57**	**-11%**	**3,618.93**

NOTE: Positive Variance = Favorable; Negative Variance = Unfavorable

Development - Isabella | **Reporting Period - 3/2009**

Unit Count - 236 | **Unit Months Available - 2,832** | **Fiscal Months To Date - 9** | **YTD UMA's - 2,124**

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	11,190	3.95	0	0.00	0.00	0%	0	0.00	0.00	0%	11,190.00
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)	28,360	10.01	7,090	4,079.37	17.29	42%	21,270	17,351.06	8.17	18%	11,008.94
Other	500	0.18	40	0.00	0.00	100%	360	0.00	0.00	100%	500.00
Total General Expenses	**61,870**	**21.85**	**12,590**	**10,247.10**	**43.42**	**19%**	**38,010**	**35,552.13**	**16.74**	**6%**	**26,317.87**
Total Routine Expenses	**1,058,060**	**373.61**	**92,680**	**97,064.24**	**411.29**	**-5%**	**777,540**	**717,148.73**	**337.64**	**8%**	**340,911.27**
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	**1,058,060**	**373.61**	**92,680**	**97,064.24**	**411.29**	**-5%**	**777,540**	**717,148.73**	**337.64**	**8%**	**340,911.27**
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	28,320	10.00	2,360	2,360.00	10.00	0%	21,240	21,240.00	10.00	0%	7,080.00
Operating Transfer In/Out	0	0.00	0	0.00	0.00	0%	0	0.00	0.00	0%	0.00
Total Expenses	**1,086,380**	**383.61**	**95,040**	**99,424.24**	**421.29**	**-5%**	**798,780**	**738,388.73**	**347.64**	**8%**	**347,991.27**
Net Income (Loss)	**-31,520**	**-11.13**	**-7,130**	**-9,346.13**	**-39.60**	**31%**	**-7,590**	**91,165.54**	**42.92**	**1,301%**	**-122,685.54**

NOTE: Positive Variance = Favorable; Negative Variance = Unfavorable