KCDC
Knoxville's Community Development Corporation

Development - The Vista | **Reporting Period - 12/2008**

Unit Count - 175 | **Unit Months Available - 2,100** | **Fiscal Months To Date - 6** | **YTD UMA's - 1,050**

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	331,650	157.93	27,640	28,725.70	164.15	4%	165,840	171,533.41	163.37	3%	160,116.59
Vacany Loss	-9,470	-4.51	-790	-164.15	-0.94	79%	-4,740	-3,944.26	-3.76	17%	-5,525.74
Total Dwelling Rent	**322,180**	**153.42**	**26,850**	**28,561.55**	**163.21**	**6%**	**161,100**	**167,589.15**	**159.61**	**4%**	**154,590.85**
Other Rental Income(incl. excess utils)	23,080	10.99	1,920	2,361.76	13.50	23%	11,520	20,378.47	19.41	77%	2,701.53
Non-Dwelling Rents	0	0.00	0	0.00	0.00	0%	0	0.00	0.00	0%	0.00
Interest on Investments	12,160	5.79	1,010	2,742.17	15.67	172%	6,060	6,674.30	6.36	10%	5,485.70
Other Income	0	0.00	0	0.00	0.00	0%	0	3,909.61	3.72	0%	-3,909.61
Capital Funding Management Fee	0	0.00	0	0.00	0.00	0%	0	0.00	0.00	0%	0.00
Gross Potential Subsidy	**537,890**	**256.14**	**44,820**	**13,038.62**	**74.51**	**-71%**	**268,920**	**277,157.00**	**263.96**	**3%**	**260,733.00**
Vacancy Loss	-1,260	-0.60	-110	-107.00	-0.61	3%	-660	-654.00	-0.62	1%	-606.00
Proration Loss	-85,860	-40.89	-7,160	-2,282.84	-13.04	68%	-42,960	-30,526.00	-29.07	29%	-55,334.00
Total Operating Subsidy	**450,770**	**214.65**	**37,550**	**10,648.78**	**60.85**	**-72%**	**225,300**	**245,977.00**	**234.26**	**9%**	**204,793.00**
Total Operating Income	**808,190**	**384.85**	**67,330**	**44,314.26**	**253.22**	**-34%**	**403,980**	**444,528.53**	**423.36**	**10%**	**363,661.47**
OPERATING EXPENSES											
Operating Expenses -Admin											
Administrative Salaries	71,650	34.12	5,510	7,937.56	45.36	-44%	35,820	36,259.50	34.53	-1%	35,390.50
Administrative Benefits	21,900	10.43	1,690	1,999.15	11.42	-18%	10,990	11,457.63	10.91	-4%	10,442.37
Compensated Absences	7,130	3.40	0	0.00	0.00	0%	0	0.00	0.00	0%	7,130.00
Telephone	3,850	1.83	320	240.96	1.38	25%	1,920	1,726.54	1.64	10%	2,123.46
Travel	1,450	0.69	20	0.00	0.00	100%	920	473.73	0.45	49%	976.27
Training	1,170	0.56	100	0.00	0.00	100%	600	39.74	0.04	93%	1,130.26

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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	1,880	0.90	160	0.00	0.00	100%	960	161.00	0.15	83%	1,719.00
Audit Cost	1,610	0.77	0	0.00	0.00	0%	0	807.00	0.77	0%	803.00
Managment Fee	81,220	38.68	6,770	6,926.50	39.58	-2%	40,620	40,846.56	38.90	-1%	40,373.44
Booking Fee	15,390	7.33	1,280	1,312.50	7.50	-3%	7,680	7,740.00	7.37	-1%	7,650.00
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)	6,030	2.87	470	483.50	2.76	-3%	3,050	2,980.02	2.84	2%	3,049.98
Computer Service	200	0.10	20	0.00	0.00	100%	120	1,705.02	1.62	-1,321%	-1,505.02
Office Supplies	200	0.10	20	122.53	0.70	-513%	120	394.29	0.38	-229%	-194.29
Court Costs	12,000	5.71	1,000	484.50	2.77	52%	6,000	3,454.00	3.29	42%	8,546.00
Advertising and Marketing	50	0.02	0	0.00	0.00	0%	0	0.00	0.00	0%	50.00
Other Administrative Expense	1,660	0.79	140	119.37	0.68	15%	840	782.16	0.74	7%	877.84
Total Expenses	**227,390**	**108.28**	**17,500**	**19,626.57**	**112.15**	**-12%**	**109,640**	**108,827.19**	**103.64**	**1%**	**118,562.81**
Tenant Services											
Tenant Services Salary	8,550	4.07	660	703.19	4.02	-7%	4,290	3,675.33	3.50	14%	4,874.67
Tenant Services Benefits	2,380	1.13	180	164.32	0.94	9%	1,170	973.84	0.93	17%	1,406.16
Tenant Services Contract Costs	360	0.17	30	16.93	0.10	44%	180	207.23	0.20	-15%	152.77
Resident Participation	3,440	1.64	0	0.00	0.00	0%	0	0.00	0.00	0%	3,440.00
Total Tenant Services	**14,730**	**7.01**	**870**	**884.44**	**5.05**	**-2%**	**5,640**	**4,856.40**	**4.63**	**14%**	**9,873.60**
Utilities											
Water/Sewer	83,240	39.64	6,940	6,457.58	36.90	7%	41,640	30,783.58	29.32	26%	52,456.42
Electricity	31,600	15.05	2,630	2,933.93	16.77	-12%	15,780	12,583.66	11.98	20%	19,016.34
Gas	0	0.00	0	0.00	0.00	0%	0	0.00	0.00	0%	0.00
Other (Energy Performance Contract)	0	0.00	0	0.00	0.00	0%	0	0.00	0.00	0%	0.00
Total Utilities Expenses	**114,840**	**54.69**	**9,570**	**9,391.51**	**53.67**	**2%**	**57,420**	**43,367.24**	**41.30**	**24%**	**71,472.76**
Protective Services											
Protective Services	25,000	11.90	2,080	1,597.04	9.13	23%	12,480	9,228.75	8.79	26%	15,771.25
Total Protective Services	**25,000**	**11.90**	**2,080**	**1,597.04**	**9.13**	**23%**	**12,480**	**9,228.75**	**8.79**	**26%**	**15,771.25**

NOTE: Positive Variance = Favorable; Negative Variance = Unfavorable

Development - The Vista | **Reporting Period - 12/2008**

Unit Count - 175 | **Unit Months Available - 2,100** | **Fiscal Months To Date - 6** | **YTD UMA's - 1,050**

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	81,260	38.70	6,250	5,835.76	33.35	7%	40,630	36,601.87	34.86	10%	44,658.13
Benefits	23,170	11.03	1,780	1,728.95	9.88	3%	11,580	10,881.14	10.36	6%	12,288.86
Materials	21,500	10.24	1,790	1,177.42	6.73	34%	10,740	9,122.74	8.69	15%	12,377.26
Landscaping/Grounds Maint.	27,560	13.12	90	970.52	5.55	-978%	13,780	16,060.52	15.30	-17%	11,499.48
Vehicle Maintenance	4,490	2.14	370	427.85	2.44	-16%	2,220	1,937.28	1.85	13%	2,552.72
Pest Control(incl.fee for service & materials)	7,590	3.61	400	58.94	0.34	85%	3,870	2,812.64	2.68	27%	4,777.36
Vacant/Occupied Unit Painting(incl.fee&materials)	16,520	7.87	1,380	1,700.72	9.72	-23%	8,280	20,253.66	19.29	-145%	-3,733.66
Carpentry/Sidewalks(incl.fee,mat&other contracts)	8,740	4.16	730	259.82	1.48	64%	4,380	9,526.64	9.07	-118%	-786.64
Welding	500	0.24	40	0.00	0.00	100%	240	4,100.00	3.90	-1,608%	-3,600.00
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)	24,580	11.70	2,050	1,342.63	7.67	35%	12,300	21,727.01	20.69	-77%	2,852.99
Plumbing(incl.fee, materials & other contracts)	31,710	15.10	2,640	374.35	2.14	86%	15,840	13,724.91	13.07	13%	17,985.09
Bulky Debris Pickup(incl.fee for service)	2,890	1.38	240	291.92	1.67	-22%	1,440	912.25	0.87	37%	1,977.75
Elevator Service	0	0.00	0	0.00	0.00	0%	0	0.00	0.00	0%	0.00
Electrical Service	6,510	3.10	540	564.39	3.23	-5%	3,240	2,534.39	2.41	22%	3,975.61
Trash Removal	12,830	6.11	1,070	1.25	0.01	100%	6,420	4,609.65	4.39	28%	8,220.35
Contract Cost	25,000	11.90	2,080	3,435.30	19.63	-65%	12,480	23,434.78	22.32	-88%	1,565.22
Total Ordinary Maintenance	**294,850**	**140.40**	**21,450**	**18,169.82**	**103.83**	**15%**	**147,440**	**178,239.48**	**169.75**	**-21%**	**116,610.52**
General Expense											
Property Insurance	6,790	3.23	1,700	1,697.72	9.70	0%	3,400	3,395.44	3.23	0%	3,394.56
General Liability Insurance	5,190	2.47	1,300	1,297.49	7.41	0%	2,600	2,594.99	2.47	0%	2,595.01
Fidelity Insurance	690	0.33	170	193.91	1.11	-14%	340	387.80	0.37	-14%	302.20
Worker's Compensation Insurance	4,170	1.99	1,040	1,127.79	6.44	-8%	2,080	2,255.58	2.15	-8%	1,914.42
Other Insurance	540	0.26	140	138.87	0.79	1%	280	277.74	0.26	1%	262.26
Total Insurance	**17,380**	**8.28**	**4,350**	**4,455.78**	**25.46**	**-2%**	**8,700**	**8,911.55**	**8.49**	**-2%**	**8,468.45**

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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	20,730	9.87	0	0.00	0.00	0%	0	0.00	0.00	0%	20,730.00
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)	28,070	13.37	7,020	17,880.35	102.17	-155%	14,040	38,747.73	36.90	-176%	-10,677.73
Other	290	0.14	20	0.00	0.00	100%	120	0.00	0.00	100%	290.00
Total General Expenses	**66,470**	**31.65**	**11,390**	**22,336.13**	**127.64**	**-96%**	**22,860**	**47,659.28**	**45.39**	**-108%**	**18,810.72**
Total Routine Expenses	**743,280**	**353.94**	**62,860**	**72,005.51**	**411.46**	**-15%**	**355,480**	**392,178.34**	**373.50**	**-10%**	**351,101.66**
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	**743,280**	**353.94**	**62,860**	**72,005.51**	**411.46**	**-15%**	**355,480**	**392,178.34**	**373.50**	**-10%**	**351,101.66**
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	21,000	10.00	1,750	1,750.00	10.00	0%	10,500	10,500.00	10.00	0%	10,500.00
Operating Transfer In/Out	0	0.00	0	0.00	0.00	0%	0	0.00	0.00	0%	0.00
Total Expenses	**764,280**	**363.94**	**64,610**	**73,755.51**	**421.46**	**-14%**	**365,980**	**402,678.34**	**383.50**	**-10%**	**361,601.66**
Net Income (Loss)	**43,910**	**20.91**	**2,720**	**-29,441.25**	**-168.24**	**-1,182%**	**38,000**	**41,850.19**	**39.86**	**-10%**	**2,059.81**

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