KCDC
Knoxville's Community Development Corporation

Cost Center - All Cost Centers	Reporting Period - 10/2008	Fiscal Months To Date - 4

Account Description	Total Fiscal Budget	Monthly Budget	Monthly Income and Expenses For 10/2008	Monthly Variance Amount	Monthly Var %	YTD Budget	2009 YTD Income and Expense	YTD Variance Amount	YTD Var %	Remaining Budget
REVENUE										
Public Housing Management Fees	1,667,680	138,980	141,933.89	2,953.89	2%	555,920	566,666.90	10,746.90	2%	1,101,013.10
Public Housing Bookkeeping Fees	318,420	26,530	26,894.99	364.99	1%	106,120	107,377.48	1,257.48	1%	211,042.52
Public Housing Asset Management Fee	402,760	33,570	33,610.00	40.00	0%	134,280	134,620.00	340.00	0%	268,140.00
Other Program Management Fees	326,560	27,220	28,209.65	989.65	4%	108,880	113,030.60	4,150.60	4%	213,529.40
Other Program Bookkeeping Fees	3,690	320	930.00	610.00	191%	1,280	3,840.00	2,560.00	200%	-150.00
Housing Choice Voucher Program Management Fees	402,660	33,550	32,148.00	-1,402.00	-4%	134,200	127,008.00	-7,192.00	-5%	275,652.00
Housing Choice Voucher Program Bookkeeping Fees	251,670	20,980	20,092.51	-887.49	-4%	83,920	79,380.02	-4,539.98	-5%	172,289.98
Capital Fund Administrative Fee	263,130	0	0.00	0.00	0%	263,130	263,125.00	-5.00	0%	5.00
Fee For Specialized Service - Pest Control	106,830	8,900	9,057.26	157.26	2%	35,600	33,728.65	-1,871.35	-5%	73,101.35
Fee For Specialized Service - Interior Painting	387,780	32,320	52,392.80	20,072.80	62%	129,280	141,012.90	11,732.90	9%	246,767.10
Fee For Specialized Service - HVAC	187,660	15,640	9,741.75	-5,898.25	-38%	62,560	40,850.25	-21,709.75	-35%	146,809.75
Fee For Specialized Service - Plumbing	305,370	25,450	23,319.19	-2,130.81	-8%	101,800	54,448.37	-47,351.63	-47%	250,921.63
Fee For Specialized Service - Concrete Sidewalks	105,770	8,810	26,600.00	17,790.00	202%	35,240	41,944.00	6,704.00	19%	63,826.00
Fee For Specialized Service - Bulky Debris Pickup	53,370	4,450	4,944.40	494.40	11%	17,800	16,292.81	-1,507.19	-8%	37,077.19
Interest Income	13,860	1,160	586.67	-573.33	-49%	4,640	1,994.59	-2,645.41	-57%	11,865.41
Other Income	0	0	38,050.75	38,050.75	0%	0	38,600.08	38,600.08	0%	-38,600.08
TOTAL REVENUE	4,797,210	377,880	448,511.86	70,631.86	19%	1,774,650	1,763,919.65	-10,730.35	-1%	3,033,290.35

NOTE: Positive Variance = Favorable; Negative Variance = Unfavorable

Account Description	Total Fiscal Budget	Monthly Budget	Monthly Income and Expenses For 10/2008	Monthly Variance Amount	Monthly Var %	YTD Budget	2009 YTD Income and Expense	YTD Variance Amount	YTD Var %	Remaining Budget
EXPENSES										
Administrative Salaries	2,214,680	255,550	236,361.32	19,188.68	8%	766,660	667,218.57	99,441.43	13%	1,547,461.43
Compensated Absences	84,710	0	0.00	0.00	0%	0	1,555.46	-1,555.46	0%	83,154.54
Administrative Benefits: General	674,910	77,880	61,776.77	16,103.23	21%	233,640	202,475.23	31,164.77	13%	472,434.77
Legal Fees	7,910	660	12,534.18	-11,874.18	-1,799%	2,640	18,538.78	-15,898.78	-602%	-10,628.78
Staff Training	17,550	1,840	2,255.04	-415.04	-23%	7,110	7,134.43	-24.43	0%	10,415.57
Travel / Meetings	106,730	5,640	10,710.26	-5,070.26	-90%	49,680	37,640.05	12,039.95	24%	69,089.95
Audit	3,590	0	1,794.00	-1,794.00	0%	0	1,794.00	-1,794.00	0%	1,796.00
Computer Support	27,700	2,300	755.34	1,544.66	67%	9,200	1,850.92	7,349.08	80%	25,849.08
Telephone	48,720	4,060	4,189.48	-129.48	-3%	16,240	12,437.14	3,802.86	23%	36,282.86
Office Supplies and Furnishings	27,780	2,330	196.05	2,133.95	92%	9,320	4,489.89	4,830.11	52%	23,290.11
Advertising and Marketing	1,970	160	48.40	111.60	70%	640	207.76	432.24	68%	1,762.24
Other Administrative Expenses (Sundry)	139,140	11,600	8,067.88	3,532.12	30%	46,400	31,101.01	15,298.99	33%	108,038.99
Administrative Expense	3,355,390	362,020	338,688.72	23,331.28	6%	1,141,530	986,443.24	155,086.76	14%	2,368,946.76
Water	6,970	580	677.90	-97.90	-17%	2,320	2,161.82	158.18	7%	4,808.18
Electricity	47,730	3,980	4,809.31	-829.31	-21%	15,920	14,672.58	1,247.42	8%	33,057.42
Gas	29,920	600	106.29	493.71	82%	2,400	275.81	2,124.19	89%	29,644.19
Sewer	3,070	260	171.23	88.77	34%	1,040	737.38	302.62	29%	2,332.62
Other utilities expense	0	0	0.00	0.00	0%	0	0.00	0.00	0%	0.00
Utilities	87,690	5,420	5,764.73	-344.73	-6%	21,680	17,847.59	3,832.41	18%	69,842.41
Maintenance Salaries	672,450	77,590	74,673.06	2,916.94	4%	232,780	187,094.91	45,685.09	20%	485,355.09
Maintenance Benefits: General	258,290	29,740	24,447.18	5,292.82	18%	89,410	73,108.06	16,301.94	18%	185,181.94
Materials	88,910	7,410	8,032.86	-622.86	-8%	29,640	35,412.60	-5,772.60	-19%	53,497.40
Garbage and Trash Disposal	1,800	150	238.15	-88.15	-59%	600	751.95	-151.95	-25%	1,048.05
Contract Costs	129,690	10,800	9,442.17	1,357.83	13%	43,200	28,994.63	14,205.37	33%	100,695.37
Maintenance	1,151,140	125,690	116,833.42	8,856.58	7%	395,630	325,362.15	70,267.85	18%	825,777.85
Insurance : Property	6,620	0	0.00	0.00	0%	1,650	1,654.50	-4.50	0%	4,965.50
Insurance: General Liability	170	0	0.00	0.00	0%	50	43.71	6.29	13%	126.29
Insurance: Fidelity	3,360	0	0.00	0.00	0%	840	825.39	14.61	2%	2,534.61
Insurance: Worker's Compensation	48,420	0	0.00	0.00	0%	12,100	15,334.65	-3,234.65	-27%	33,085.35
Insurance: Other	10,800	0	0.00	0.00	0%	2,710	2,203.38	506.62	19%	8,596.62
General Expense	69,370	0	0.00	0.00	0%	17,350	20,061.63	-2,711.63	-16%	49,308.37

NOTE: Positive Variance = Favorable; Negative Variance = Unfavorable

Account Description	Total Fiscal Budget	Monthly Budget	Monthly Income and Expenses For 10/2008	Monthly Variance Amount	Monthly Var %	YTD Budget	2009 YTD Income and Expense	YTD Variance Amount	YTD Var %	Remaining Budget
Other General Expense	0	0	0.00	0.00	0%	0	0.00	0.00	0%	0.00
Casualty Losses	0	0	0.00	0.00	0%	0	0.00	0.00	0%	0.00
TOTAL EXPENSES	4,663,590	493,130	461,286.87	31,843.13	6%	1,576,190	1,349,714.61	226,475.39	14%	3,313,875.39
Net Income Before Operating Transfer to Public Housing Operations	133,620	-115,250	-12,775.01	102,474.99	-89%	198,460	414,205.04	215,745.04	109%	-280,585.04
Operating Transfer to Public Housing Operations										
Net Income	133,620	-115,250	-12,775.01	102,474.99	-89%	198,460	414,205.04	215,745.04	109%	-280,585.04
Replacement Reserve for Central Office Computer / Software Systems										
Replacement Reserve for Central Office / Supportive Maintenance Equipment										
Replacement Reserve for Supportive Maintenance Vehicles										
Reserve for Contingencies										
NET INCOME, NET OF RESERVES	133,620	-115,250	-12,775.01	102,474.99	-89%	198,460	414,205.04	215,745.04	109%	-280,585.04

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