



**KNOXVILLE'S COMMUNITY DEVELOPMENT CORPORATION**  
**Knoxville's Housing Development Corporation (KHDC) (Summary)**  
**FEBRUARY 2009**

<b>REVENUE</b>										
	BUDGET	2/28 MONTHLY BUDGET	02/28 MONTH INCOME & EXP	AMOUNT VARIANCE	MO VAR %	YTD BUDGET	YTD INCOME AND EXPENSE	AMOUNT VARIANCE	YTD VAR %	REMAINING BUDGET
Non-Dwelling Rental Income	586,120	48,850	2,700.00	(46,150.00)	-94%	390,800	369,046.86	(21,753.14)	-6%	217,073.14
Tenant Rental Income	117,480	9,790	11,553.63	1,763.63	18%	78,320	86,722.99	8,402.99	11%	30,757.01
Vacancy Loss	(10,680)	(890)	0.00	890.00	-100%	(7,120)	0.00	7,120.00	-100%	(10,680.00)
Tax Increment Revenue	217,500	0	0.00	0.00	NA	0	0.00	0.00	NA	217,500.00
Interest Income (includes gain/loss on investments)	225,000	18,750	32,107.00	13,357.00	71%	150,000	406,029.66	256,029.66	171%	(181,029.66)
Other Income	2,500	210	0.00	(210.00)	-100%	1,680	101,165.61	99,485.61	5922%	(98,665.61)
<b>TOTAL REVENUE</b>	<b>1,137,920</b>	<b>76,710</b>	<b>46,360.63</b>	<b>(30,349.37)</b>	<b>-40%</b>	<b>613,680</b>	<b>962,965.12</b>	<b>349,285.12</b>	<b>57%</b>	<b>174,954.88</b>
<b>EXPENSES</b>										
Administrative Salaries	21,720	1,670	1,686.52	(16.52)	-1%	14,200	12,725.17	1,474.83	10%	8,994.83
Administrative Benefits: General	7,580	580	528.70	51.30	9%	4,940	3,838.91	1,101.09	22%	3,741.09
Front-Line Centralized Services	580	40	42.60	(2.60)	-7%	350	362.70	(12.70)	-4%	217.30
Compensated Absences	0	0	0.00	0.00	NA	0	783.35	(783.35)	NA	(783.35)
Legal Fees	15,000	1,250	46.50	1,203.50	96%	10,000	3,068.67	6,931.33	69%	11,931.33
Staff Training	350	10	0.00	10.00	100%	310	7.73	302.27	98%	342.27
Travel / Meetings	110	10	3.96	6.04	60%	80	83.73	(3.73)	-5%	26.27
Audit	5,050	0	0.00	0.00	NA	5,050	2,522.00	2,528.00	50%	2,528.00
Computer Support	330	30	0.00	30.00	100%	240	101.34	138.66	58%	228.66
Telephone	930	80	28.54	51.46	64%	640	305.00	335.00	52%	625.00
Office Supplies and Furnishings	110	10	0.00	10.00	100%	80	46.16	33.84	42%	63.84
Advertising and Marketing	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Management Fees	265,660	22,140	22,138.33	1.67	0%	177,120	177,106.64	13.36	0%	88,553.36
Other Administrative Expenses (Sundry)	484,670	40,390	8,013.45	32,376.55	80%	323,120	216,732.96	106,387.04	33%	267,937.04
<b>Administrative Expense</b>	<b>802,090</b>	<b>66,210</b>	<b>32,488.60</b>	<b>33,721.40</b>	<b>51%</b>	<b>536,130</b>	<b>417,684.36</b>	<b>118,445.64</b>	<b>22%</b>	<b>384,405.64</b>
Water	160	10	19.62	(9.62)	-96%	118	33.99	84.01	71%	126.01
Electricity	480	40	45.54	(5.54)	-14%	358	110.50	247.50	69%	369.50
Gas	90	20	329.29	(309.29)	-1546%	118	489.70	(371.70)	-315%	(399.70)
Sewer	390	30	40.68	(10.68)	-36%	278	69.81	208.19	75%	320.19
Other utilities expense	0	0	0.00	0.00	NA	38	0.00	38.00	100%	0.00
<b>Utilities</b>	<b>1,120</b>	<b>100</b>	<b>435.13</b>	<b>(335.13)</b>	<b>-335%</b>	<b>910</b>	<b>704.00</b>	<b>206.00</b>	<b>23%</b>	<b>416.00</b>
Maintenance Salaries	1,000	80	522.37	(442.37)	-553%	680	2,580.55	(1,900.55)	-279%	(1,580.55)
Maintenance Benefits: General	200	20	240.41	(220.41)	-1102%	160	1,067.79	(907.79)	-567%	(867.79)
Materials	4,020	340	58.74	281.26	83%	2,720	869.41	1,850.59	68%	3,150.59
Garbage and Trash Disposal	0	0	164.15	(164.15)	NA	0	339.72	(339.72)	NA	(339.72)
Contract Costs	70,800	5,900	2,078.80	3,821.20	65%	47,200	55,189.96	(7,989.96)	-17%	15,610.04
<b>Maintenance</b>	<b>76,020</b>	<b>6,340</b>	<b>3,064.47</b>	<b>3,275.53</b>	<b>52%</b>	<b>50,760</b>	<b>60,047.43</b>	<b>(9,287.43)</b>	<b>-18%</b>	<b>15,972.57</b>
Insurance : Property	5,600	0	0.00	0.00	NA	2,800	6,197.58	(3,397.58)	-121%	(597.58)
Insurance: General Liability	840	0	0.00	0.00	NA	440	384.04	55.96	13%	455.96
Insurance: Fidelity	1,310	0	0.00	0.00	NA	660	430.54	229.46	35%	879.46
Insurance: Worker's Compensation	27,910	0	0.00	0.00	NA	13,960	286.62	13,673.38	98%	27,623.38
Insurance: Other	2,980	0	0.00	0.00	NA	1,500	1,181.10	318.90	21%	1,798.90
<b>Insurance</b>	<b>38,640</b>	<b>0</b>	<b>0.00</b>	<b>0.00</b>	<b>NA</b>	<b>19,360</b>	<b>8,479.88</b>	<b>10,880.12</b>	<b>56%</b>	<b>30,160.12</b>
PILOT	10,570	0	0.00	0.00	NA	0	0.00	0.00	NA	10,570.00
Collection Loss	2,000	0	0.00	0.00	NA	1,000	(230.00)	1,230.00	123%	2,230.00
Interest Expense	238,650	12,380	12,662.13	(282.13)	-2%	144,120	123,445.12	20,674.88	14%	115,204.88
Other General Expense	0	0	0.00	0.00	NA	0	854.20	(854.20)	NA	(854.20)
<b>Other General Expense</b>	<b>251,220</b>	<b>12,380</b>	<b>12,662.13</b>	<b>(282.13)</b>	<b>-2%</b>	<b>145,120</b>	<b>124,069.32</b>	<b>21,051</b>	<b>137%</b>	<b>127,151</b>
<b>TOTAL EXPENSES</b>	<b>1,169,090</b>	<b>85,030</b>	<b>48,650.33</b>	<b>36,379.67</b>	<b>43%</b>	<b>752,280</b>	<b>610,984.99</b>	<b>141,295.33</b>	<b>19%</b>	<b>558,105.33</b>
<b>Net Income Before Operating Transfer to PH Operations</b>	<b>(31,170)</b>	<b>(8,320)</b>	<b>(2,289.70)</b>	<b>6,030.30</b>	<b>72%</b>	<b>(138,600)</b>	<b>351,980.13</b>	<b>490,580.13</b>	<b>354%</b>	<b>(383,150.45)</b>
<b>Operating Transfer to Public Housing Operations</b>	<b>0</b>	<b>0</b>	<b>410,524.11</b>	<b>410,524.11</b>	<b>NA</b>	<b>0</b>	<b>15,229.07</b>	<b>15,229.07</b>	<b>NA</b>	<b>0.00</b>
<b>Net Income</b>	<b>(31,170)</b>	<b>(8,320)</b>	<b>(412,813.81)</b>	<b>(404,493.81)</b>	<b>-4862%</b>	<b>(138,600)</b>	<b>336,751.06</b>	<b>475,351.06</b>	<b>343%</b>	<b>(383,150.45)</b>
Replacement Reserve										
Central Office Computer / Software Systems	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Central Office / Supportive Maintenance Equipment	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Supportive Maintenance Vehicles	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Reserve for Contingencies	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
	<b>0</b>	<b>0</b>	<b>0.00</b>	<b>0.00</b>	<b>NA</b>	<b>0</b>	<b>0.00</b>	<b>0.00</b>	<b>NA</b>	<b>0.00</b>
<b>NET INCOME, NET OF RESERVES</b>	<b>(31,170)</b>	<b>(8,320)</b>	<b>(412,813.81)</b>	<b>(404,493.81)</b>	<b>-4862%</b>	<b>(138,600)</b>	<b>336,751.06</b>	<b>475,351.06</b>	<b>343%</b>	<b>(383,150.45)</b>

NOTE: Positive Variance = Favorable; Negative Variance = Unfavorable



**KNOXVILLE'S COMMUNITY DEVELOPMENT CORPORATION**  
**KHDC (Miscellaneous)**  
**FEBRUARY 2009**

<b>REVENUE</b>										
	BUDGET	2/28 MONTHLY BUDGET	2/28 MONTHLY INCOME & EXP	AMOUNT VARIANCE	MO. VAR %	YTD BUDGET	YTD INCOME AND EXPENSE	AMOUNT VARIANCE	YTD VAR %	REMAINING BUDGET
Non-Dwelling Rental Income	32,400	2,700	2,700.00	0.00	0%	21,600	18,900.00	(2,700.00)	-13%	13,500.00
Tenant Rental Income	0	0	2,325.47	2,325.47	NA	0	8,231.13	8,231.13	NA	(8,231.13)
Vacancy Loss	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Tax Increment Revenue	217,500	0	0.00	0.00	NA	0	0.00	0.00	NA	217,500.00
Interest Income (includes gain/loss on investments)	225,000	18,750	32,107.00	13,357.00	71%	150,000	406,029.66	256,029.66	171%	(181,029.66)
Other Income	0	0	0.00	0.00	NA	0	88,988.58	88,988.58	NA	(88,988.58)
<b>TOTAL REVENUE</b>	<b>474,900</b>	<b>21,450</b>	<b>37,132.47</b>	<b>15,682.47</b>	<b>73%</b>	<b>171,600</b>	<b>522,149.37</b>	<b>350,549.37</b>	<b>204%</b>	<b>(47,249.37)</b>
<b>EXPENSES</b>										
Administrative Salaries	0	0	981.92	(981.92)	NA	0	5,074.13	(5,074.13)	NA	(5,074.13)
Administrative Benefits: General	0	0	272.58	(272.58)	NA	0	1,409.34	(1,409.34)	NA	(1,409.34)
Front-Line Centralized Services	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Compensated Absences	0	0	0.00	0.00	NA	0	783.35	(783.35)	NA	(783.35)
Legal Fees	15,000	1,250	46.50	1,203.50	96%	10,000	2,944.67	7,055.33	71%	12,055.33
Staff Training	0	0	0.00	0.00	NA	0	0.60	(0.60)	NA	(0.60)
Travel / Meetings	0	0	0.00	0.00	NA	0	49.14	(49.14)	NA	(49.14)
Audit	5,050	0	0.00	0.00	NA	5,050	2,522.00	2,528.00	50%	2,528.00
Computer Support	0	0	0.00	0.00	NA	0	44.99	(44.99)	NA	(44.99)
Telephone	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Office Supplies and Furnishings	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Advertising and Marketing	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Management Fees	265,660	22,140	22,138.33	1.67	0%	177,120	177,106.64	13.36	0%	88,553.36
Other Administrative Expenses (Sundry)	458,000	38,170	5,999.29	32,170.71	84%	305,360	188,320.48	117,039.52	38%	269,679.52
<b>Administrative Expense</b>	<b>743,710</b>	<b>61,560</b>	<b>29,438.62</b>	<b>32,121.38</b>	<b>52%</b>	<b>497,530</b>	<b>378,255.34</b>	<b>119,274.66</b>	<b>24%</b>	<b>365,454.66</b>
Water	0	0	0.00	0.00	NA	38	0.00	38.00	100%	0.00
Electricity	0	0	0.00	0.00	NA	38	0.00	38.00	100%	0.00
Gas	0	0	0.00	0.00	NA	38	0.00	38.00	100%	0.00
Sewer	0	0	0.00	0.00	NA	38	0.00	38.00	100%	0.00
Other utilities expense	0	0	0.00	0.00	NA	38	0.00	38.00	100%	0.00
Utilities	0	0	0.00	0.00	NA	190	0.00	190.00	100%	0.00
Maintenance Salaries	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Maintenance Benefits: General	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Materials	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Garbage and Trash Disposal	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Contract Costs	7,800	650	650.00	650.00	100%	5,200	4,374.90	825.10	16%	3,425.10
<b>Maintenance</b>	<b>7,800</b>	<b>650</b>	<b>0.00</b>	<b>650.00</b>	<b>100%</b>	<b>5,200</b>	<b>4,374.90</b>	<b>825.10</b>	<b>16%</b>	<b>3,425.10</b>
Insurance : Property	350	0	0.00	0.00	NA	180	2,592.54	(2,412.54)	-1340%	(2,242.54)
Insurance: General Liability	60	0	0.00	0.00	NA	40	384.04	(344.04)	-860%	(324.04)
Insurance: Fidelity	1,280	0	0.00	0.00	NA	640	326.20	313.80	49%	953.80
Insurance: Worker's Compensation	27,910	0	0.00	0.00	NA	13,960	0.00	13,960.00	100%	27,910.00
Insurance: Other	2,980	0	0.00	0.00	NA	1,500	1,145.46	354.54	24%	1,834.54
<b>Insurance</b>	<b>32,580</b>	<b>0</b>	<b>0.00</b>	<b>0.00</b>	<b>NA</b>	<b>16,320</b>	<b>4,448.24</b>	<b>11,871.76</b>	<b>73%</b>	<b>28,131.76</b>
PILOT	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Collection Loss	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Interest Expense	90,170	0	0.00	0.00	NA	45,080	30,056.04	15,023.96	33%	60,113.96
Other General Expense	0	0	0.00	0.00	NA	0	854.20	(854.20)	NA	(854.20)
<b>Other General Expense</b>	<b>90,170</b>	<b>0</b>	<b>0.00</b>	<b>0.00</b>	<b>0</b>	<b>45,080</b>	<b>30,910.24</b>	<b>14,170</b>	<b>0</b>	<b>59,260</b>
<b>TOTAL EXPENSES</b>	<b>874,260</b>	<b>62,210</b>	<b>29,438.62</b>	<b>32,771.38</b>	<b>53%</b>	<b>564,320</b>	<b>417,988.72</b>	<b>146,331.52</b>	<b>26%</b>	<b>456,271.52</b>
<b>Net Income Before Operating Transfer to Public Housing Operations</b>	<b>(399,360)</b>	<b>(40,760)</b>	<b>7,693.85</b>	<b>48,453.85</b>	<b>119%</b>	<b>(392,720)</b>	<b>104,160.65</b>	<b>496,880.65</b>	<b>127%</b>	<b>(503,520.89)</b>
<b>Operating Transfer to Public Housing Operations</b>	<b>0</b>	<b>0</b>	<b>410,524.11</b>	<b>410,524.11</b>	<b>NA</b>	<b>0</b>	<b>1,155,949.89</b>	<b>1,155,949.89</b>	<b>NA</b>	<b>0.00</b>
<b>Net Income</b>	<b>(399,360)</b>	<b>(40,760)</b>	<b>(402,830.26)</b>	<b>(362,070.26)</b>	<b>-888%</b>	<b>(392,720)</b>	<b>(1,051,789.24)</b>	<b>(659,069.24)</b>	<b>-168%</b>	<b>(503,520.89)</b>
Replacement Reserve										
Replacement Reserve for Central Office Computer / Software Systems	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Replacement Reserve for Central Office / Supportive Maintenance Equipment	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Replacement Reserve for Supportive Maintenance Vehicles	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Reserve for Contingencies	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
<b>NET INCOME, NET OF RESERVES</b>	<b>(399,360)</b>	<b>(40,760)</b>	<b>(402,830.26)</b>	<b>(362,070.26)</b>	<b>-888%</b>	<b>(392,720)</b>	<b>(1,051,789.24)</b>	<b>(659,069.24)</b>	<b>-168%</b>	<b>(503,520.89)</b>

NOTE: Positive Variance = Favorable; Negative Variance = Unfavorable



**KNOXVILLE'S COMMUNITY DEVELOPMENT CORPORATION**  
**KHDC Duplexes**  
**FEBRUARY 2009**

<b>REVENUE</b>										
	<b>BUDGET</b>	<b>2/28 MONTHLY BUDGET</b>	<b>2/28 MONTHLY INCOME &amp; EXP</b>	<b>AMOUNT VARIANCE</b>	<b>MO. VAR %</b>	<b>YTD BUDGET</b>	<b>YTD INCOME AND EXPENSE</b>	<b>AMOUNT VARIANCE</b>	<b>YTD VAR %</b>	<b>REMAINING BUDGET</b>
Non-Dwelling Rental Income	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Tenant Rental Income	117,480	9,790	9,228.16	(561.84)	-6%	78,320	78,491.86	171.86	0%	38,988.14
Vacancy Loss	(10,680)	(890)		890.00	-100%	(7,120)	0.00	7,120.00	-100%	(10,680.00)
Tax Increment Revenue	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Interest Income (includes gain/loss on investment)	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Other Income	2,500	210		(210.00)	-100%	1,680	0.00	(1,680.00)	-100%	2,500.00
<b>TOTAL REVENUE</b>	<b>109,300</b>	<b>9,110</b>	<b>9,228.16</b>	<b>118.16</b>	<b>1%</b>	<b>72,880</b>	<b>78,491.86</b>	<b>5,611.86</b>	<b>8%</b>	<b>30,808.14</b>
<b>EXPENSES</b>										
Administrative Salaries	18,250	1,400	566.24	833.76	60%	11,910	4,977.25	6,932.75	58%	13,272.75
Administrative Benefits: Genera	6,750	520	224.79	295.21	57%	4,420	1,771.89	2,648.11	60%	4,978.11
Front-Line Centralized Services	580	40	42.60	(2.60)	-7%	350	362.70	(12.70)	-4%	217.30
Compensated Absences	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Legal Fees	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Staff Training	350	10		10.00	100%	310	7.13	302.87	98%	342.87
Travel / Meetings	110	10	3.96	6.04	60%	80	34.59	45.41	57%	75.41
Audit	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Computer Support	330	30		30.00	100%	240	56.35	183.65	77%	273.65
Telephone	930	80	28.54	51.46	64%	640	305.00	335.00	52%	625.00
Office Supplies and Furnishing:	110	10		10.00	100%	80	46.16	33.84	42%	63.84
Advertising and Marketing	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Management Fees	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Other Administrative Expenses (Sundry)	1,670	140	14.16	125.84	90%	1,120	11,581.32	(10,461.32)	-934%	(9,911.32)
<b>Administrative Expense</b>	<b>29,080</b>	<b>2,240</b>	<b>880.29</b>	<b>1,359.71</b>	<b>61%</b>	<b>19,150</b>	<b>19,142.39</b>	<b>7.61</b>	<b>0%</b>	<b>9,937.61</b>
Water	160	10	19.62	(9.62)	-96%	80	33.99	46.01	58%	126.01
Electricity	480	40	45.54	(5.54)	-14%	320	110.50	209.50	65%	369.50
Gas	90	20	329.29	(309.29)	-1546%	80	489.70	(409.70)	-512%	(399.70)
Sewer	390	30	40.68	(10.68)	-36%	240	69.81	170.19	71%	320.19
Other utilities expense	0	0		0.00	NA	0	0.00	0.00	NA	0.00
<b>Utilities</b>	<b>1,120</b>	<b>100</b>	<b>435.13</b>	<b>(335.13)</b>	<b>-335%</b>	<b>720</b>	<b>704.00</b>	<b>16.00</b>	<b>2%</b>	<b>416.00</b>
Maintenance Salaries	1,000	80	522.37	(442.37)	-553%	680	2,458.69	(1,778.69)	-262%	(1,458.69)
Maintenance Benefits: Genera	200	20	240.41	(220.41)	-1102%	160	1,023.73	(863.73)	-540%	(823.73)
Materials	2,020	170	58.74	111.26	65%	1,360	869.41	490.59	36%	1,150.59
Garbage and Trash Dispos	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Contract Costs	11,000	920	325.00	595.00	65%	7,360	8,877.51	(1,517.51)	-21%	2,122.49
<b>Maintenance</b>	<b>14,220</b>	<b>1,190</b>	<b>1,146.52</b>	<b>43.48</b>	<b>4%</b>	<b>9,560</b>	<b>13,229.34</b>	<b>(3,669.34)</b>	<b>-38%</b>	<b>990.66</b>
Insurance : Property	930	0		0.00	NA	460	0.00	460.00	100%	930.00
Insurance: General Liability	710	0		0.00	NA	360	0.00	360.00	100%	710.00
Insurance: Fidelity	30	0		0.00	NA	20	20.76	(0.76)	-4%	9.24
Insurance: Worker's Compensator	0	0		0.00	NA	0	286.62	(286.62)	NA	(286.62)
Insurance: Other	0	0		0.00	NA	0	35.64	(35.64)	NA	(35.64)
<b>Insurance</b>	<b>1,670</b>	<b>0</b>	<b>0.00</b>	<b>0.00</b>	<b>NA</b>	<b>840</b>	<b>343.02</b>	<b>496.98</b>	<b>59%</b>	<b>1,326.98</b>
PILOT	10,570	0		0.00	NA	0	0.00	0.00	NA	10,570.00
Collection Loss	2,000	0		0.00	NA	1,000	(230.00)	1,230.00	123%	2,230.00
Interest Expense	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Other General Expense	0	0		0.00	NA	0	0.00	0.00	NA	0.00
<b>Other General Expense</b>	<b>12,570</b>	<b>0</b>	<b>0</b>	<b>0.00</b>	<b>NA</b>	<b>1,000</b>	<b>(230.00)</b>	<b>1,230</b>	<b>1</b>	<b>12,800</b>
<b>TOTAL EXPENSES</b>	<b>58,660</b>	<b>3,530</b>	<b>2,461.94</b>	<b>1,068.06</b>	<b>30%</b>	<b>31,270</b>	<b>33,188.75</b>	<b>(1,918.75)</b>	<b>-6%</b>	<b>25,471.25</b>
<b>Net Income Before Operating Transfer to Public Housing</b>	<b>50,640</b>	<b>5,580</b>	<b>6,766.22</b>	<b>1,186.22</b>	<b>-21%</b>	<b>41,610</b>	<b>45,303.11</b>	<b>3,693.11</b>	<b>-9%</b>	<b>5,336.89</b>
<b>Operating Transfer to Public Housing Operation:</b>	<b>0</b>	<b>0</b>	<b>0.00</b>	<b>0.00</b>	<b>NA</b>	<b>0</b>	<b>0.00</b>	<b>0.00</b>	<b>NA</b>	<b>0.00</b>
<b>Net Income</b>	<b>50,640</b>	<b>5,580</b>	<b>6,766.22</b>	<b>1,186.22</b>	<b>-21%</b>	<b>41,610</b>	<b>45,303.11</b>	<b>3,693.11</b>	<b>-9%</b>	<b>5,336.89</b>
Replacement Reserve										
Replacement Reserve for Central Office Computer /	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Replacement Reserve for Central Office / Supportive	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Replacement Reserve for Supportive Maintenance Vehicle	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Reserve for Contingencies	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
<b>NET INCOME, NET OF RESERVES</b>	<b>50,640</b>	<b>5,580</b>	<b>6,766.22</b>	<b>1,186.22</b>	<b>-21%</b>	<b>41,610</b>	<b>45,303.11</b>	<b>3,693.11</b>	<b>-9%</b>	<b>5,336.89</b>

NOTE: Positive Variance = Favorable; Negative Variance = Unfavorable



**KNOXVILLE'S COMMUNITY DEVELOPMENT CORPORATION**  
 State Office Building  
 FEBRUARY 2009

REVENUE										
	BUDGET	2/28 MONTHLY BUDGET	2/28 MONTHLY INCOME & EXP	AMOUNT VARIANCE	MO. VAR %	YTD BUDGET	YTD INCOME AND EXPENSE	AMOUNT VARIANCE	YTD VAR %	REMAINING BUDGET
Non-Dwelling Rental Income	390,800	32,570		(32,570.00)	-100%	260,560	227,952.06	(32,607.94)	-13%	162,847.94
Tenant Rental Income	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Vacancy Loss	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Tax Increment Revenue	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Interest Income (includes gain/loss on investments)	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Other Income	0	0		0.00	NA	0	2,500.00	2,500.00	NA	(2,500.00)
<b>TOTAL REVENUE</b>	<b>390,800</b>	<b>32,570</b>	<b>0.00</b>	<b>(32,570.00)</b>	<b>-100%</b>	<b>260,560</b>	<b>230,452.06</b>	<b>(30,107.94)</b>	<b>-12%</b>	<b>160,347.94</b>
EXPENSES										
Administrative Salaries	3,470	270		270.00	100%	2,290	1,050.87	1,239.13	54%	2,419.13
Administrative Benefits: General	830	60		60.00	100%	520	262.50	257.50	50%	567.50
Front-Line Centralized Services	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Compensated Absences	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Legal Fees	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Staff Training	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Travel / Meetings	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Audit	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Computer Support	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Telephone	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Office Supplies and Furnishings	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Advertising and Marketing	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Management Fees	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Other Administrative Expenses (Sundry)	25,000	2,080	2,000.00	80.00	4%	16,640	14,222.99	2,417.01	15%	10,777.01
<b>Administrative Expense</b>	<b>29,300</b>	<b>2,410</b>	<b>2,000.00</b>	<b>410.00</b>	<b>17%</b>	<b>19,450</b>	<b>15,536.36</b>	<b>3,913.64</b>	<b>20%</b>	<b>13,763.64</b>
Water	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Electricity	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Gas	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Sewer	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Other utilities expense	0	0		0.00	NA	0	0.00	0.00	NA	0.00
<b>Utilities</b>	<b>0</b>	<b>0</b>	<b>0.00</b>	<b>0.00</b>	<b>NA</b>	<b>0</b>	<b>0.00</b>	<b>0.00</b>	<b>NA</b>	<b>0.00</b>
Maintenance Salaries	0	0		0.00	NA	0	43.89	(43.89)	NA	(43.89)
Maintenance Benefits: General	0	0		0.00	NA	0	11.02	(11.02)	NA	(11.02)
Materials	2,000	170		170.00	100%	1,360	0.00	1,360.00	100%	2,000.00
Garbage and Trash Disposal	0	0	164.15	(164.15)	NA	0	339.72	(339.72)	NA	(339.72)
Contract Costs	48,000	4,000	1,753.80	2,246.20	56%	32,000	40,586.49	(8,586.49)	-27%	7,413.51
<b>Maintenance</b>	<b>50,000</b>	<b>4,170</b>	<b>1,917.95</b>	<b>2,252.05</b>	<b>54%</b>	<b>33,360</b>	<b>40,981.12</b>	<b>(7,621.12)</b>	<b>-23%</b>	<b>9,018.88</b>
Insurance : Property	4,250	0		0.00	NA	2,120	0.00	2,120.00	100%	4,250.00
Insurance: General Liability	40	0		0.00	NA	20	0.00	20.00	100%	40.00
Insurance: Fidelity	0	0		0.00	NA	0	57.30	(57.30)	NA	(57.30)
Insurance: Worker's Compensation	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Insurance: Other	0	0		0.00	NA	0	0.00	0.00	NA	0.00
<b>Insurance</b>	<b>4,290</b>	<b>0</b>	<b>0.00</b>	<b>0.00</b>	<b>NA</b>	<b>2,140</b>	<b>57.30</b>	<b>2,082.70</b>	<b>97%</b>	<b>4,232.70</b>
PILOT	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Collection Loss	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Interest Expense	78,330	6,530	6,724.14	(194.14)	-3%	52,240	48,945.64	3,294.36	6%	29,384.36
Other General Expense	0	0		0.00	NA	0	0.00	0.00	NA	0.00
<b>Other General Expense</b>	<b>78,330</b>	<b>6,530</b>	<b>6,724.14</b>	<b>(194.14)</b>	<b>-3%</b>	<b>52,240</b>	<b>48,945.64</b>	<b>3,294</b>	<b>0</b>	<b>29,384</b>
<b>TOTAL EXPENSES</b>	<b>161,920</b>	<b>13,110</b>	<b>10,642.09</b>	<b>2,467.91</b>	<b>19%</b>	<b>107,190</b>	<b>105,520.42</b>	<b>1,669.22</b>	<b>2%</b>	<b>56,399.22</b>
<b>Net Income Before Operating Transfer to Public Housing Operation</b>	<b>228,880</b>	<b>19,460</b>	<b>(10,642.09)</b>	<b>(30,102.09)</b>	<b>155%</b>	<b>153,370</b>	<b>124,931.64</b>	<b>(28,438.36)</b>	<b>19%</b>	<b>103,948.72</b>
<b>Operating Transfer to Public Housing Operation</b>	<b>0</b>	<b>0</b>	<b>0.00</b>	<b>0.00</b>	<b>NA</b>	<b>0</b>	<b>0.00</b>	<b>0.00</b>	<b>NA</b>	<b>0.00</b>
<b>Net Income</b>	<b>228,880</b>	<b>19,460</b>	<b>(10,642.09)</b>	<b>(30,102.09)</b>	<b>155%</b>	<b>153,370</b>	<b>124,931.64</b>	<b>(28,438.36)</b>	<b>19%</b>	<b>103,948.72</b>
Replacement Reserve										
Replacement Reserve for Central Office Computer / Software Systems	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Replacement Reserve for Central Office / Supportive Maintenance Equipment	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Replacement Reserve for Supportive Maintenance Vehicles	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Reserve for Contingencies	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
<b>NET INCOME, NET OF RESERVES</b>	<b>228,880</b>	<b>19,460</b>	<b>(10,642.09)</b>	<b>(30,102.09)</b>	<b>155%</b>	<b>153,370</b>	<b>124,931.64</b>	<b>(28,438.36)</b>	<b>19%</b>	<b>103,948.72</b>

NOTE: Positive Variance = Favorable; Negative Variance = Unfavorable



**KNOXVILLE'S COMMUNITY DEVELOPMENT CORPORATION**  
**Christenberry Head Start Facility**  
**FEBRUARY 2009**

<b>REVENUE</b>										
	<b>BUDGET</b>	<b>2/28 MONTHLY BUDGET</b>	<b>2/28 MONTHLY INCOME &amp; EXP</b>	<b>AMOUNT VARIANCE</b>	<b>MO. VAR %</b>	<b>YTD BUDGET</b>	<b>YTD INCOME AND EXPENSE</b>	<b>AMOUNT VARIANCE</b>	<b>YTD VAR %</b>	<b>REMAINING BUDGET</b>
Non-Dwelling Rental Income	162,920	13,580		(13,580.00)	-100%	108,640	122,194.80	13,554.80	12%	40,725.20
Tenant Rental Income	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Vacancy Loss	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Tax Increment Revenue	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Interest Income (includes gain/loss on investments)	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Other Income	0	0		0.00	NA	0	0.00	0.00	NA	0.00
<b>TOTAL REVENUE</b>	<b>162,920</b>	<b>13,580</b>	<b>0.00</b>	<b>(13,580.00)</b>	<b>-100%</b>	<b>108,640</b>	<b>122,194.80</b>	<b>13,554.80</b>	<b>12%</b>	<b>40,725.20</b>
<b>EXPENSES</b>										
Administrative Salaries	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Administrative Benefits: General	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Front-Line Centralized Services	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Compensated Absences	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Legal Fees	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Staff Training	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Travel / Meetings	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Audit	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Computer Support	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Telephone	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Office Supplies and Furnishings	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Advertising and Marketing	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Management Fees	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Other Administrative Expenses (Sundry)	0	0		0.00	NA	0	0.00	0.00	NA	0.00
<b>Administrative Expense</b>	<b>0</b>	<b>0</b>	<b>0.00</b>	<b>0.00</b>	<b>NA</b>	<b>0</b>	<b>0.00</b>	<b>0.00</b>	<b>NA</b>	<b>0.00</b>
Water	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Electricity	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Gas	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Sewer	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Other utilities expense	0	0		0.00	NA	0	0.00	0.00	NA	0.00
<b>Utilities</b>	<b>0</b>	<b>0</b>	<b>0.00</b>	<b>0.00</b>	<b>NA</b>	<b>0</b>	<b>0.00</b>	<b>0.00</b>	<b>NA</b>	<b>0.00</b>
Maintenance Salaries	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Maintenance Benefits: General	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Materials	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Garbage and Trash Disposal	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Contract Costs	4,000	330		330.00	100%	2,640	1,351.06	1,288.94	49%	2,648.94
<b>Maintenance</b>	<b>4,000</b>	<b>330</b>	<b>0.00</b>	<b>330.00</b>	<b>100%</b>	<b>2,640</b>	<b>1,351.06</b>	<b>1,288.94</b>	<b>49%</b>	<b>2,648.94</b>
Insurance : Property	70	0		0.00	NA	40	0.00	40.00	100%	70.00
Insurance: General Liability	30	0		0.00	NA	20	0.00	20.00	100%	30.00
Insurance: Fidelity	0	0		0.00	NA	0	26.28	(26.28)	NA	(26.28)
Insurance: Worker's Compensation	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Insurance: Other	0	0		0.00	NA	0	0.00	0.00	NA	0.00
<b>Insurance</b>	<b>100</b>	<b>0</b>	<b>0.00</b>	<b>0.00</b>	<b>NA</b>	<b>60</b>	<b>26.28</b>	<b>33.72</b>	<b>56%</b>	<b>73.72</b>
PILOT	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Collection Loss	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Interest Expense	70,150	5,850	5,937.99	(87.99)	-2%	46,800	44,443.44	2,356.56	5%	25,706.56
Other General Expense	0	0		0.00	NA	0	0.00	0.00	NA	0.00
<b>Other General Expense</b>	<b>70,150</b>	<b>5,850</b>	<b>5,937.99</b>	<b>(87.99)</b>	<b>-2%</b>	<b>46,800</b>	<b>44,443.44</b>	<b>2,357</b>	<b>0</b>	<b>25,707</b>
<b>TOTAL EXPENSES</b>	<b>74,250</b>	<b>6,180</b>	<b>5,937.99</b>	<b>242.01</b>	<b>4%</b>	<b>49,500</b>	<b>45,820.78</b>	<b>3,679.66</b>	<b>7%</b>	<b>28,429.66</b>
<b>Net Income Before Operating Transfer to Public Housing Operations</b>	<b>88,670</b>	<b>7,400</b>	<b>(5,937.99)</b>	<b>(13,337.99)</b>	<b>180%</b>	<b>59,140</b>	<b>76,374.02</b>	<b>17,234.02</b>	<b>-29%</b>	<b>12,295.54</b>
<b>Operating Transfer to Public Housing Operations</b>	<b>0</b>	<b>0</b>	<b>0.00</b>	<b>0.00</b>	<b>NA</b>	<b>0</b>	<b>0.00</b>	<b>0.00</b>	<b>NA</b>	<b>0.00</b>
<b>Net Income</b>	<b>88,670</b>	<b>7,400</b>	<b>(5,937.99)</b>	<b>(13,337.99)</b>	<b>180%</b>	<b>59,140</b>	<b>76,374.02</b>	<b>17,234.02</b>	<b>-29%</b>	<b>12,295.54</b>
Replacement Reserve										
Replacement Reserve for Central Office Computer / Software Systems	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Replacement Reserve for Central Office / Supportive Maintenance Equipment	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Replacement Reserve for Supportive Maintenance Vehicles	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Reserve for Contingencies	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
<b>NET INCOME, NET OF RESERVES</b>	<b>88,670</b>	<b>7,400</b>	<b>(5,937.99)</b>	<b>(13,337.99)</b>	<b>180%</b>	<b>59,140</b>	<b>76,374.02</b>	<b>17,234.02</b>	<b>-29%</b>	<b>12,295.54</b>

NOTE: Positive Variance = Favorable; Negative Variance = Unfavorable



**KNOXVILLE'S COMMUNITY DEVELOPMENT CORPORATION**  
**Valley Oaks Apartments**  
**FEBRUARY 2009**

<b>REVENUE</b>										
	<b>BUDGET</b>	<b>2/28 MONTHLY BUDGET</b>	<b>2/28 MONTHLY INCOME &amp; EXP</b>	<b>AMOUNT VARIANCE</b>	<b>MO. VAR %</b>	<b>YTD BUDGET</b>	<b>YTD INCOME AND EXPENSE</b>	<b>AMOUNT VARIANCE</b>	<b>YTD VAR %</b>	<b>REMAINING BUDGET</b>
Non-Dwelling Rental Income	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Tenant Rental Income	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Vacancy Loss	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Tax Increment Revenue	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Interest Income (includes gain/loss on investments)	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Other Income	0	0		0.00	NA	0	9,677.03	9,677.03	NA	-9,677.03
<b>TOTAL REVENUE</b>	<b>0</b>	<b>0</b>	<b>0.00</b>	<b>0.00</b>	<b>NA</b>	<b>0</b>	<b>9,677.03</b>	<b>9,677.03</b>	<b>NA</b>	<b>-9,677.03</b>
<b>EXPENSES</b>										
Administrative Salaries	0	0	138.36	(138.36)	NA	0	1,622.92	(1,622.92)	NA	-1,622.92
Administrative Benefits: General	0	0	31.33	(31.33)	NA	0	395.18	(395.18)	NA	-395.18
Front-Line Centralized Services	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Compensated Absences	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Legal Fees	0	0	0.00	0.00	NA	0	124.00	(124.00)	NA	(124.00)
Staff Training	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Travel / Meetings	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Audit	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Computer Support	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Telephone	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Office Supplies and Furnishings	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Advertising and Marketing	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Management Fees	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Other Administrative Expenses (Sundry)	0	0	0.00	0.00	NA	0	2,608.17	(2,608.17)	NA	(2,608.17)
<b>Administrative Expense</b>	<b>0</b>	<b>0</b>	<b>169.69</b>	<b>(169.69)</b>	<b>NA</b>	<b>0</b>	<b>4,750.27</b>	<b>(4,750.27)</b>	<b>NA</b>	<b>(4,750.27)</b>
Water	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Electricity	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Gas	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Sewer	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Other utilities expense	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
<b>Utilities</b>	<b>0</b>	<b>0</b>	<b>0.00</b>	<b>0.00</b>	<b>NA</b>	<b>0</b>	<b>0.00</b>	<b>0.00</b>	<b>NA</b>	<b>0.00</b>
Maintenance Salaries	0	0	0.00	0.00	NA	0	77.97	(77.97)	NA	(77.97)
Maintenance Benefits: General	0	0	0.00	0.00	NA	0	33.04	(33.04)	NA	(33.04)
Materials	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Garbage and Trash Disposal	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Contract Costs	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
<b>Maintenance</b>	<b>0</b>	<b>0</b>	<b>0.00</b>	<b>0.00</b>	<b>NA</b>	<b>0</b>	<b>111.01</b>	<b>(111.01)</b>	<b>NA</b>	<b>(111.01)</b>
Insurance : Property	0	0	0.00	0.00	NA	0	3,605.04	(3,605.04)	NA	(3,605.04)
Insurance: General Liability	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Insurance: Fidelity	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Insurance: Worker's Compensation	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Insurance: Other	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
<b>Insurance</b>	<b>0</b>	<b>0</b>	<b>0.00</b>	<b>0.00</b>	<b>NA</b>	<b>0</b>	<b>3,605.04</b>	<b>(3,605.04)</b>	<b>NA</b>	<b>(3,605.04)</b>
PILOT	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Collection Loss	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Interest Expense	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Other General Expense	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
<b>Other General Expense</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0</b>	<b>0</b>
<b>TOTAL EXPENSES</b>	<b>0</b>	<b>0</b>	<b>169.69</b>	<b>(169.69)</b>	<b>NA</b>	<b>0</b>	<b>8,466.32</b>	<b>(8,466.32)</b>	<b>NA</b>	<b>(8,466.32)</b>
<b>Net Income Before Operating Transfer to Public Housing Operations</b>	<b>0</b>	<b>0</b>	<b>(169.69)</b>	<b>(169.69)</b>	<b>NA</b>	<b>0</b>	<b>1,210.71</b>	<b>1,210.71</b>	<b>NA</b>	<b>(1,210.71)</b>
<b>Operating Transfer to Public Housing Operations</b>	<b>0</b>	<b>0</b>	<b>0.00</b>	<b>0.00</b>	<b>NA</b>	<b>0</b>	<b>0.00</b>	<b>0.00</b>	<b>NA</b>	<b>0.00</b>
<b>Net Income</b>	<b>0</b>	<b>0</b>	<b>(169.69)</b>	<b>(169.69)</b>	<b>NA</b>	<b>0</b>	<b>1,210.71</b>	<b>1,210.71</b>	<b>NA</b>	<b>(1,210.71)</b>
Replacement Reserve	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Replacement Reserve for Central Office Computer / Software Systems	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Replacement Reserve for Central Office / Supportive Maintenance Equipment	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Replacement Reserve for Supportive Maintenance Vehicles	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Reserve for Contingencies	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
<b>NET INCOME, NET OF RESERVES</b>	<b>0</b>	<b>0</b>	<b>\$ (169.69)</b>	<b>(169.69)</b>	<b>NA</b>	<b>0</b>	<b>1,210.71</b>	<b>1,210.71</b>	<b>NA</b>	<b>(1,210.71)</b>

NOTE: Positive Variance = Favorable; Negative Variance = Unfavorable



**KNOXVILLE'S COMMUNITY DEVELOPMENT CORPORATION**  
**BLANK**  
**FEBRUARY 2009**

REVENUE										
	BUDGET	2/28 MONTHLY BUDGET	2/28 MONTHLY INCOME & EXP	AMOUNT VARIANCE	MO. VAR %	YTD BUDGET	YTD INCOME AND EXPENSE	AMOUNT VARIANCE	YTD VAR %	REMAINING BUDGET
Non-Dwelling Rental Income	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Tenant Rental Income	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Vacancy Loss	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Tax Increment Revenue	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Interest Income (includes gain/loss on investment)	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Other Income	0	0		0.00	NA	0	0.00	0.00	NA	0.00
<b>TOTAL REVENUE</b>	<b>0</b>	<b>0</b>	<b>0.00</b>	<b>0.00</b>	<b>NA</b>	<b>0</b>	<b>0.00</b>	<b>0.00</b>	<b>NA</b>	<b>0.00</b>
EXPENSES										
Administrative Salaries	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Administrative Benefits: Genera	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Front-Line Centralized Service	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Compensated Absences	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Legal Fees	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Staff Training	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Travel / Meetings	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Audit	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Computer Support	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Telephone	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Office Supplies and Furnishing	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Advertising and Marketing	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Management Fees	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Other Administrative Expenses (Sundry)	0	0		0.00	NA	0	0.00	0.00	NA	0.00
<b>Administrative Expense</b>	<b>0</b>	<b>0</b>	<b>0.00</b>	<b>0.00</b>	<b>NA</b>	<b>0</b>	<b>0.00</b>	<b>0.00</b>	<b>NA</b>	<b>0.00</b>
Water	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Electricity	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Gas	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Sewer	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Other utilities expense	0	0		0.00	NA	0	0.00	0.00	NA	0.00
<b>Utilities</b>	<b>0</b>	<b>0</b>	<b>0.00</b>	<b>0.00</b>	<b>NA</b>	<b>0</b>	<b>0.00</b>	<b>0.00</b>	<b>NA</b>	<b>0.00</b>
Maintenance Salaries	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Maintenance Benefits: Genera	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Materials	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Garbage and Trash Dispos	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Contract Costs	0	0		0.00	NA	0	0.00	0.00	NA	0.00
<b>Maintenance</b>	<b>0</b>	<b>0</b>	<b>0.00</b>	<b>0.00</b>	<b>NA</b>	<b>0</b>	<b>0.00</b>	<b>0.00</b>	<b>NA</b>	<b>0.00</b>
Insurance : Property	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Insurance: General Liability	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Insurance: Fidelity	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Insurance: Worker's Compensation	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Insurance: Other	0	0		0.00	NA	0	0.00	0.00	NA	0.00
<b>Insurance</b>	<b>0</b>	<b>0</b>	<b>0.00</b>	<b>0.00</b>	<b>NA</b>	<b>0</b>	<b>0.00</b>	<b>0.00</b>	<b>NA</b>	<b>0.00</b>
PILOT	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Collection Loss	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Interest Expense	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Other General Expense	0	0		0.00	NA	0	0.00	0.00	NA	0.00
<b>Other General Expense</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>TOTAL EXPENSES</b>	<b>0</b>	<b>0</b>	<b>0.00</b>	<b>0.00</b>	<b>NA</b>	<b>0</b>	<b>0.00</b>	<b>0.00</b>	<b>NA</b>	<b>0.00</b>
<b>Net Income Before Operating Transfer to Public Housing Operation:</b>	<b>0</b>	<b>0</b>	<b>0.00</b>	<b>0.00</b>	<b>NA</b>	<b>0</b>	<b>0.00</b>	<b>0.00</b>	<b>NA</b>	<b>0.00</b>
<b>Operating Transfer to Public Housing Operation:</b>	<b>0</b>	<b>0</b>	<b>0.00</b>	<b>0.00</b>	<b>NA</b>	<b>0</b>	<b>0.00</b>	<b>0.00</b>	<b>NA</b>	<b>0.00</b>
<b>Net Income</b>	<b>0</b>	<b>0</b>	<b>0.00</b>	<b>0.00</b>	<b>NA</b>	<b>0</b>	<b>0.00</b>	<b>0.00</b>	<b>NA</b>	<b>0.00</b>
Replacement Reserve										
Replacement Reserve for Central Office Computer / Software Systems	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Replacement Reserve for Central Office / Supportive Maintenance Equipmer	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Replacement Reserve for Supportive Maintenance Vehicle	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Reserve for Contingencies	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
<b>NET INCOME, NET OF RESERVES</b>	<b>0</b>	<b>0</b>	<b>0.00</b>	<b>0.00</b>	<b>NA</b>	<b>0</b>	<b>0.00</b>	<b>0.00</b>	<b>NA</b>	<b>0.00</b>

NOTE: Positive Variance = Favorable; Negative Variance = Unfavorable