



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

REVENUE										
	BUDGET	1/31 MONTHLY BUDGET	1/31 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	73,296.18	24,446.18	50%	341,950	366,346.86	24,396.86	7%	219,773.14
Tenant Rental Income	117,480	9,790	12,790.19	3,000.19	31%	68,530	75,169.36	6,639.36	10%	42,310.64
Vacancy Loss	(10,680)	(890)	0.00	890.00	-100%	(6,230)	0.00	6,230.00	-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	32,780.44	14,030.44	75%	131,250	373,922.66	242,672.66	185%	(148,922.66)
Other Income	2,500	210	3,605.04	3,395.04	1617%	1,470	101,165.61	99,695.61	6782%	(98,665.61)
TOTAL REVENUE	1,137,920	76,710	122,471.85	45,761.85	60%	536,970	916,604.49	379,634.49	71%	221,315.51
EXPENSES										
Administrative Salaries	21,720	1,670	1,526.98	143.02	9%	12,530	11,038.65	1,491.35	12%	10,681.35
Administrative Benefits: General	7,580	580	478.38	101.62	18%	4,360	3,310.21	1,049.79	24%	4,269.79
Front-Line Centralized Services	580	40	59.24	(19.24)	-48%	310	320.10	(10.10)	-3%	259.90
Compensated Absences	0	0	0.00	0.00	NA	0	783.35	(783.35)	NA	(783.35)
Legal Fees	15,000	1,250	1,906.50	(656.50)	-53%	8,750	3,022.17	5,727.83	65%	11,977.83
Staff Training	350	10	0.00	10.00	100%	300	7.73	292.27	97%	342.27
Travel / Meetings	110	10	4.03	5.97	60%	70	79.77	(9.77)	-14%	30.23
Audit	5,050	5,050	0.00	5,050.00	100%	5,050	2,528.00	2,528.00	50%	2,528.00
Computer Support	330	30	0.00	30.00	100%	210	101.34	108.66	52%	228.66
Telephone	930	80	28.91	51.09	64%	560	276.46	283.54	51%	653.54
Office Supplies and Furnishings	110	10	0.00	10.00	100%	70	46.16	23.84	34%	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%	154,980	154,988.31	11.69	0%	110,691.69
Other Administrative Expenses (Sundry)	484,670	40,390	(316.15)	40,706.15	101%	282,730	208,719.51	74,010.49	26%	275,950.49
Administrative Expense	802,090	71,260	25,826.22	45,433.78	64%	469,920	385,195.76	84,724.24	18%	416,894.24
Water	160	10	5.64	4.36	44%	70	14.37	55.63	79%	145.63
Electricity	480	40	10.77	29.23	73%	280	64.96	215.04	77%	415.04
Gas	90	30	131.40	(101.40)	-338%	60	160.41	(100.41)	-167%	(70.41)
Sewer	390	30	9.01	20.99	70%	210	29.13	180.87	86%	360.87
Other utilities expense	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Utilities	1,120	110	156.82	(46.82)	-43%	620	268.87	351.13	57%	851.13
Maintenance Salaries	1,000	80	354.51	(274.51)	-343%	600	2,058.18	(1,458.18)	-243%	(1,058.18)
Maintenance Benefits: General	200	20	158.62	(138.62)	-693%	140	827.38	(687.38)	-491%	(627.38)
Materials	4,020	340	72.81	267.19	79%	2,380	810.67	1,569.33	66%	3,209.33
Garbage and Trash Disposal	0	0	110.57	(110.57)	NA	0	175.57	(175.57)	NA	(175.57)
Contract Costs	70,800	5,900	3,690.63	2,209.37	37%	41,300	53,111.16	(11,811.16)	-29%	17,688.84
Maintenance	76,020	6,340	4,387.14	1,952.86	31%	44,420	56,982.96	(12,562.96)	-28%	19,037.04
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
Insurance	38,640	0	0.00	0.00	NA	19,360	8,479.88	10,880.12	56%	30,160.12
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	12,693.59	(313.59)	-3%	131,740	110,782.99	20,957.01	16%	127,867.01
Other General Expense	0	0	0.00	0.00	NA	0	854.20	(854.20)	NA	(854.20)
Other General Expense	251,220	12,380	12,693.59	(313.59)	-3%	132,740	111,407.19	21,333	139%	139,813
TOTAL EXPENSES	1,169,090	90,090	43,063.77	47,026.23	52%	667,060	562,334.66	104,725.53	16%	606,755.53
Net Income Before Operating Transfer to PH Operations	(31,170)	(13,380)	79,408.08	92,788.08	693%	(130,090)	354,269.83	484,359.83	372%	(385,440.02)
Operating Transfer to Public Housing Operations	0	0	302,260.04	302,260.04	NA	0	15,229.07	15,229.07	NA	0.00
Net Income	(31,170)	(13,380)	(222,851.96)	(209,471.96)	-1566%	(130,090)	339,040.76	469,130.76	361%	(385,440.02)
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
NET INCOME, NET OF RESERVES	(31,170)	(13,380)	(222,851.96)	(209,471.96)	-1566%	(130,090)	339,040.76	469,130.76	361%	(385,440.02)

NOTE: Positive Variance = Favorable; Negative Variance = Unfavorable



KNOXVILLE'S COMMUNITY DEVELOPMENT CORPORATION
KHDC (Miscellaneous)
JANUARY 2009

REVENUE										
	BUDGET	1/31 MONTHLY BUDGET	1/31 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)	-100%	18,900	16,200.00	(2,700.00)	-14%	16,200.00
Tenant Rental Income	0	0	3,665.16	3,665.16	NA	0	5,905.66	5,905.66	NA	(5,905.66)
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	32,780.44	14,030.44	75%	131,250	373,922.66	242,672.66	185%	(148,922.66)
Other Income	0	0	0.00	0.00	NA	0	88,988.58	88,988.58	NA	(88,988.58)
TOTAL REVENUE	474,900	21,450	36,445.60	14,995.60	70%	150,150	485,016.90	334,866.90	223%	(10,116.90)
EXPENSES										
Administrative Salaries	0	0	894.14	(894.14)	NA	0	4,092.21	(4,092.21)	NA	(4,092.21)
Administrative Benefits: General	0	0	236.38	(236.38)	NA	0	1,136.76	(1,136.76)	NA	(1,136.76)
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	1,906.50	(656.50)	-53%	8,750	2,898.17	5,851.83	67%	12,101.83
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	5,050	0.00	5,050.00	100%	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%	154,980	154,968.31	11.69	0%	110,691.69
Other Administrative Expenses (Sundry)	458,000	38,170	(2,328.04)	40,498.04	106%	267,190	182,321.19	84,868.81	32%	275,678.81
Administrative Expense	743,710	66,810	22,847.31	43,762.69	66%	435,970	348,816.72	87,153.28	20%	394,893.28
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
Utilities	0	0	0.00	0.00	NA	0	0.00	0.00	NA	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	329.76	320.24	49%	4,550	4,374.90	175.10	4%	3,425.10
Maintenance	7,800	650	329.76	320.24	49%	4,550	4,374.90	175.10	4%	3,425.10
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
Insurance	32,580	0	0.00	0.00	NA	16,320	4,448.24	11,871.76	73%	28,131.76
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)
Other General Expense	90,170	0	0.00	0.00	NA	45,080	30,910.24	14,170	0	59,260
TOTAL EXPENSES	874,260	67,260	23,177.07	44,082.93	66%	501,920	388,550.10	113,370.14	23%	485,710.14
Net Income Before Operating Transfer to Public Housing Operations	(399,360)	(45,810)	13,268.53	59,078.53	129%	(351,770)	96,466.80	448,236.80	127%	(495,827.04)
Operating Transfer to Public Housing Operations	0	0	302,260.04	302,260.04	NA	0	745,425.78	745,425.78	NA	0.00
Net Income	(399,360)	(45,810)	(288,991.51)	(243,181.51)	-531%	(351,770)	(648,958.98)	(297,188.98)	-84%	(495,827.04)
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
NET INCOME, NET OF RESERVES	(399,360)	(45,810)	(288,991.51)	(243,181.51)	-531%	(351,770)	(648,958.98)	(297,188.98)	-84%	(495,827.04)

NOTE: Positive Variance = Favorable; Negative Variance = Unfavorable



KNOXVILLE'S COMMUNITY DEVELOPMENT CORPORATION
KHDC Duplexes
JANUARY 2009

REVENUE										
	BUDGET	1/31 MONTHLY BUDGET	1/31 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	117,480	9,790	9,125.03	(664.97)	-7%	68,530	69,263.70	733.70	1%	48,216.30
Vacancy Loss	(10,680)	(890)		890.00	-100%	(6,230)	0.00	6,230.00	-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%	1,470	0.00	(1,470.00)	-100%	2,500.00
TOTAL REVENUE	109,300	9,110	9,125.03	15.03	0%	63,770	69,263.70	5,493.70	9%	40,036.30

EXPENSES										
Administrative Salaries	18,250	1,400	563.45	836.55	60%	10,510	4,411.01	6,098.99	58%	13,838.99
Administrative Benefits: Genera	6,750	520	224.66	295.34	57%	3,900	1,547.10	2,352.90	60%	5,202.90
Front-Line Centralized Services	580	40	59.24	(19.24)	-48%	310	320.10	(10.10)	-3%	259.90
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%	300	7.13	292.87	98%	342.87
Travel / Meetings	110	10	4.03	5.97	60%	70	30.63	39.37	56%	79.37
Audit	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Computer Support	330	30		30.00	100%	210	56.35	153.65	73%	273.65
Telephone	930	80	28.91	51.09	64%	560	276.46	283.54	51%	653.54
Office Supplies and Furnishing:	110	10		10.00	100%	70	46.16	23.84	34%	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	11.89	128.11	92%	980	11,567.16	(10,587.16)	-1080%	(9,897.16)
Administrative Expense	29,080	2,240	892.18	1,347.82	60%	16,910	18,262.10	(1,352.10)	-8%	10,817.90
Water	160	10	5.64	4.36	44%	70	14.37	55.63	79%	145.63
Electricity	480	40	10.77	29.23	73%	280	64.96	215.04	77%	415.04
Gas	90	30	131.40	(101.40)	-338%	60	160.41	(100.41)	-167%	(70.41)
Sewer	390	30	9.01	20.99	70%	210	29.13	180.87	86%	360.87
Other utilities expense	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Utilities	1,120	110	156.82	(46.82)	-43%	620	268.87	351.13	57%	851.13
Maintenance Salaries	1,000	80	354.51	(274.51)	-343%	600	1,936.32	(1,336.32)	-223%	(936.32)
Maintenance Benefits: Genera	200	20	158.62	(138.62)	-693%	140	783.32	(643.32)	-460%	(583.32)
Materials	2,020	170	72.81	97.19	57%	1,190	810.67	379.33	32%	1,209.33
Garbage and Trash Dispos	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Contract Costs	11,000	920	6.05	913.95	99%	6,440	8,552.51	(2,112.51)	-33%	2,447.49
Maintenance	14,220	1,190	591.99	598.01	50%	8,370	12,082.82	(3,712.82)	-44%	2,137.18
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)
Insurance	1,670	0	0.00	0.00	NA	840	343.02	496.98	59%	1,326.98
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
Other General Expense	12,570	0	0	0.00	NA	1,000	(230.00)	1,230	1	12,800
TOTAL EXPENSES	58,660	3,540	1,640.99	1,899.01	54%	27,740	30,726.81	(2,986.81)	-11%	27,933.19
Net Income Before Operating Transfer to Public Housing	50,640	5,570	7,484.04	1,914.04	-34%	36,030	38,536.89	2,506.89	-7%	12,103.11
Operating Transfer to Public Housing Operation:	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Net Income	50,640	5,570	7,484.04	1,914.04	-34%	36,030	38,536.89	2,506.89	-7%	12,103.11
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
NET INCOME, NET OF RESERVES	50,640	5,570	7,484.04	1,914.04	-34%	36,030	38,536.89	2,506.89	-7%	12,103.11

NOTE: Positive Variance = Favorable; Negative Variance = Unfavorable



KNOXVILLE'S COMMUNITY DEVELOPMENT CORPORATION
 State Office Building
 JANUARY 2009

REVENUE										
	BUDGET	1/31 MONTHLY BUDGET	1/31 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	32,564.58	(5.42)	0%	227,990	227,952.06	(37.94)	0%	162,847.94
Tenant Rental Income	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Vacancy Loss	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Tax Increment Revenue	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Interest Income (includes gain/loss on investments)	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Other Income	0	0	0.00	0.00	NA	0	2,500.00	2,500.00	NA	(2,500.00)
TOTAL REVENUE	390,800	32,570	32,564.58	(5.42)	0%	227,990	230,452.06	2,462.06	1%	160,347.94
EXPENSES										
Administrative Salaries	3,470	270	270.00	100%	2,020	1,050.87	969.13	48%	2,419.13	
Administrative Benefits: General	830	60	60.00	100%	460	262.50	197.50	43%	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%	14,560	12,222.99	2,337.01	16%	12,777.01
Administrative Expense	29,300	2,410	2,000.00	410.00	17%	17,040	13,535.36	3,503.64	21%	15,763.64
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	
Utilities	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
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%	1,190	0.00	1,190.00	100%	2,000.00	
Garbage and Trash Disposal	0	0	110.57	(110.57)	NA	0	175.57	(175.57)	NA	(175.57)
Contract Costs	48,000	4,000	3,079.07	920.93	23%	28,000	38,832.69	(10,832.69)	-39%	9,167.31
Maintenance	50,000	4,170	3,189.64	980.36	24%	29,190	39,063.17	(9,873.17)	-34%	10,936.83
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	
Insurance	4,290	0	0.00	0.00	NA	2,140	57.30	2,082.70	97%	4,232.70
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	6,739.70	(209.70)	-3%	45,710	42,221.50	3,488.50	8%	36,108.50
Other General Expense	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Other General Expense	78,330	6,530	6,739.70	(209.70)	-3%	45,710	42,221.50	3,489	0	36,109
TOTAL EXPENSES	161,920	13,110	11,929.34	1,180.66	9%	94,080	94,878.33	(797.83)	-1%	67,042.17
Net Income Before Operating Transfer to Public Housing Operation	228,880	19,460	20,635.24	1,175.24	-6%	133,910	135,573.73	1,663.73	-1%	93,305.77
Operating Transfer to Public Housing Operation	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Net Income	228,880	19,460	20,635.24	1,175.24	-6%	133,910	135,573.73	1,663.73	-1%	93,305.77
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
NET INCOME, NET OF RESERVES	228,880	19,460	20,635.24	1,175.24	-6%	133,910	135,573.73	1,663.73	-1%	93,305.77

NOTE: Positive Variance = Favorable; Negative Variance = Unfavorable



KNOXVILLE'S COMMUNITY DEVELOPMENT CORPORATION
Christenberry Head Start Facility
JANUARY 2009

REVENUE										
	BUDGET	1/31 MONTHLY BUDGET	1/31 MONTHLY INCOME & EXP	AMOUNT VARIANCE	MO. VAR %	YTD BUDGET	YTD INCOME AND EXPENSE	AMOUNT VARIANCE	YTD VAR %	REMAINING BUDGET
Non-Dwelling Rental Income	162,920	13,580	40,731.60	27,151.60	200%	95,060	122,194.80	27,134.80	29%	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
TOTAL REVENUE	162,920	13,580	40,731.60	27,151.60	200%	95,060	122,194.80	27,134.80	29%	40,725.20
EXPENSES										
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
Administrative Expense	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
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
Utilities	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
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	275.75	54.25	16%	2,310	1,351.06	958.94	42%	2,648.94
Maintenance	4,000	330	275.75	54.25	16%	2,310	1,351.06	958.94	42%	2,648.94
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
Insurance	100	0	0.00	0.00	NA	60	26.28	33.72	56%	73.72
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	5,953.89	(103.89)	-2%	40,950	38,505.45	2,444.55	6%	31,644.55
Other General Expense	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Other General Expense	70,150	5,850	5,953.89	(103.89)	-2%	40,950	38,505.45	2,445	0	31,645
TOTAL EXPENSES	74,250	6,180	6,229.64	(49.64)	-1%	43,320	39,882.79	3,437.66	8%	34,367.66
Net Income Before Operating Transfer to Public Housing Operations	88,670	7,400	34,501.96	27,101.96	-366%	51,740	82,312.01	30,572.01	-59%	6,357.54
Operating Transfer to Public Housing Operations	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Net Income	88,670	7,400	34,501.96	27,101.96	-366%	51,740	82,312.01	30,572.01	-59%	6,357.54
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
NET INCOME, NET OF RESERVES	88,670	7,400	34,501.96	27,101.96	-366%	51,740	82,312.01	30,572.01	-59%	6,357.54

NOTE: Positive Variance = Favorable; Negative Variance = Unfavorable



KNOXVILLE'S COMMUNITY DEVELOPMENT CORPORATION
Valley Oaks Apartments
JANUARY 2009

REVENUE										
	BUDGET	1/31 MONTHLY BUDGET	1/31 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 investments)	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Other Income	0	0	3,605.04	3,605.04	NA	0	9,677.03	9,677.03	NA	-9,677.03
TOTAL REVENUE	0	0	3,605.04	3,605.04	NA	0	9,677.03	9,677.03	NA	-9,677.03
EXPENSES										
Administrative Salaries	0	0	69.39	(69.39)	NA	0	1,484.56	(1,484.56)	NA	-1,484.56
Administrative Benefits: General	0	0	17.34	(17.34)	NA	0	363.85	(363.85)	NA	-363.85
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)
Administrative Expense	0	0	86.73	(86.73)	NA	0	4,580.58	(4,580.58)	NA	(4,580.58)
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
Utilities	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
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
Maintenance	0	0	0.00	0.00	NA	0	111.01	(111.01)	NA	(111.01)
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
Insurance	0	0	0.00	0.00	NA	0	3,605.04	(3,605.04)	NA	(3,605.04)
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
Other General Expense	0	0	0	0.00	0.00	0.00	0.00	0.00	0	0
TOTAL EXPENSES	0	0	86.73	(86.73)	NA	0	8,296.63	(8,296.63)	NA	(8,296.63)
Net Income Before Operating Transfer to Public Housing Operations	0	0	3,518.31	3,518.31	NA	0	1,380.40	1,380.40	NA	(1,380.40)
Operating Transfer to Public Housing Operations	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Net Income	0	0	3,518.31	3,518.31	NA	0	1,380.40	1,380.40	NA	(1,380.40)
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
NET INCOME, NET OF RESERVES	0	0	3,518.31	3,518.31	NA	0	1,380.40	1,380.40	NA	(1,380.40)

NOTE: Positive Variance = Favorable; Negative Variance = Unfavorable



KNOXVILLE'S COMMUNITY DEVELOPMENT CORPORATION
BLANK
JANUARY 2009

REVENUE										
	BUDGET	1/31 MONTHLY BUDGET	1/31 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
TOTAL REVENUE	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
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
Administrative Expense	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
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
Utilities	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
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
Maintenance	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
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
Insurance	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
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
Other General Expense	0	0	0	0	0	0	0	0	0	0
TOTAL EXPENSES	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Net Income Before Operating Transfer to Public Housing Operation:	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Operating Transfer to Public Housing Operation:	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Net Income	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
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
NET INCOME, NET OF RESERVES	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00

NOTE: Positive Variance = Favorable; Negative Variance = Unfavorable