



KNOXVILLE'S COMMUNITY DEVELOPMENT CORPORATION
Knoxville's Housing Development Corporation (KHDC) (Summary)
JULY 2008

REVENUE										
	BUDGET	7/31 MONTHLY BUDGET	7/31 MONTHLY 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	32,564.58	(16,285.42)	-33%	48,850	32,564.58	(16,285.42)	-33%	553,555.42
Tenant Rental Income	117,480	9,790	10,692.69	902.69	9%	9,790	10,692.69	902.69	9%	106,787.31
Vacancy Loss	(10,680)	(890)	0.00	890.00	-100%	(890)	0.00	890.00	-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	27,933.56	9,183.56	49%	18,750	27,933.56	9,183.56	49%	197,066.44
Other Income	2,500	210	0.00	(210.00)	-100%	210	0.00	(210.00)	-100%	2,500.00
TOTAL REVENUE	1,137,920	76,710	\$ 71,190.83	(5,519.17)	-7%	76,710	71,190.83	(5,519.17)	-7%	1,066,729.17
EXPENSES										
Administrative Salaries	21,720	1,670	668.79	1,001.21	60%	1,670	668.79	1,001.21	60%	21,051.21
Administrative Benefits: General	7,580	580	429.00	151.00	26%	580	429.00	151.00	26%	7,151.00
Front-Line Centralized Services	580	40	0.00	40.00	100%	40	0.00	40.00	100%	580.00
Compensated Absences	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Legal Fees	15,000	1,250	0.00	1,250.00	100%	1,250	0.00	1,250.00	100%	15,000.00
Staff Training	350	140	0.00	140.00	100%	140	0.00	140.00	100%	350.00
Travel / Meetings	110	10	49.14	(39.14)	-391%	10	49.14	(39.14)	-391%	60.86
Audit	5,050	0	0.00	0.00	NA	0	0.00	0.00	NA	5,050.00
Computer Support	330	30	44.99	(14.99)	-50%	30	44.99	(14.99)	-50%	285.01
Telephone	930	80	5.44	74.56	93%	80	5.44	74.56	93%	924.56
Office Supplies and Furnishings	110	10	0.00	10.00	100%	10	0.00	10.00	100%	110.00
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%	22,140	22,138.33	1.67	0%	243,521.67
Other Administrative Expenses (Sundry)	484,670	40,390	1,133.36	39,256.64	97%	40,390	1,133.36	39,256.64	97%	483,536.64
Administrative Expense	802,090	66,340	24,469.05	41,870.95	63%	66,340	24,469.05	41,870.95	63%	777,620.95
Water	160	10	(3.26)	13.26	133%	10	(3.26)	13.26	133%	163.26
Electricity	480	40	(8.56)	48.56	121%	40	(8.56)	48.56	121%	488.56
Gas	90	0	(2.47)	2.47	NA	0	(2.47)	2.47	NA	92.47
Sewer	390	30	(6.23)	36.23	121%	30	(6.23)	36.23	121%	396.23
Other utilities expense	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Utilities	1,120	80	(20.52)	100.52	126%	80	(20.52)	100.52	126%	1,140.52
Maintenance Salaries	1,000	80	70.47	9.53	12%	80	70.47	9.53	12%	929.53
Maintenance Benefits: General	200	20	19.63	0.37	2%	20	19.63	0.37	2%	180.37
Materials	4,020	340	149.52	190.48	56%	340	149.52	190.48	56%	3,870.48
Garbage and Trash Disposal	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Contract Costs	70,800	5,900	10,834.99	(4,934.99)	-84%	5,900	10,834.99	(4,934.99)	-84%	59,965.01
Maintenance	76,020	6,340	11,074.61	(4,734.61)	-75%	6,340	11,074.61	(4,734.61)	-75%	64,945.39
Insurance : Property	5,600	0	0.00	0.00	NA	0	0.00	0.00	NA	5,600.00
Insurance: General Liability	840	0	0.00	0.00	NA	0	0.00	0.00	NA	840.00
Insurance: Fidelity	1,310	0	0.00	0.00	NA	0	0.00	0.00	NA	1,310.00
Insurance: Worker's Compensation	27,910	0	0.00	0.00	NA	0	0.00	0.00	NA	27,910.00
Insurance: Other	2,980	0	0.00	0.00	NA	0	0.00	0.00	NA	2,980.00
Insurance	38,640	0	0.00	0.00	NA	0	0.00	0.00	NA	38,640.00
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	0	0.00	0.00	NA	2,000.00
Interest Expense	238,650	12,380	(10,116.65)	22,496.65	182%	12,380	(10,116.65)	22,496.65	182%	248,766.65
Other General Expense	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Other General Expense	251,220	12,380	(10,116.65)	22,497	182%	12,380	(10,117)	22,497	182%	261,337
TOTAL EXPENSES	1,169,090	85,140	25,406.49	59,733.86	70%	85,140	25,406.14	59,733.86	70%	1,143,683.86
Net Income Before Operating Transfer to PH Operations	(31,170)	(8,430)	45,784.34	54,214.34	643%	(8,430)	45,784.69	54,214.69	643%	(76,954.69)
Operating Transfer to Public Housing Operations	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Net Income	(31,170)	(8,430)	45,784.34	54,214.34	643%	(8,430)	45,784.69	54,214.69	643%	(76,954.69)
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)	(8,430)	45,784.34	54,214.34	643%	(8,430)	45,784.69	54,214.69	643%	(76,954.69)

NOTE: Positive Variance = Favorable; Negative Variance = Unfavorable



KNOXVILLE'S COMMUNITY DEVELOPMENT CORPORATION
KHDC (Miscellaneous)
JULY 2008

REVENUE										
	BUDGET	7/31 MONTHLY BUDGET	7/31 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%	2,700	0.00	(2,700.00)	-100%	32,400.00
Tenant Rental Income	0	0	888.69	888.69	NA	0	888.69	888.69	NA	(888.69)
Vacancy Loss	0	0	0	0.00	NA	0	0.00	0.00	NA	0.00
Tax Increment Revenue	217,500	0	0	0.00	NA	0	0.00	0.00	NA	217,500.00
Interest Income (includes gain/loss on investments)	225,000	18,750	27,933.56	9,183.56	49%	18,750	27,933.56	9,183.56	49%	197,066.44
Other Income	0	0	0	0.00	NA	0	0.00	0.00	NA	0.00
TOTAL REVENUE	474,900	21,450	\$ 28,822.25	7,372.25	34%	21,450	28,822.25	7,372.25	34%	446,077.75
EXPENSES										
Administrative Salaries	0	0	0	0.00	NA	0	0.00	0.00	NA	0.00
Administrative Benefits: General	0	0	155.15	(155.15)	NA	0	155.15	(155.15)	NA	(155.15)
Front-Line Centralized Services	0	0	0	0.00	NA	0	0.00	0.00	NA	0.00
Compensated Absences	0	0	0	0.00	NA	0	0.00	0.00	NA	0.00
Legal Fees	15,000	1,250	0	1,250.00	100%	1,250	0.00	1,250.00	100%	15,000.00
Staff Training	0	0	0	0.00	NA	0	0.00	0.00	NA	0.00
Travel / Meetings	0	0	49.14	(49.14)	NA	0	49.14	(49.14)	NA	(49.14)
Audit	5,050	0	0	0.00	NA	0	0.00	0.00	NA	5,050.00
Computer Support	0	0	44.99	(44.99)	NA	0	44.99	(44.99)	NA	(44.99)
Telephone	0	0	0	0.00	NA	0	0.00	0.00	NA	0.00
Office Supplies and Furnishings	0	0	0	0.00	NA	0	0.00	0.00	NA	0.00
Advertising and Marketing	0	0	0	0.00	NA	0	0.00	0.00	NA	0.00
Management Fees	265,660	22,140	22,138.33	1.67	0%	22,140	22,138.33	1.67	0%	243,521.67
Other Administrative Expenses (Sundry)	458,000	38,170	1,133.36	38,170.00	97%	38,170	1,133.36	37,036.64	97%	456,866.64
Administrative Expense	743,710	61,560	\$ 23,520.97	39,172.39	62%	61,560	23,520.97	38,039.03	62%	720,189.03
Water	0	0	0	0.00	NA	0	0.00	0.00	NA	0.00
Electricity	0	0	0	0.00	NA	0	0.00	0.00	NA	0.00
Gas	0	0	0	0.00	NA	0	0.00	0.00	NA	0.00
Sewer	0	0	0	0.00	NA	0	0.00	0.00	NA	0.00
Other utilities expense	0	0	0	0.00	NA	0	0.00	0.00	NA	0.00
Utilities	0	0	\$ -	0.00	NA	0	0.00	0.00	NA	0.00
Maintenance Salaries	0	0	0	0.00	NA	0	0.00	0.00	NA	0.00
Maintenance Benefits: General	0	0	0	0.00	NA	0	0.00	0.00	NA	0.00
Materials	0	0	0	0.00	NA	0	0.00	0.00	NA	0.00
Garbage and Trash Disposal	0	0	0	0.00	NA	0	0.00	0.00	NA	0.00
Contract Costs	7,800	650	0	650.00	100%	650	0.00	650.00	100%	7,800.00
Maintenance	7,800	650	\$ -	650.00	100%	650	0.00	650.00	100%	7,800.00
Insurance : Property	350	0	0	0.00	NA	0	0.00	0.00	NA	350.00
Insurance: General Liability	60	0	0	0.00	NA	0	0.00	0.00	NA	60.00
Insurance: Fidelity	1,280	0	0	0.00	NA	0	0.00	0.00	NA	1,280.00
Insurance: Worker's Compensation	27,910	0	0	0.00	NA	0	0.00	0.00	NA	27,910.00
Insurance: Other	2,980	0	0	0.00	NA	0	0.00	0.00	NA	2,980.00
Insurance	32,580	0	\$ -	0.00	NA	0	0.00	0.00	NA	32,580.00
PILOT	0	0	0	0.00	NA	0	0.00	0.00	NA	0.00
Collection Loss	0	0	0	0.00	NA	0	0.00	0.00	NA	0.00
Interest Expense	90,170	0	(15,028.02)	15,028.02	NA	0	(15,028.02)	15,028.02	NA	105,198.02
Other General Expense	0	0	0	0.00	NA	0	0.00	0.00	NA	0.00
Other General Expense	90,170	0	(15,028.02)	15,028.02	0	0	(15,028.02)	15,028.02	0	105,198.02
TOTAL EXPENSES	874,260	62,210	\$ 8,492.95	54,850.39	86%	62,210	8,492.97	53,717.03	86%	865,767.03
Net Income Before Operating Transfer to Public Housing Operations	(399,360)	(40,760)	\$ 20,329.30	61,089.30	150%	(40,760)	20,329.28	61,089.28	150%	(419,689.28)
Operating Transfer to Public Housing Operations	0	0	\$ -	0.00	NA	0	0.00	0.00	NA	0.00
Net Income	(399,360)	(40,760)	\$ 20,329.30	61,089.30	150%	(40,760)	20,329.28	61,089.28	150%	(419,689.28)
Replacement Reserve										
Replacement Reserve for Central Office Computer / Software Systems	0	0	-	0.00	NA	0	0.00	0.00	NA	0.00
Replacement Reserve for Central Office / Supportive Maintenance Equipment	0	0	-	0.00	NA	0	0.00	0.00	NA	0.00
Replacement Reserve for Supportive Maintenance Vehicles	0	0	-	0.00	NA	0	0.00	0.00	NA	0.00
Reserve for Contingencies	0	0	-	0.00	NA	0	0.00	0.00	NA	0.00
NET INCOME, NET OF RESERVES	(399,360)	(40,760)	\$ 20,329.30	61,089.30	150%	(40,760)	20,329.28	61,089.28	150%	(419,689.28)

NOTE: Positive Variance = Favorable; Negative Variance = Unfavorable



KNOXVILLE'S COMMUNITY DEVELOPMENT CORPORATION
KHDC Duplexes
JULY 2008

REVENUE										
	BUDGET	7/31 MONTHLY BUDGET	7/31 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	9,804.00	14.00	0%	9,790	9,804.00	14.00	0%	107,676.00
Vacancy Loss	(10,680)	(890)		890.00	-100%	(890)	0.00	890.00	-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%	210	0.00	(210.00)	-100%	2,500.00
TOTAL REVENUE	109,300	9,110	\$ 9,804.00	694.00	8%	9,110	9,804.00	694.00	8%	99,496.00

EXPENSES										
	BUDGET	7/31 MONTHLY BUDGET	7/31 MONTHLY INCOME & EXP	AMOUNT VARIANCE	MO. VAR %	YTD BUDGET	YTD INCOME AND EXPENSE	AMOUNT VARIANCE	YTD VAR %	REMAINING BUDGET
Administrative Salaries	18,250	1,400	\$ 419.45	980.55	70%	1,400	419.45	980.55	70%	17,830.55
Administrative Benefits: Genera	6,750	520	192.33	327.67	63%	520	192.33	327.67	63%	6,557.67
Front-Line Centralized Services	580	40		40.00	100%	40	0.00	40.00	100%	580.00
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	350	140		140.00	100%	140	0.00	140.00	100%	350.00
Travel / Meetings	110	10		10.00	100%	10	0.00	10.00	100%	110.00
Audit	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Computer Support	330	30		30.00	100%	30	0.00	30.00	100%	330.00
Telephone	930	80	5.44	74.56	93%	80	5.44	74.56	93%	924.56
Office Supplies and Furnishing:	110	10		10.00	100%	10	0.00	10.00	100%	110.00
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)	1,670	140		140.00	100%	140	0.00	140.00	100%	1,670.00
Administrative Expense	29,080	2,370	\$ 617.22	1,752.78	74%	2,370	617.22	1,752.78	74%	28,462.78
Water	160	10	\$ (3.26)	13.26	133%	10	(3.26)	13.26	133%	163.26
Electricity	480	40	(8.56)	48.56	121%	40	(8.56)	48.56	121%	488.56
Gas	90	0	(2.47)	2.47	NA	0	(2.47)	2.47	NA	92.47
Sewer	390	30	(6.23)	36.23	121%	30	(6.23)	36.23	121%	396.23
Other utilities expense	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Utilities	1,120	80	\$ (20.52)	100.52	126%	80	(20.52)	100.52	126%	1,140.52
Maintenance Salaries	1,000	80	\$ 26.58	53.42	67%	80	26.58	53.42	67%	973.42
Maintenance Benefits: Genera	200	20	8.61	11.39	57%	20	8.61	11.39	57%	191.39
Materials	2,020	170	149.52	20.48	12%	170	149.52	20.48	12%	1,870.48
Garbage and Trash Dispos	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Contract Costs	11,000	920		920.00	100%	920	0.00	920.00	100%	11,000.00
Maintenance	14,220	1,190	\$ 184.71	1,005.29	84%	1,190	184.71	1,005.29	84%	14,035.29
Insurance : Property	930	0		0.00	NA	0	0.00	0.00	NA	930.00
Insurance: General Liability	710	0		0.00	NA	0	0.00	0.00	NA	710.00
Insurance: Fidelity	30	0		0.00	NA	0	0.00	0.00	NA	30.00
Insurance: Worker's Compensator	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	1,670	0	\$ -	0.00	NA	0	0.00	0.00	NA	1,670.00
PILOT	10,570	0		0.00	NA	0	0.00	0.00	NA	10,570.00
Collection Loss	2,000	0		0.00	NA	0	0.00	0.00	NA	2,000.00
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	0	0	0	0	0	12,570
TOTAL EXPENSES	58,660	3,640	\$ 781.41	2,858.59	79%	3,640	781.41	2,858.59	79%	57,878.59
Net Income Before Operating Transfer to Public Housing	50,640	5,470	\$ 9,022.59	3,552.59	-65%	5,470	9,022.59	3,552.59	-65%	41,617.41
Operating Transfer to Public Housing Operation:	0	0	\$ -	0.00	NA	0	0.00	0.00	NA	0.00
Net Income	50,640	5,470	\$ 9,022.59	3,552.59	-65%	5,470	9,022.59	3,552.59	-65%	41,617.41
Replacement Reserve										
Replacement Reserve for Central Office Computer /	0	0	\$ -	0.00	NA	0	0.00	0.00	NA	0.00
Replacement Reserve for Central Office / Supportive	0	0	\$ -	0.00	NA	0	0.00	0.00	NA	0.00
Replacement Reserve for Supportive Maintenance Vehicle	0	0	\$ -	0.00	NA	0	0.00	0.00	NA	0.00
Reserve for Contingencies	0	0	\$ -	0.00	NA	0	0.00	0.00	NA	0.00
	0	0	\$ -	0.00	NA	0	0.00	0.00	NA	0.00
NET INCOME, NET OF RESERVES	50,640	5,470	\$ 9,022.59	3,552.59	-65%	5,470	9,022.59	3,552.59	-65%	41,617.41

NOTE: Positive Variance = Favorable; Negative Variance = Unfavorable



KNOXVILLE'S COMMUNITY DEVELOPMENT CORPORATION
 State Office Building
 JULY 2008

REVENUE										
	BUDGET	7/31 MONTHLY BUDGET	7/31 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%	32,570	32,564.58	(5.42)	0%	358,235.42
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	0.00	0.00	NA	0.00
TOTAL REVENUE	390,800	32,570	\$ 32,564.58	(5.42)	0%	32,570	32,564.58	(5.42)	0%	358,235.42
EXPENSES										
Administrative Salaries	3,470	270	133.37	136.63	51%	270	133.37	136.63	51%	3,336.63
Administrative Benefits: General	830	60	41.49	18.51	31%	60	41.49	18.51	31%	788.51
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	0.00	0.00	NA	0.00
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)	25,000	2,080	2,080.00	2,080.00	100%	2,080	2,080.00	2,080.00	100%	25,000.00
Administrative Expense	29,300	2,410	\$ 174.86	2,235.14	93%	2,410	174.86	2,235.14	93%	29,125.14
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	NA	0	0.00	0.00	NA	0.00
Maintenance Salaries	0	0	43.89	(43.89)	NA	0	43.89	(43.89)	NA	(43.89)
Maintenance Benefits: General	0	0	11.02	(11.02)	NA	0	11.02	(11.02)	NA	(11.02)
Materials	2,000	170	170.00	170.00	100%	170	170.00	170.00	100%	2,000.00
Garbage and Trash Disposal	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Contract Costs	48,000	4,000	10,834.99	(6,834.99)	-171%	4,000	10,834.99	(6,834.99)	-171%	37,165.01
Maintenance	50,000	4,170	10,889.90	(6,719.90)	-161%	4,170	10,889.90	(6,719.90)	-161%	39,110.10
Insurance : Property	4,250	0	0.00	0.00	NA	0	0.00	0.00	NA	4,250.00
Insurance: General Liability	40	0	0.00	0.00	NA	0	0.00	0.00	NA	40.00
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	4,290	0	\$ -	0.00	NA	0	0.00	0.00	NA	4,290.00
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	78,330	6,530	1,984.01	4,545.99	70%	6,530	1,984.01	4,545.99	70%	76,345.99
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	1,984.01	4,546	1	6,530	1,984	4,546	1	76,346
TOTAL EXPENSES	161,920	13,110	\$ 13,048.77	61.24	0%	13,110	13,048.76	61.24	0%	148,871.24
Net Income Before Operating Transfer to Public Housing Operation	228,880	19,460	\$ 19,515.81	55.81	0%	19,460	19,515.82	55.82	0%	209,364.18
Operating Transfer to Public Housing Operation	0	0	\$ -	0.00	NA	0	0.00	0.00	NA	0.00
Net Income	228,880	19,460	\$ 19,515.81	55.81	0%	19,460	19,515.82	55.82	0%	209,364.18
Replacement Reserve										
Replacement Reserve for Central Office Computer / Software Systems	0	0	\$ -	0.00	NA	0	0.00	0.00	NA	0.00
Replacement Reserve for Central Office / Supportive Maintenance Equipment	0	0	\$ -	0.00	NA	0	0.00	0.00	NA	0.00
Replacement Reserve for Supportive Maintenance Vehicles	0	0	\$ -	0.00	NA	0	0.00	0.00	NA	0.00
Reserve for Contingencies	0	0	\$ -	0.00	NA	0	0.00	0.00	NA	0.00
NET INCOME, NET OF RESERVES	228,880	19,460	\$ 19,515.81	55.81	0%	19,460	19,515.82	55.82	0%	209,364.18

NOTE: Positive Variance = Favorable; Negative Variance = Unfavorable



KNOXVILLE'S COMMUNITY DEVELOPMENT CORPORATION
Christenberry Head Start Facility
JULY 2008

REVENUE										
	BUDGET	7/31 MONTHLY BUDGET	7/31 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		(13,580.00)	-100%	13,580	0.00	(13,580.00)	-100%	162,920.00
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	0.00	0.00	NA	0.00
TOTAL REVENUE	162,920	13,580	0.00	(13,580.00)	-100%	13,580	0.00	(13,580.00)	-100%	162,920.00
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		330.00	100%	330	0.00	330.00	100%	4,000.00
Maintenance	4,000	330	0.00	330.00	100%	330	0.00	330.00	100%	4,000.00
Insurance : Property	70	0		0.00	NA	0	0.00	0.00	NA	70.00
Insurance: General Liability	30	0		0.00	NA	0	0.00	0.00	NA	30.00
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	100	0	0.00	0.00	NA	0	0.00	0.00	NA	100.00
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	70,150	5,850	2,927.36	2,922.64	50%	5,850	0.00	5,850.00	100%	70,150.00
Other General Expense	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Other General Expense	70,150	5,850	2,927.36	2,922.64	1	5,850	0	5,850	1	70,150
TOTAL EXPENSES	74,250	6,180	2,927.36	3,252.64	53%	6,180	0.00	6,180.00	100%	74,250.00
Net Income Before Operating Transfer to Public Housing Operations	88,670	7,400	(2,927.36)	(10,327.36)	140%	7,400	0.00	(7,400.00)	100%	88,670.00
Operating Transfer to Public Housing Operations	0	0	0	0.00	NA	0	0.00	0.00	NA	0.00
Net Income	88,670	7,400	(2,927.36)	(10,327.36)	140%	7,400	0.00	(7,400.00)	100%	88,670.00
Replacement Reserve										
Replacement Reserve for Central Office Computer / Software Systems	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Replacement Reserve for Central Office / Supportive Maintenance Equipment	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Replacement Reserve for Supportive Maintenance Vehicles	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Reserve for Contingencies	0	0		0.00	NA	0	0.00	0.00	NA	0.00
NET INCOME, NET OF RESERVES	88,670	7,400	(2,927.36)	(10,327.36)	140%	7,400	0.00	(7,400.00)	100%	88,670.00

NOTE: Positive Variance = Favorable; Negative Variance = Unfavorable



KNOXVILLE'S COMMUNITY DEVELOPMENT CORPORATION
Valley Oaks Apartments
JULY 2008

REVENUE										
	BUDGET	7/31 MONTHLY BUDGET	7/31 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		0.00	NA	0	0.00	0.00	NA	0.00
TOTAL REVENUE	0	0	\$ -	0.00	NA	0	0.00	0.00	NA	0.00
EXPENSES										
Administrative Salaries	0	0	\$ 115.97	(115.97)	NA	0	115.97	(115.97)	NA	-115.97
Administrative Benefits: General	0	0	40.03	(40.03)	NA	0	40.03	(40.03)	NA	-40.03
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	\$ 156.00	(156.00)	NA	0	156.00	(156.00)	NA	(156.00)
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	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	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Maintenance	0	0	\$ -	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	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	\$ 156.00	(156.00)	NA	0	156.00	(156.00)	NA	(156.00)
Net Income Before Operating Transfer to Public Housing Operations	0	0	\$ (156.00)	(156.00)	NA	0	(156.00)	(156.00)	NA	156.00
Operating Transfer to Public Housing Operations	0	0	\$ -	0.00	NA	0	0.00	0.00	NA	0.00
Net Income	0	0	\$ (156.00)	(156.00)	NA	0	(156.00)	(156.00)	NA	156.00
Replacement Reserve										
Replacement Reserve for Central Office Computer / Software Systems	0	0	\$ -	0.00	NA	0	0.00	0.00	NA	0.00
Replacement Reserve for Central Office / Supportive Maintenance Equipment	0	0	\$ -	0.00	NA	0	0.00	0.00	NA	0.00
Replacement Reserve for Supportive Maintenance Vehicles	0	0	\$ -	0.00	NA	0	0.00	0.00	NA	0.00
Reserve for Contingencies	0	0	\$ -	0.00	NA	0	0.00	0.00	NA	0.00
NET INCOME, NET OF RESERVES	0	0	\$ (156.00)	(156.00)	NA	0	(156.00)	(156.00)	NA	156.00

NOTE: Positive Variance = Favorable; Negative Variance = Unfavorable



KNOXVILLE'S COMMUNITY DEVELOPMENT CORPORATION
BLANK
JULY 2008

REVENUE										
	BUDGET	7/31 MONTHLY BUDGET	7/31 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	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	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	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	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	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	NA	0	0.00	0.00	NA	0.00
Net Income Before Operating Transfer to Public Housing Operation:	0	0	\$ -	0.00	NA	0	0.00	0.00	NA	0.00
Operating Transfer to Public Housing Operation:	0	0	\$ -	0.00	NA	0	0.00	0.00	NA	0.00
Net Income	0	0	\$ -	0.00	NA	0	0.00	0.00	NA	0.00
Replacement Reserve	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Replacement Reserve for Central Office Computer / Software Systems	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Replacement Reserve for Central Office / Supportive Maintenance Equipmer	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Replacement Reserve for Supportive Maintenance Vehicle	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Reserve for Contingencies	0	0		0.00	NA	0	0.00	0.00	NA	0.00
NET INCOME, NET OF RESERVES	0	0	\$ -	0.00	NA	0	0.00	0.00	NA	0.00

NOTE: Positive Variance = Favorable; Negative Variance = Unfavorable