



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

REVENUE										
	BUDGET	9/30 MONTHLY BUDGET	9/30 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	35,264.58	(13,585.42)	-28%	146,550	146,525.34	(24.66)	0%	439,594.66
Tenant Rental Income	117,480	9,790	10,978.24	1,188.24	12%	29,370	32,185.42	2,815.42	10%	85,294.58
Vacancy Loss	(10,680)	(890)	0.00	890.00	-100%	(2,670)	0.00	2,670.00	-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	(12,430.78)	(31,180.78)	-166%	56,250	41,180.45	(15,069.55)	-27%	183,819.55
Other Income	2,500	210	91,300.90	91,090.90	43377%	630	97,372.89	96,742.89	15356%	(94,872.89)
TOTAL REVENUE	1,137,920	76,710	\$ 125,112.94	48,402.94	63%	230,130	317,264.10	87,134.10	38%	820,655.90
EXPENSES										
Administrative Salaries	21,720	1,670	1,675.16	(5.16)	0%	5,010	3,332.14	1,677.86	33%	18,387.86
Administrative Benefits: General	7,580	580	474.33	105.67	18%	1,740	1,221.34	518.66	30%	6,358.66
Front-Line Centralized Services	580	40	42.02	(2.02)	-5%	120	115.24	4.76	4%	464.76
Compensated Absences	0	0	570.41	(570.41)	NA	0	570.41	(570.41)	NA	(570.41)
Legal Fees	15,000	1,250	124.00	1,126.00	90%	3,750	124.00	3,626.00	97%	14,876.00
Staff Training	350	90	6.22	83.78	93%	240	7.73	232.27	97%	342.27
Travel / Meetings	110	10	10.14	(0.14)	-1%	30	59.28	(29.28)	-98%	50.72
Audit	5,050	0	0.00	0.00	NA	0	0.00	0.00	NA	5,050.00
Computer Support	330	30	0.00	30.00	100%	90	44.99	45.01	50%	285.01
Telephone	930	80	33.71	46.29	58%	240	205.69	34.31	14%	724.31
Office Supplies and Furnishings	110	10	15.50	(5.50)	-55%	30	15.50	14.50	48%	94.50
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%	66,420	66,414.99	5.01	0%	199,245.01
Other Administrative Expenses (Sundry)	484,670	40,390	169,844.57	(129,454.57)	-321%	121,170	176,159.14	(54,989.14)	-45%	308,510.86
Administrative Expense	802,090	66,290	194,934.39	(128,644.39)	-194%	198,840	248,270.45	(49,430.45)	-25%	553,819.55
Water	160	10	7.45	2.55	26%	30	4.19	25.81	86%	155.81
Electricity	480	40	43.09	(3.09)	-8%	120	34.53	85.47	71%	445.47
Gas	90	0	12.21	(12.21)	NA	0	9.74	(9.74)	NA	80.26
Sewer	390	30	14.24	15.76	53%	90	8.01	81.99	91%	381.99
Other utilities expense	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Utilities	1,120	80	76.99	3.01	4%	240	56.47	183.53	76%	1,063.53
Maintenance Salaries	1,000	80	299.36	(219.36)	-274%	240	1,148.84	(908.84)	-379%	(148.84)
Maintenance Benefits: General	200	20	98.92	(78.92)	-395%	60	421.69	(361.69)	-603%	(221.69)
Materials	4,020	340	210.15	129.85	38%	1,020	366.67	653.33	64%	3,653.33
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	13,558.40	(7,658.40)	-130%	17,700	28,388.74	(10,688.74)	-60%	42,411.26
Maintenance	76,020	6,340	14,166.83	(7,826.83)	-123%	19,020	30,325.94	(11,305.94)	-59%	45,694.06
Insurance : Property	5,600	1,400	1,296.27	103.73	7%	1,400	1,296.27	103.73	7%	4,303.73
Insurance: General Liability	840	220	192.03	27.97	13%	220	192.03	27.97	13%	647.97
Insurance: Fidelity	1,310	330	215.25	114.75	35%	330	215.25	114.75	35%	1,094.75
Insurance: Worker's Compensation	27,910	6,980	143.31	6,836.69	98%	6,980	143.31	6,836.69	98%	27,766.69
Insurance: Other	2,980	750	590.55	159.45	21%	750	590.55	159.45	21%	2,389.45
Insurance	38,640	9,680	2,437.41	7,242.59	75%	9,680	2,437.41	7,242.59	75%	36,202.59
PILOT	10,570	0	0.00	0.00	NA	0	0.00	0.00	NA	10,570.00
Collection Loss	2,000	500	(245.00)	745.00	149%	500	(245.00)	745.00	149%	2,245.00
Interest Expense	238,650	12,380	12,820.63	(440.63)	-4%	37,140	15,555.65	21,584.35	58%	223,094.35
Other General Expense	0	0	854.20	(854.20)	NA	0	854.20	(854.20)	NA	(854.20)
Other General Expense	251,220	12,880	13,429.83	(549.83)	145%	37,640	16,164.85	21,475	207%	235,055
TOTAL EXPENSES	1,169,090	95,270	225,045.45	(129,775.45)	-136%	265,420	297,255.12	(31,835.27)	-12%	871,834.73
Net Income Before Operating Transfer to PH Operations	(31,170)	(18,560)	(99,932.51)	(81,372.51)	-438%	(35,290)	20,008.98	55,298.98	157%	(51,178.83)
Operating Transfer to Public Housing Operations	0	0	15,229.07	15,229.07	NA	0	15,229.07	15,229.07	NA	0.00
Net Income	(31,170)	(18,560)	(115,161.58)	(96,601.58)	-520%	(35,290)	4,779.91	40,069.91	114%	(51,178.83)
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)	(18,560)	(115,161.58)	(96,601.58)	-520%	(35,290)	4,779.91	40,069.91	114%	(51,178.83)

NOTE: Positive Variance = Favorable; Negative Variance = Unfavorable



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

REVENUE										
	BUDGET	9/30 MONTHLY BUDGET	9/30 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%	8,100	8,100.00	0.00	0%	24,300.00
Tenant Rental Income	0	0	30.00	30.00	NA	0	1,198.69	1,198.69	NA	(1,198.69)
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	(12,430.78)	(31,180.78)	-166%	56,250	41,180.45	(15,069.55)	-27%	183,819.55
Other Income	0	0	88,800.90	88,800.90	NA	0	88,800.90	88,800.90	NA	(88,800.90)
TOTAL REVENUE	474,900	21,450	\$ 79,100.12	57,650.12	269%	64,350	139,280.04	74,930.04	116%	335,619.96
EXPENSES										
Administrative Salaries	0	0	\$ 545.91	(545.91)	NA	0	672.83	(672.83)	NA	(672.83)
Administrative Benefits: General	0	0	133.03	(133.03)	NA	0	320.86	(320.86)	NA	(320.86)
Front-Line Centralized Services	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Compensated Absences	0	0	570.41	(570.41)	NA	0	570.41	(570.41)	NA	(570.41)
Legal Fees	15,000	1,250	0.00	1,250.00	100%	3,750	0.00	3,750.00	100%	15,000.00
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	0	0.00	0.00	NA	5,050.00
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%	66,420	66,414.99	5.01	0%	199,245.01
Other Administrative Expenses (Sundry)	458,000	38,170	158,920.24	(120,750.24)	-316%	114,510	163,223.56	(48,713.56)	-43%	294,776.44
Administrative Expense	743,710	61,560	\$ 182,307.92	(120,747.92)	-196%	184,680	231,297.38	(46,617.38)	-25%	512,412.62
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	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	382.50	267.50	41%	1,950	1,264.50	685.50	35%	6,535.50
Maintenance	7,800	650	\$ 382.50	267.50	41%	1,950	1,264.50	685.50	35%	6,535.50
Insurance: Property	350	90	\$ 1,296.27	(1,206.27)	-1340%	90	1,296.27	(1,206.27)	-1340%	(946.27)
Insurance: General Liability	60	20	192.03	(172.03)	-860%	20	192.03	(172.03)	-860%	(132.03)
Insurance: Fidelity	1,280	320	163.08	156.92	49%	320	163.08	156.92	49%	1,116.92
Insurance: Worker's Compensation	27,910	6,980	6,980.00	6,980.00	100%	6,980	0.00	6,980.00	100%	27,910.00
Insurance: Other	2,980	750	572.73	177.27	24%	750	572.73	177.27	24%	2,407.27
Insurance	32,580	8,160	2,224.11	5,935.89	73%	8,160	2,224.11	5,935.89	73%	30,355.89
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	0	(15,028.02)	15,028.02	NA	105,198.02
Other General Expense	0	0	854.20	(854.20)	NA	0	854.20	(854.20)	NA	(854.20)
Other General Expense	90,170	0	854.20	(854.20)	0	0	(14,173.82)	14,174	0	104,344
TOTAL EXPENSES	874,260	70,370	\$ 185,768.73	(115,398.73)	-164%	194,790	220,612.17	(25,821.99)	-13%	653,648.01
Net Income Before Operating Transfer to Public Housing Operations	(399,360)	(48,920)	\$ (106,668.61)	(57,748.61)	-118%	(130,440)	(81,332.13)	49,107.87	38%	(318,028.05)
Operating Transfer to Public Housing Operations	0	0	\$ 15,229.07	15,229.07	NA	0	0.00	0.00	NA	0.00
Net Income	(399,360)	(48,920)	\$ (121,897.68)	(72,977.68)	-149%	(130,440)	(81,332.13)	49,107.87	38%	(318,028.05)
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)	(48,920)	\$ (121,897.68)	(72,977.68)	-149%	(130,440)	(81,332.13)	49,107.87	38%	(318,028.05)

NOTE: Positive Variance = Favorable; Negative Variance = Unfavorable



KNOXVILLE'S COMMUNITY DEVELOPMENT CORPORATION
KHDC Duplexes
SEPTEMBER 2008

REVENUE										
	BUDGET	9/30 MONTHLY BUDGET	9/30 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	10,948.24	1,158.24	12%	29,370	30,986.73	1,616.73	6%	86,493.27
Vacancy Loss	(10,680)	(890)		890.00	-100%	(2,670)	0.00	2,670.00	-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%	630	0.00	(630.00)	-100%	2,500.00
TOTAL REVENUE	109,300	9,110	\$ 10,948.24	1,838.24	20%	27,330	30,986.73	3,656.73	13%	78,313.27
EXPENSES										
Administrative Salaries	18,250	1,400	\$ 656.02	743.98	53%	4,200	1,604.93	2,595.07	62%	16,645.07
Administrative Benefits: Genera	6,750	520	227.97	292.03	56%	1,560	626.14	933.86	60%	6,123.86
Front-Line Centralized Services	580	40	42.02	(2.02)	-5%	120	115.24	4.76	4%	464.76
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	90	6.22	83.78	93%	240	7.13	232.87	97%	342.87
Travel / Meetings	110	10	10.14	(0.14)	-1%	30	10.14	19.86	66%	99.86
Audit	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Computer Support	330	30		30.00	100%	90	0.00	90.00	100%	330.00
Telephone	930	80	33.71	46.29	58%	240	205.69	34.31	14%	724.31
Office Supplies and Furnishing:	110	10	15.50	(5.50)	-55%	30	15.50	14.50	48%	94.50
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	8,782.34	(8,642.34)	-6173%	420	8,793.59	(8,373.59)	-1994%	(7,123.59)
Administrative Expense	29,080	2,320	\$ 9,773.92	(7,453.92)	-321%	6,930	11,378.36	(4,448.36)	-64%	17,701.64
Water	160	10	\$ 7.45	2.55	26%	30	4.19	25.81	86%	155.81
Electricity	480	40	43.09	(3.09)	-8%	120	34.53	85.47	71%	445.47
Gas	90	0	12.21	(12.21)	NA	0	9.74	(9.74)	NA	80.26
Sewer	390	30	14.24	15.76	53%	90	8.01	81.99	91%	381.99
Other utilities expense	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Utilities	1,120	80	\$ 76.99	3.01	4%	240	56.47	183.53	76%	1,063.53
Maintenance Salaries	1,000	80	299.36	(219.36)	-274%	240	1,104.95	(864.95)	-360%	(104.95)
Maintenance Benefits: Genera	200	20	98.92	(78.92)	-395%	60	410.67	(350.67)	-584%	(210.67)
Materials	2,020	170	210.15	(40.15)	-24%	510	366.67	143.33	28%	1,653.33
Garbage and Trash Disposa	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Contract Costs	11,000	920	962.50	(42.50)	-5%	2,760	2,063.50	696.50	25%	8,936.50
Maintenance	14,220	1,190	\$ 1,570.93	(380.93)	-32%	3,570	3,945.79	(375.79)	-11%	10,274.21
Insurance - Property	930	230		230.00	100%	230	0.00	230.00	100%	930.00
Insurance: General Liability	710	180		180.00	100%	180	0.00	180.00	100%	710.00
Insurance: Fidelity	30	10	10.38	(0.38)	-4%	10	10.38	(0.38)	-4%	19.62
Insurance: Worker's Compensator	0	0	143.31	(143.31)	NA	0	143.31	(143.31)	NA	(143.31)
Insurance: Other	0	0	17.82	(17.82)	NA	0	17.82	(17.82)	NA	(17.82)
Insurance	1,670	420	171.51	248.49	59%	420	171.51	248.49	59%	1,498.49
PILOT	10,570	0		0.00	NA	0	0.00	0.00	NA	10,570.00
Collection Loss	2,000	500	-245.00	745.00	149%	500	(245.00)	745.00	149%	2,245.00
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	500	(245.00)	745.00	1	500	(245)	745	1	12,815
TOTAL EXPENSES	58,660	4,510	\$ 11,593.35	(6,838.35)	-157%	11,660	15,307.13	(3,647.13)	-31%	43,352.87
Net Income Before Operating Transfer to Public Housing	50,640	4,600	\$ (645.11)	(5,245.11)	114%	15,670	15,679.60	9.60	0%	34,960.40
Operating Transfer to Public Housing Operation:	0	0	\$ -	0.00	NA	0	0.00	0.00	NA	0.00
Net Income	50,640	4,600	\$ (645.11)	(5,245.11)	114%	15,670	15,679.60	9.60	0%	34,960.40
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	4,600	\$ (645.11)	(5,245.11)	114%	15,670	15,679.60	9.60	0%	34,960.40

NOTE: Positive Variance = Favorable; Negative Variance = Unfavorable



KNOXVILLE'S COMMUNITY DEVELOPMENT CORPORATION
 State Office Building
 SEPTEMBER 2008

REVENUE										
	BUDGET	9/30 MONTHLY BUDGET	9/30 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%	97,710	97,693.74	(16.26)	0%	293,106.26
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	2,500.00	2,500.00	NA	0	2,500.00	2,500.00	NA	(2,500.00)
TOTAL REVENUE	390,800	32,570	\$ 35,064.58	2,494.58	8%	97,710	100,193.74	2,483.74	3%	290,606.26
EXPENSES										
Administrative Salaries	3,470	270	270.00	100%	810	417.50	392.50	48%	3,052.50	
Administrative Benefits: General	830	60	60.00	100%	180	109.91	70.09	39%	720.09	
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	2,141.99	(61.99)	-3%	6,240	4,141.99	2,098.01	34%	20,858.01
Administrative Expense	29,300	2,410	\$ 2,141.99	268.01	11%	7,230	4,669.40	2,560.60	35%	24,630.60
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	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%	510	0.00	510.00	100%	2,000.00	
Garbage and Trash Disposal	0	0	0.00	NA	0	0.00	0.00	NA	0.00	
Contract Costs	48,000	4,000	11,138.09	(7,138.09)	-178%	12,000	23,985.43	(11,985.43)	-100%	24,014.57
Maintenance	50,000	4,170	\$ 11,138.09	(6,968.09)	-167%	12,510	24,040.34	(11,530.34)	-92%	25,959.66
Insurance : Property	4,250	1,060	1,060.00	100%	1,060	0.00	1,060.00	100%	4,250.00	
Insurance: General Liability	40	10	10.00	100%	10	0.00	10.00	100%	40.00	
Insurance: Fidelity	0	0	28.65	(28.65)	NA	0	28.65	(28.65)	NA	(28.65)
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	1,070	\$ 28.65	1,041.35	97%	1,070	28.65	1,041.35	97%	4,261.35
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	6,802.58	(272.58)	-4%	19,590	15,604.53	3,985.47	20%	62,725.47
Other General Expense	0	0	0.00	NA	0	0.00	0.00	NA	0.00	
Other General Expense	78,330	6,530	\$ 6,802.58	(272.58)	0	19,590	15,604.53	3,985	0	62,725
TOTAL EXPENSES	161,920	14,180	\$ 20,111.31	(5,931.31)	-42%	40,400	44,342.92	(3,943.39)	-10%	117,576.61
Net Income Before Operating Transfer to Public Housing Operation	228,880	18,390	\$ 14,953.27	(3,436.73)	19%	57,310	55,850.82	(1,459.18)	3%	173,029.65
Operating Transfer to Public Housing Operation	0	0	\$ -	0.00	NA	0	0.00	0.00	NA	0.00
Net Income	228,880	18,390	\$ 14,953.27	(3,436.73)	19%	57,310	55,850.82	(1,459.18)	3%	173,029.65
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	18,390	\$ 14,953.27	(3,436.73)	19%	57,310	55,850.82	(1,459.18)	3%	173,029.65

NOTE: Positive Variance = Favorable; Negative Variance = Unfavorable



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

REVENUE										
	BUDGET	9/30 MONTHLY BUDGET	9/30 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%	40,740	40,731.60	(8.40)	0%	122,188.40
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%	40,740	40,731.60	(8.40)	0%	122,188.40
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	1,075.31	(745.31)	-226%	990	1,075.31	(85.31)	-9%	2,924.69
Maintenance	4,000	330	1,075.31	(745.31)	-226%	990	1,075.31	(85.31)	-9%	2,924.69
Insurance : Property	70	20		20.00	100%	20	0.00	20.00	100%	70.00
Insurance: General Liability	30	10		10.00	100%	10	0.00	10.00	100%	30.00
Insurance: Fidelity	0	0	13.14	(13.14)	NA	0	13.14	(13.14)	NA	(13.14)
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	30	13.14	16.86	56%	30	13.14	16.86	56%	86.86
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	6,018.05	(168.05)	-3%	17,550	14,979.14	2,570.86	15%	55,170.86
Other General Expense	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Other General Expense	70,150	5,850	6,018.05	(168.05)	0	17,550	14,979.14	2,571	0	55,171
TOTAL EXPENSES	74,250	6,210	7,106.50	(896.50)	-14%	18,570	16,067.59	2,502.55	13%	58,182.55
Net Income Before Operating Transfer to Public Housing Operations	88,670	7,370	-7,106.50	(14,476.50)	196%	22,170	24,664.01	2,494.01	-11%	64,005.85
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	7,370	-7,106.50	(14,476.50)	196%	22,170	24,664.01	2,494.01	-11%	64,005.85
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	7,370	-7,106.50	(14,476.50)	196%	22,170	24,664.01	2,494.01	-11%	64,005.85

NOTE: Positive Variance = Favorable; Negative Variance = Unfavorable



KNOXVILLE'S COMMUNITY DEVELOPMENT CORPORATION
Valley Oaks Apartments
SEPTEMBER 2008

REVENUE										
	BUDGET	9/30 MONTHLY BUDGET	9/30 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	6,071.99	6,071.99	NA	-6,071.99
TOTAL REVENUE	0	0	\$ -	0.00	NA	0	6,071.99	6,071.99	NA	-6,071.99
EXPENSES										
Administrative Salaries	0	0	\$ 473.23	(473.23)	NA	0	636.88	(636.88)	NA	-636.88
Administrative Benefits: General	0	0	113.33	(113.33)	NA	0	164.43	(164.43)	NA	-164.43
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	124.00	(124.00)	NA	0	124.00	(124.00)	NA	(124.00)
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	\$ 710.56	(710.56)	NA	0	925.31	(925.31)	NA	(925.31)
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	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	0.00	0.00	0.00	0.00	0.00	0	0
TOTAL EXPENSES	0	0	\$ 710.56	(710.56)	NA	0	925.31	(925.31)	NA	(925.31)
Net Income Before Operating Transfer to Public Housing Operations	0	0	\$ (710.56)	(710.56)	NA	0	5,146.68	5,146.68	NA	(5,146.68)
Operating Transfer to Public Housing Operations	0	0	\$ -	0.00	NA	0	0.00	0.00	NA	0.00
Net Income	0	0	\$ (710.56)	(710.56)	NA	0	5,146.68	5,146.68	NA	(5,146.68)
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	\$ (710.56)	(710.56)	NA	0	5,146.68	5,146.68	NA	(5,146.68)

NOTE: Positive Variance = Favorable; Negative Variance = Unfavorable



KNOXVILLE'S COMMUNITY DEVELOPMENT CORPORATION
BLANK
SEPTEMBER 2008

REVENUE										
	BUDGET	9/30 MONTHLY BUDGET	9/30 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	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