



KNOXVILLE'S COMMUNITY DEVELOPMENT CORPORATION
THE MANOR
October-08

REVENUE										
	BUDGET	10/31 MONTH BUDGET	10/31 MONTHLY INCOME & EXP	AMOUNT VARIANCE	MO. VAR %	YTD BUDGET	YTD INCOME AND EXPENSE	AMOUNT VARIANCE	YTD VAR %	REMAINING BUDGET
Service Fees (Manor Fees)	222,100	18,510	\$ 16,418.34	(2,091.66)	-11%	74,040	69,607.59	(4,432.41)	-6%	152,492.41
Interest on Investments	10,000	830	620.16	(209.84)	-25%	3,320	1,767.81	(1,552.19)	-47%	8,232.19
Other Income	500	40	66.81	26.81	67%	160	246.81	86.81	54%	253.19
	232,600	19,380	\$ 17,105.31	(2,274.69)	-12%	77,520	71,622.21	(5,897.79)	-8%	160,977.79
Administrative Salaries										
Administrative Salaries	31,200	3,600	\$ 3,563.34	36.66	1%	10,800	9,959.52	840.48	8%	21,240.48
Administrative Benefits: Genera	10,510	1,210	1,015.38	194.62	16%	3,640	3,273.49	366.51	10%	7,236.51
Compensated Absences	220	0	0.00	0.00	NA	0	0.00	0.00	NA	220.00
Legal Fees	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Staff Training	230	40	40.00	40.00	100%	85	3.81	81.19	96%	226.19
Travel / Meetings	300	30	30.00	30.00	100%	120	0.00	120.00	100%	300.00
Audit	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Computer Support	500	40	169.21	(129.21)	-323%	160	169.21	(9.21)	-6%	330.79
Telephone	5,280	440	786.71	(346.71)	-79%	1,760	2,445.25	(685.25)	-39%	2,834.75
Office Supplies and Furnishing:	300	30	30.00	30.00	100%	120	5.39	114.61	96%	294.61
Advertising and Marketing	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Other Administrative Expenses (Sundry)	3,700	310	32.24	277.76	90%	1,240	103.63	1,136.37	92%	3,596.37
Administrative Management Fees	5,900	490	456.00	34.00	7%	1,960	1,884.00	76.00	4%	4,016.00
Administrative Bookkeeping Fees	3,690	310	285.00	25.00	8%	1,240	1,177.50	62.50	5%	2,512.50
Tenant Services	85,950	7,160	6,254.25	905.75	13%	28,640	21,595.27	7,044.73	25%	64,354.73
Food Costs	82,020	6,840	5,875.42	964.58	14%	27,360	17,476.88	9,883.12	36%	64,543.12
Administrative Expense	229,800	20,500	18,437.55	2,062	10%	77,125	58,093.95	19,031.05	25%	171,706.05
Utilities										
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										
Maintenance Salaries	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Maintenance Benefits: Genera	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Materials	200	20	20.00	20.00	100%	80	0.00	80.00	100%	200.00
Garbage and Trash Disposa	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Contract Costs	200	20	34.35	(14.35)	-72%	80	68.70	11.30	14%	131.30
Maintenance	400	40	\$ 34.35	5.65	14%	160	68.70	91.30	57%	331.30
Insurance										
Insurance : Property	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Insurance: General Liability	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Insurance: Fidelity	175	0	0.00	0.00	NA	40	41.34	(1.34)	-3%	133.66
Insurance: Worker's Compensator	565	0	0.00	0.00	NA	140	77.34	62.66	45%	487.66
Insurance: Other	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
General Expense	740	0	0.00	0.00	NA	180	118.68	61.32	34%	621.32
Other General Expense	0	0	\$ -	0.00	NA	0	0.00	0.00	NA	0.00
TOTAL EXPENSES	230,940	20,540	\$ 18,471.90	2,067.65	10%	77,465	58,281.33	19,183.67	25%	172,658.67
Net Income Before Operating Transfer to Public Housing	1,660	(1,160)	\$ (1,366.59)	(206.59)	18%	55	13,340.88	13,285.88	24156%	(11,680.88)
Operating Transfer to Public Housing Operation:	0	0	\$ -	0.00	NA	0	0.00	0.00	NA	0.00
Net Income	1,660	(1,160)	\$ (1,366.59)	(206.59)	18%	55	13,340.88	13,285.88	24156%	(11,680.88)
Reserves										
Replacement Reserve	0	0	\$ -	0.00	NA	0	0.00	0.00	NA	0.00
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	1,660	(1,160)	\$ (1,366.59)	(206.59)	18%	55	13,340.88	13,285.88	24156%	(11,680.88)

NOTE: Positive Variance = Favorable; Negative Variance = Unfavorable