



KNOXVILLE'S COMMUNITY DEVELOPMENT CORPORATION
SECTION 8 PROGRAMS (SUMMARY)
DECEMBER 2008

REVENUE										
	BUDGET	12/31 MONTH BUDGET	12/31 MONTH INCOME & EXP	AMOUNT VARIANCE	MO VAR %	YTD BUDGET	YTD INCOME AND EXPENSE	AMOUNT VARIANCE	YTD VAR %	REMAINING BUDGET
Administrative Fees	1,440,490	119,624	89,618.00	-30,006.00	-25%	705,309	671,954.00	(33,355.00)	-5%	768,536.00
FSS and Homeownership Grant	89,130	7,430	7,427.00	-3.00	0%	44,580	44,566.00	(14.00)	0%	44,564.00
Homeownership Closing Fee	0	0	1,000.00	1,000.00	NA	0	8,000.00	8,000.00	NA	(8,000.00)
Other Income	0	0	0.00	0.00	NA	0	13,701.93	13,701.93	NA	(13,701.93)
Investment Income	14,500	1,210	9,731.71	8,521.71	704%	7,260	14,497.65	7,237.65	100%	2.35
Audit Reimbursement Income	6,500	0	0.00	0.00	NA	0	0.00	0.00	NA	6,500.00
Fraud Recovery Income	0	0	40.00	40.00	NA	0	3,399.80	3,399.80	NA	(3,399.80)
TOTAL REVENUE	1,550,620	128,264	107,816.71	-20,447.29	-16%	757,149	756,119.38	(1,029.62)	0%	794,500.62
EXPENSES										
Administrative Salaries	422,790	32,520	36,965.14	-4,445.14	-14%	211,380	203,388.04	7,991.96	4%	219,401.96
Administrative Benefits	152,200	11,710	12,050.27	-340.27	-3%	76,110	72,821.34	3,288.66	4%	79,378.66
Compensated Absences	4,090	0	0.00	0.00	NA	0	2.44	(2.44)	NA	4,087.56
Legal Fees	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Staff Training	1,660	138	0.00	138.00	100%	828	44.00	784.00	95%	1,616.00
Travel	6,680	0	432.00	-432.00	NA	5,680	2,223.24	3,456.76	61%	4,456.76
Audit	21,220	0	0.00	0.00	NA	0	10,608.50	(10,608.50)	NA	10,611.50
Telephone	10,200	850	498.16	351.84	41%	5,100	4,194.24	905.76	18%	6,005.76
Computer Support	18,060	1,510	325.77	1,184.23	78%	9,060	11,625.79	(2,565.79)	-28%	6,434.21
Office Supplies and Furnishings	3,500	290	216.72	73.28	25%	1,740	1,159.11	580.89	33%	2,340.89
Printing and Duplication	12,000	1,000	917.97	82.03	8%	6,000	4,574.17	1,425.83	24%	7,425.83
Postage	13,950	1,160	376.69	783.31	68%	6,960	5,327.66	1,632.34	23%	8,622.34
Advertising and Marketing	350	30	0.00	30.00	100%	180	0.00	180.00	100%	350.00
Publications	600	50	0.00	50.00	100%	300	214.00	86.00	29%	386.00
Other Administrative Expenses	3,500	292	1,346.63	-1,054.63	-361%	1,752	6,045.79	(4,293.79)	-245%	(2,545.79)
Inspection Costs	194,000	16,167	15,205.00	962.00	6%	97,002	61,817.50	35,184.50	36%	132,182.50
Management Fees	402,660	33,555	33,888.00	-333.00	-1%	201,330	198,468.00	2,862.00	1%	204,192.00
Bookkeeping Fees	251,670	20,973	21,180.00	-207.00	-1%	125,838	124,042.50	1,795.50	1%	127,627.50
Administrative Expense	1,519,130	120,245	123,402.35	-3,157.35	-3%	749,260	706,556.32	42,704	6%	812,573.68
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	4,308	360	257.56	102.44	28%	2,160	2,496.11	(336.11)	-16%	1,811.89
Garbage and Trash Disposal	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Contract Costs	3,432	290	361.12	-71.12	-25%	1,740	1,656.99	83.01	5%	1,775.01
Maintenance	7,740	650	618.68	31.32	5%	3,900	4,153.10	(253.10)	-6%	3,586.90
Insurance : Property	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Insurance: General Liability	10,925	2,730	2,731.38	-1.38	NA	5,460	5,462.76	(2.76)	0%	5,462.24
Insurance: Fidelity	5,065	1,270	1,259.73	10.27	NA	2,540	2,519.46	20.54	1%	2,545.54
Insurance: Worker's Compensation	2,438	610	1,212.00	-602.00	NA	1,220	2,424.00	(1,204.00)	-99%	14.00
Insurance: Other	722	180	145.41	34.59	NA	360	290.82	69.18	19%	431.18
General Expense	19,150	4,790	5,348.52	-558.52	NA	9,580	10,697.04	(1,117.04)	-12%	8,452.96
Other General Expense	4,600	383	655.52	-272.52	-71%	2,298	3,909.44	(1,611.44)	-70%	690.56
TOTAL EXPENSES	1,550,620	126,068	130,025.07	-3,957.07	-3%	765,038	725,315.90	39,722.42	5%	825,304.10
Net Income Before Operating Transfer	0	2,196	(22,208.36)	-24,404.36	-1111%	(7,889)	30,803.48	38,692.48	-490%	(30,803.48)
Operating Transfer	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Net Income	0	2,196	(22,208.36)	-24,404.36	1111%	(7,889)	30,803.48	38,692.48	490%	(30,803.48)

NOTE: Positive Variance = Favorable; Negative Variance = Unfavorable



KNOXVILLE'S COMMUNITY DEVELOPMENT CORPORATION
SECTION 8 HOUSING CHOICE VOUCHER PROGRAM
DECEMBER 2008

REVENUE										
	BUDGET	12/31 MONTH BUDGET	12/31 MONTH INCOME & EXP	AMOUNT VARIANCE	MO. VAR %	YTD BUDGET	YTD INCOME AND EXPENSE	AMOUNT VARIANCE	YTD VAR %	REMAINING BUDGET
Administrative Fees	1,317,810	109,404	79,398.00	(30,006.00)	-27%	643,989	610,634.00	(33,355.00)	-5%	707,176.00
FSS and Homeownership Grant	89,130	7,430	7,427.00	(3.00)	0%	44,580	44,566.00	(14.00)	0%	44,564.00
Homeownership Closing Fee	0	0	1,000.00	1,000.00	NA	0	8,000.00	8,000.00	NA	(8,000.00)
Other Income	0	0	0.00	0.00	NA	0	13,701.93	13,701.93	NA	(13,701.93)
Investment Income	8,000	670	6,453.12	5,783.12	863%	4,020	9,620.78	5,600.78	139%	(1,620.78)
Audit Reimbursement Income	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Fraud Recovery Income	0	0	0.00	0.00	NA	0	3,199.80	3,199.80	NA	(3,199.80)
TOTAL REVENUE	1,414,940	117,504	94,278.12	(23,225.88)	-20%	692,589	689,722.51	(2,866.49)	0%	725,217.49
EXPENSES										
Administrative Salaries	336,030	32,520	36,965.14	(4,445.14)	-14%	211,380	203,388.04	7,991.96	4%	132,641.96
Administrative Benefits	152,200	11,710	12,050.27	(340.27)	-3%	76,110	72,821.34	3,288.66	4%	79,378.66
Compensated Absences	4,090	0	0.00	0.00	NA	0	2.44	(2.44)	NA	4,087.56
Legal Fees	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Staff Training	1,660	138	0.00	138.00	100%	828	44.00	784.00	95%	1,616.00
Travel	6,680	0	432.00	(432.00)	NA	5,680	2,223.24	3,456.76	61%	4,456.76
Audit	14,720	0	0.00	0.00	NA	0	7,358.50	(7,358.50)	NA	7,361.50
Telephone	10,200	850	498.16	351.84	41%	5,100	4,194.24	905.76	18%	6,005.76
Computer Support	18,060	1,510	325.77	1,184.23	78%	9,060	11,625.79	(2,565.79)	-28%	6,434.21
Office Supplies and Furnishings	3,500	290	216.72	73.28	25%	1,740	1,159.11	580.89	33%	2,340.89
Printing and Duplication	12,000	1,000	917.97	82.03	8%	6,000	4,574.17	1,425.83	24%	7,425.83
Postage	13,950	1,160	376.69	783.31	68%	6,960	5,327.66	1,632.34	23%	8,622.34
Advertising and Marketing	350	30	0.00	30.00	100%	180	0.00	180.00	100%	350.00
Publications	600	50	0.00	50.00	100%	300	214.00	86.00	29%	386.00
Other Administrative Expenses	3,500	292	1,346.63	(1,054.63)	-361%	1,752	6,045.79	(4,293.79)	-245%	(2,545.79)
Inspection Costs	194,000	16,167	15,205.00	962.00	6%	97,002	61,817.50	35,184.50	36%	132,182.50
Management Fees	376,560	31,380	31,668.00	(288.00)	-1%	188,280	184,980.00	3,300.00	2%	191,580.00
Bookkeeping Fees	235,350	19,613	19,792.50	(179.50)	-1%	117,678	115,612.50	2,065.50	2%	119,737.50
Administrative Expense	1,383,450	116,710	119,794.85	(3,084.85)	-3%	728,050	681,388.32	46,661.68	6%	702,061.68
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	4,308	360	257.56	102.44	28%	2,160	2,496.11	(336.11)	-16%	1,811.89
Garbage and Trash Disposal	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Contract Costs	3,432	290	361.12	(71.12)	-25%	1,740	1,656.99	83.01	5%	1,775.01
Maintenance	7,740	650	618.68	31.32	5%	3,900	4,153.10	(253.10)	-6%	3,586.90
Insurance : Property	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Insurance: General Liability	10,925	2,730	2,731.38	(1.38)	NA	5,460	5,462.76	(2.76)	0%	5,462.24
Insurance: Fidelity	5,065	1,270	1,259.73	10.27	NA	2,540	2,519.46	20.54	1%	2,545.54
Insurance: Worker's Compensation	2,438	610	1,212.00	(602.00)	NA	1,220	2,424.00	(1,204.00)	-99%	14.00
Insurance: Other	722	180	145.41	34.59	NA	360	290.82	69.18	19%	431.18
General Expense	19,150	4,790	5,348.52	(558.52)	NA	9,580	10,697.04	(1,117.04)	-12%	8,452.96
Other General Expense	4,600	383	655.52	(272.52)	-71%	2,298	3,909.44	(1,611.44)	-70%	690.56
TOTAL EXPENSES	1,414,940	122,533	126,417.57	(3,884.57)	-3%	743,828	700,147.90	43,680.10	6%	714,792.10
Net Income Before Operating Transfer	0	(5,029)	(32,139.45)	(27,110.45)	-539%	(51,239)	(10,425.39)	40,813.61	80%	10,425.39
Operating Transfer	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Net Income	0	(5,029)	(32,139.45)	(27,110.45)	-539%	(51,239)	(10,425.39)	40,813.61	80%	10,425.39



KNOXVILLE'S COMMUNITY DEVELOPMENT CORPORATION
SECTION 8 MOD REHABILITATION PROGRAM
DECEMBER 2008

REVENUE										
	BUDGET	12/31 MONTH BUDGET	12/31 MONTHLY INCOME & EXP	AMOUNT VARIANCE	MO. VAR %	YTD BUDGET	YTD INCOME AND EXPENSE	AMOUNT VARIANCE	YTD VAR %	REMAINING BUDGET
Administrative Fees	60,720	5,060	5,060.00	0.00	0%	30,360	30,360.00	0.00	0%	30,360.00
FSS and Homeownership Grant	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Homeownership Closing Fee	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
Investment Income	6,500	540	3,278.59	2,738.59	507%	3,240	4,876.87	1,636.87	51%	1,623.13
Audit Reimbursement Income	5,000	0	0.00	0.00	NA	0	0.00	0.00	NA	5,000.00
Fraud Recovery Income	0	0	40.00	40.00	NA	0	200.00	200.00	NA	(200.00)
TOTAL REVENUE	72,220	5,600	8,378.59	2,778.59	50%	33,600	35,436.87	1,836.87	5%	36,783.13
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Administrative Salaries	48,200	0	0.00	0.00	NA	0	0.00	0.00	NA	48,200.00
Administrative Benefits	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	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Audit	5,000	0	0.00	0.00	NA	0	2,500.00	(2,500.00)	NA	2,500.00
Telephone	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
Office Supplies and Furnishings	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Printing & Duplication	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Postage	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
Publications	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Other Administrative Expenses	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Inspection Costs	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Management Fees	11,700	975	1,020.00	(45.00)	-5%	5,850	6,288.00	(438.00)	-7%	5,412.00
Bookkeeping Fees	7,320	610	637.50	(27.50)	-5%	3,660	3,930.00	(270.00)	-7%	3,390.00
Administrative Expense	72,220	1,585	1,657.50	(72.50)	-5%	9,510	12,718.00	(3,208.00)	-34%	59,502.00
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 & 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	0.00	0.00	NA	0.00
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	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
General 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
TOTAL EXPENSES	72,220	1,585	1,657.50	(72.50)	-5%	9,510	12,718.00	(3,208.00)	-34%	59,502.00
Net Income Before Operating Transfer	0	4,015	6,721.09	2,706.09	-67%	24,090	22,718.87	(1,371.13)	6%	(22,718.87)
Operating Transfer	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Net Income	0	4,015	6,721.09	2,706.09	-67%	24,090	22,718.87	(1,371.13)	6%	(22,718.87)



KNOXVILLE'S COMMUNITY DEVELOPMENT CORPORATION
SECTION 8 MAINSTREAM VOUCHER PROGRAM
DECEMBER 2008

REVENUE											
	BUDGET	12/31 MONTH BUDGET	12/31 MONTH INCOME & EXP	AMOUNT VARIANCE	MO. VAR %	YTD BUDGET	YTD INCOME AND EXPENSE	AMOUNT VARIANCE	YTD VAR %	REMAINING BUDGET	
Administrative Fees	61,960	5,160	5,160.00	0.00	0%	30,960	30,960.00	0.00	0%	31,000.00	
FSS and Homeownership Grant	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00	
Homeownership Closing Fee	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	
Investment Income	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00	
Audit Reimbursement Income	1,500	0	0.00	0.00	NA	0	0.00	0.00	NA	1,500.00	
Fraud Recovery Income	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00	
TOTAL REVENUE	63,460	5,160	5,160.00	0.00	0%	30,960	30,960.00	0.00	0%	32,500.00	
EXPENSES											
Administrative Salaries	38,560	0	0.00	0.00	NA	0	0.00	0.00	NA	38,560.00	
Administrative Benefits	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	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00	
Audit	1,500	0	0.00	0.00	NA	0	750.00	(750.00)	NA	750.00	
Telephone	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	
Office Supplies and Furnishings	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00	
Printing & Duplication	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00	
Postage	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	
Publications	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00	
Other Administrative Expenses	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00	
Inspection Costs	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00	
Management Fees	14,400	1,200	1,200.00	0.00	0%	7,200	7,200.00	0.00	0%	7,200.00	
Bookkeeping Fees	9,000	750	750.00	0.00	0%	4,500	4,500.00	0.00	0%	4,500.00	
Administrative Expense	63,460	1,950	1,950.00	0.00	0%	11,700	12,450.00	(750.00)	-6%	51,010.00	
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	0	0	0.00	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	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	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	
General 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	
TOTAL EXPENSES	63,460	1,950	1,950.00	0.00	0%	11,700	12,450.00	(750.00)	-6%	51,010.00	
Net Income Before Operating Transfer	0	3,210	3,210.00	0.00	0%	19,260	18,510.00	(750.00)	4%	(18,510.00)	
Operating Transfer	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00	
Net Income	0	3,210	3,210.00	0.00	0%	19,260	18,510.00	(750.00)	4%	(18,510.00)	

