



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

REVENUE										
	BUDGET	11/30 MONTH BUDGET	11/30 MONTH INCOME & EXP	AMOUNT VARIANCE	MO VAR %	YTD BUDGET	YTD INCOME AND EXPENSE	AMOUNT VARIANCE	YTD VAR %	REMAINING BUDGET
Administrative Fees	1,440,490	118,795	116,084.00	(2,711.00)	-2%	585,685	582,336.00	(3,349.00)	-1%	858,154.00
FSS and Homeownership Grant	89,130	7,430	7,427.00	(3.00)	0%	37,150	37,139.00	(11.00)	0%	51,991.00
Homeownership Closing Fee	0	0	0.00	0.00	NA	0	7,000.00	7,000.00	NA	(7,000.00)
Other Income	0	0	8,008.18	8,008.18	NA	0	13,701.93	13,701.93	NA	(13,701.93)
Investment Income	14,500	1,210	1,725.45	515.45	43%	6,050	4,765.94	(1,284.06)	-21%	9,734.06
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	3,239.80	3,239.80	NA	0	3,359.80	3,359.80	NA	(3,359.80)
TOTAL REVENUE	1,550,620	127,435	136,484.43	9,049.43	7%	628,885	648,302.67	19,417.67	3%	902,317.33
EXPENSES										
Administrative Salaries	422,790	32,530	32,129.26	400.74	1%	178,900	166,422.90	12,477.10	7%	256,367.10
Administrative Benefits	152,200	11,710	11,680.34	29.66	0%	64,400	60,771.07	3,628.93	6%	91,428.93
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%	690	44.00	646.00	94%	1,616.00
Travel	6,680	2,033	(435.56)	2,468.56	NA	5,680	1,791.24	3,888.76	68%	4,888.76
Audit	21,220	0	0.00	0.00	NA	0	10,608.50	(10,608.50)	NA	10,611.50
Telephone	10,200	850	835.15	14.85	2%	4,250	3,696.08	553.92	13%	6,503.92
Computer Support	18,060	1,510	357.50	1,152.50	76%	7,550	11,300.02	(3,750.02)	-50%	6,759.98
Office Supplies and Furnishings	3,500	290	136.90	153.10	53%	1,450	942.39	507.61	35%	2,557.61
Printing and Duplication	12,000	1,000	1,161.01	(161.01)	-16%	5,000	3,656.20	1,343.80	27%	8,343.80
Postage	13,950	1,160	341.35	818.65	71%	5,800	4,950.97	849.03	15%	8,999.03
Advertising and Marketing	350	30	0.00	30.00	100%	150	0.00	150.00	100%	350.00
Publications	600	50	214.00	(164.00)	-328%	250	214.00	36.00	14%	386.00
Other Administrative Expenses	3,500	292	1,321.00	(1,029.00)	-352%	1,460	4,699.16	(3,239.16)	-222%	(1,199.16)
Inspection Costs	194,000	16,167	23,400.00	(7,233.00)	-45%	80,835	46,612.50	34,222.50	42%	147,387.50
Management Fees	402,660	33,555	33,312.00	243.00	1%	167,775	164,580.00	3,195.00	2%	238,080.00
Bookkeeping Fees	251,670	20,973	20,820.00	153.00	1%	104,865	102,862.50	2,002.50	2%	148,807.50
Administrative Expense	1,519,130	122,288	125,272.95	(2,984.95)	-2%	629,055	583,153.97	45,901	7%	935,976.03
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	1,016.23	(656.23)	-182%	1,800	2,238.55	(438.55)	-24%	2,069.45
Garbage and Trash Disposal	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Contract Costs	3,432	290	8.00	282.00	97%	1,450	1,295.87	154.13	11%	2,136.13
Maintenance	7,740	650	1,024.23	(374.23)	-58%	3,250	3,534.42	(284.42)	-9%	4,205.58
Insurance : Property	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Insurance: General Liability	10,925	0	0.00	0.00	NA	2,730	2,731.38	(1.38)	0%	8,193.62
Insurance: Fidelity	5,065	0	0.00	0.00	NA	1,270	1,259.73	10.27	1%	3,805.27
Insurance: Worker's Compensation	2,438	0	0.00	0.00	NA	610	1,212.00	(602.00)	-99%	1,226.00
Insurance: Other	722	0	0.00	0.00	NA	180	145.41	34.59	19%	576.59
General Expense	19,150	0	0.00	0.00	NA	4,790	5,348.52	(558.52)	-12%	13,801.48
Other General Expense	4,600	383	901.76	(518.76)	-135%	1,915	3,253.92	(1,338.92)	-70%	1,346.08
TOTAL EXPENSES	1,550,620	123,321	127,198.94	(3,877.94)	-3%	639,010	595,290.83	43,719.14	7%	955,329.17
Net Income Before Operating Transfer	0	4,114	9,285.49	5,171.49	126%	(10,125)	53,011.84	63,136.84	-624%	(53,011.84)
Operating Transfer	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Net Income	0	4,114	9,285	5,171.00	-126%	(10,125)	53,011.84	63,136.84	624%	(53,011.84)

NOTE: Positive Variance = Favorable; Negative Variance = Unfavorable



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

REVENUE										
	BUDGET	11/30 MONTH BUDGET	11/30 MONTH INCOME & EXP	AMOUNT VARIANCE	MO. VAR %	YTD BUDGET	YTD INCOME AND EXPENSE	AMOUNT VARIANCE	YTD VAR %	REMAINING BUDGET
Administrative Fees	1,317,810	108,575	105,864.00	(2,711.00)	-2%	534,585	531,236.00	(3,349.00)	-1%	786,574.00
FSS and Homeownership Grant	89,130	7,430	7,427.00	(3.00)	0%	37,150	37,139.00	(11.00)	0%	51,991.00
Homeownership Closing Fee	0	0	0.00	0.00	NA	0	7,000.00	7,000.00	NA	(7,000.00)
Other Income	0	0	8,008.18	8,008.18	NA	0	13,701.93	13,701.93	NA	(13,701.93)
Investment Income	8,000	670	1,174.73	504.73	75%	3,350	3,167.66	(182.34)	-5%	4,832.34
Audit Reimbursement Income	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Fraud Recovery Income	0	0	3,199.80	3,199.80	NA	0	3,199.80	3,199.80	NA	(3,199.80)
TOTAL REVENUE	1,414,940	116,675	125,673.71	8,998.71	8%	575,085	595,444.39	20,359.39	4%	819,495.61
EXPENSES										
Administrative Salaries	336,030	25,850	32,129.26	(6,279.26)	-24%	142,170	166,422.90	(24,252.90)	-17%	169,607.10
Administrative Benefits	152,200	11,710	11,680.34	29.66	0%	64,400	60,771.07	3,628.93	6%	91,428.93
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%	690	44.00	646.00	94%	1,616.00
Travel	6,680	2,033	(435.56)	2,468.56	NA	5,680	1,791.24	3,888.76	68%	4,888.76
Audit	14,720	0	0.00	0.00	NA	0	7,358.50	(7,358.50)	NA	7,361.50
Telephone	10,200	850	835.15	14.85	2%	4,250	3,696.08	553.92	13%	6,503.92
Computer Support	18,060	1,510	357.50	1,152.50	76%	7,550	11,300.02	(3,750.02)	-50%	6,759.98
Office Supplies and Furnishings	3,500	290	136.90	153.10	53%	1,450	942.39	507.61	35%	2,557.61
Printing and Duplication	12,000	1,000	1,161.01	(161.01)	-16%	5,000	3,656.20	1,343.80	27%	8,343.80
Postage	13,950	1,160	341.35	818.65	71%	5,800	4,950.97	849.03	15%	8,999.03
Advertising and Marketing	350	30	0.00	30.00	100%	150	0.00	150.00	100%	350.00
Publications	600	50	214.00	(164.00)	-328%	250	214.00	36.00	14%	386.00
Other Administrative Expenses	3,500	292	1,321.00	(1,029.00)	-352%	1,460	4,699.16	(3,239.16)	-222%	(1,199.16)
Inspection Costs	194,000	16,167	23,400.00	(7,233.00)	-45%	80,835	46,612.50	34,222.50	42%	147,387.50
Management Fees	376,560	31,380	31,104.00	276.00	1%	156,900	153,312.00	3,588.00	2%	223,248.00
Bookkeeping Fees	235,350	19,613	19,440.00	173.00	1%	98,065	95,820.00	2,245.00	2%	139,530.00
Administrative Expense	1,383,450	112,073	121,684.95	(9,611.95)	-9%	574,650	561,593.47	13,056.53	2%	821,856.53
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	1,016.23	(656.23)	-182%	1,800	2,238.55	(438.55)	-24%	2,069.45
Garbage and Trash Disposal	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Contract Costs	3,432	290	8.00	282.00	97%	1,450	1,295.87	154.13	11%	2,136.13
Maintenance	7,740	650	1,024.23	(374.23)	-58%	3,250	3,534.42	(284.42)	-9%	4,205.58
Insurance : Property	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Insurance: General Liability	10,925	0	0.00	0.00	NA	2,730	2,731.38	(1.38)	0%	8,193.62
Insurance: Fidelity	5,065	0	0.00	0.00	NA	1,270	1,259.73	10.27	1%	3,805.27
Insurance: Worker's Compensation	2,438	0	0.00	0.00	NA	610	1,212.00	(602.00)	-99%	1,226.00
Insurance: Other	722	0	0.00	0.00	NA	180	145.41	34.59	19%	576.59
General Expense	19,150	0	0.00	0.00	NA	4,790	5,348.52	(558.52)	-12%	13,801.48
Other General Expense	4,600	383	901.76	(518.76)	-135%	1,915	3,253.92	(1,338.92)	-70%	1,346.08
TOTAL EXPENSES	1,414,940	113,106	123,610.94	(10,504.94)	-9%	584,605	573,730.33	10,874.67	2%	841,209.67
Net Income Before Operating Transfer	0	3,569	2,062.77	(1,506.23)	42%	(9,520)	21,714.06	31,234.06	328%	(21,714.06)
Operating Transfer	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Net Income	0	3,569	2,062.77	(1,506.23)	42%	(9,520)	21,714.06	31,234.06	328%	(21,714.06)



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

REVENUE										
	BUDGET	11/30 MONTH BUDGET	11/30 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%	25,300	25,300.00	0.00	0%	35,420.00
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	550.72	10.72	2%	2,700	1,598.28	(1,101.72)	-41%	4,901.72
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	160.00	160.00	NA	(160.00)
	72,220	5,600	5,650.72	50.72	1%	28,000	27,058.28	(941.72)	-3%	45,161.72
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Administrative Salaries	48,200	3,710	0.00	3,710.00	100%	20,400	0.00	20,400.00	100%	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	1,008.00	(33.00)	-3%	4,875	5,268.00	(393.00)	-8%	6,432.00
Bookkeeping Fees	7,320	610	630.00	(20.00)	-3%	3,050	3,292.50	(242.50)	-8%	4,027.50
Administrative Expense	72,220	5,295	1,638.00	3,657.00	69%	28,325	11,060.50	17,264.50	61%	61,159.50
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	5,295	1,638.00	3,657.00	69%	28,325	11,060.50	17,264.50	61%	61,159.50
Net Income Before Operating Transfer	0	305	4,012.72	3,707.72	-1216%	(325)	15,997.78	16,322.78	5022%	(15,997.78)
Operating Transfer	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Net Income	0	305	4,012.72	3,707.72	-1216%	(325)	15,997.78	16,322.78	5022%	(15,997.78)



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

REVENUE											
	BUDGET	11/30 MONTH BUDGET	11/30 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%	25,800	25,800.00	0.00	0%	36,160.00	
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%	25,800	25,800.00	0.00	0%	37,660.00	
EXPENSES											
Administrative Salaries	38,560	2,970	0.00	2,970.00	100%	16,330	0.00	16,330.00	100%	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%	6,000	6,000.00	0.00	0%	8,400.00	
Bookkeeping Fees	9,000	750	750.00	0.00	0%	3,750	3,750.00	0.00	0%	5,250.00	
Administrative Expense	63,460	4,920	1,950.00	2,970.00	60%	26,080	10,500.00	15,580.00	60%	52,960.00	
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	4,920	1,950.00	2,970.00	60%	26,080	10,500.00	15,580.00	60%	52,960.00	
Net Income Before Operating Transfer	0	240	3,210.00	2,970.00	-1238%	(280)	15,300.00	15,580.00	5564%	(15,300.00)	
Operating Transfer	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00	
Net Income	0	240	3,210.00	2,970.00	-1238%	(280)	15,300.00	15,580.00	5564%	(15,300.00)	

