



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

REVENUE										
	BUDGET	10/31 MONTH BUDGET	10/31 MONTH INCOME & EXP	AMOUNT VARIANCE	MO VAR %	YTD BUDGET	YTD INCOME AND EXPENSE	AMOUNT VARIANCE	YTD VAR %	REMAINING BUDGET
Administrative Fees	1,440,490	117,966	116,084.00	(1,882.00)	-2%	466,890	466,252.00	(638.00)	0%	974,238.00
FSS and Homeownership Grant	89,130	7,430	7,427.00	(3.00)	0%	29,720	29,712.00	(8.00)	0%	59,418.00
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	5,660.91	5,660.91	NA	0	5,693.75	5,693.75	NA	(5,693.75)
Investment Income	14,500	1,210	1,105.56	(104.44)	-9%	4,840	3,040.49	(1,799.51)	-37%	11,459.51
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	20.00	20.00	NA	0	120.00	120.00	NA	(120.00)
TOTAL REVENUE	1,550,620	126,606	130,297.47	3,691.47	3%	501,450	511,818.24	10,368.24	2%	1,038,801.76
EXPENSES										
Administrative Salaries	422,790	48,780	48,194.05	585.95	1%	146,370	134,293.64	12,076.36	8%	288,496.36
Administrative Benefits	152,200	17,560	14,751.80	2,808.20	16%	52,690	49,090.73	3,599.27	7%	103,109.27
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%	552	44.00	508.00	92%	1,616.00
Travel	6,680	0	391.80	(391.80)	NA	3,647	2,228.80	1,420.20	39%	4,453.20
Audit	21,220	0	10,608.50	(10,608.50)	NA	0	10,608.50	(10,608.50)	NA	10,611.50
Telephone	10,200	850	1,020.35	(170.35)	-20%	3,400	2,860.93	539.07	16%	7,339.07
Computer Support	18,060	1,510	5,171.69	(3,661.69)	-242%	6,040	10,942.52	(4,902.52)	-81%	7,117.48
Office Supplies and Furnishings	3,500	290	347.86	(57.86)	-20%	1,160	805.49	354.51	31%	2,694.51
Printing and Duplication	12,000	1,000	1,011.19	(11.19)	-1%	4,000	2,495.19	1,504.81	38%	9,504.81
Postage	13,950	1,160	4,100.31	(2,940.31)	-253%	4,640	4,609.62	30.38	1%	9,340.38
Advertising and Marketing	350	30	0.00	30.00	100%	120	0.00	120.00	100%	350.00
Publications	600	50	0.00	50.00	100%	200	0.00	200.00	100%	600.00
Other Administrative Expenses	3,500	292	851.74	(559.74)	-192%	1,168	3,378.16	(2,210.16)	-189%	121.84
Inspection Costs	194,000	16,167	0.00	16,167.00	100%	64,668	23,212.50	41,455.50	64%	170,787.50
Management Fees	402,660	33,555	33,180.00	375.00	1%	134,220	131,268.00	2,952.00	2%	271,392.00
Bookkeeping Fees	251,670	20,973	20,737.50	235.50	1%	83,892	82,042.50	1,849.50	2%	169,627.50
Administrative Expense	1,519,130	142,355	140,366.79	1,988.21	1%	506,767	457,881.02	48,886	10%	1,061,248.98
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	0.00	360.00	100%	1,440	1,222.32	217.68	15%	3,085.68
Garbage and Trash Disposal	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Contract Costs	3,432	290	233.00	57.00	20%	1,160	1,287.87	(127.87)	-11%	2,144.13
Maintenance	7,740	650	233.00	417.00	-139%	2,600	2,510.19	89.81	3%	5,229.81
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	655.52	(272.52)	-71%	1,532	2,352.16	(820.16)	-54%	2,247.84
TOTAL EXPENSES	1,550,620	143,388	141,255.31	2,132.69	1%	515,689	468,091.89	47,597.13	9%	1,082,528.11
Net Income Before Operating Transfer	0	(16,782)	(10,957.84)	5,824.16	-35%	(14,239)	43,726.35	57,965.35	-407%	(43,726.35)
Operating Transfer	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Net Income	0	(16,782)	(10,957.84)	5,824.16	35%	(14,239)	43,726.35	57,965.35	407%	(43,726.35)

NOTE: Positive Variance = Favorable; Negative Variance = Unfavorable



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

REVENUE										
	BUDGET	10/31 MONTH BUDGET	10/31 MONTH INCOME & EXP	AMOUNT VARIANCE	MO. VAR %	YTD BUDGET	YTD INCOME AND EXPENSE	AMOUNT VARIANCE	YTD VAR %	REMAINING BUDGET
Administrative Fees	1,317,810	107,746	105,864.00	(1,882.00)	-2%	426,010	425,372.00	(638.00)	0%	892,438.00
FSS and Homeownership Grant	89,130	7,430	7,427.00	(3.00)	0%	29,720	29,712.00	(8.00)	0%	59,418.00
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	5,660.91	5,660.91	NA	0	5,693.75	5,693.75	NA	(5,693.75)
Investment Income	8,000	670	732.57	62.57	9%	2,680	1,992.93	(687.07)	-26%	6,007.07
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	0.00	0.00	NA	0.00
TOTAL REVENUE	1,414,940	115,846	119,684.48	3,838.48	3%	458,410	469,770.68	11,360.68	2%	945,169.32
EXPENSES										
Administrative Salaries	336,030	38,770	48,194.05	(9,424.05)	-24%	116,320	134,293.64	(17,973.64)	-15%	201,736.36
Administrative Benefits	152,200	17,560	14,751.80	2,808.20	16%	52,690	49,090.73	3,599.27	7%	103,109.27
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%	552	44.00	508.00	92%	1,616.00
Travel	6,680	0	391.80	(391.80)	NA	3,647	2,226.80	1,420.20	39%	4,453.20
Audit	14,720	0	7,358.50	(7,358.50)	NA	0	7,358.50	(7,358.50)	NA	7,361.50
Telephone	10,200	850	1,020.35	(170.35)	-20%	3,400	2,860.93	539.07	16%	7,339.07
Computer Support	18,060	1,510	5,171.69	(3,661.69)	-242%	6,040	10,942.52	(4,902.52)	-81%	7,117.48
Office Supplies and Furnishings	3,500	290	347.86	(57.86)	-20%	1,160	805.49	354.51	31%	2,694.51
Printing and Duplication	12,000	1,000	1,011.19	(11.19)	-1%	4,000	2,495.19	1,504.81	38%	9,504.81
Postage	13,950	1,160	4,100.31	(2,940.31)	-253%	4,640	4,609.62	30.38	1%	9,340.38
Advertising and Marketing	350	30	0.00	30.00	100%	120	0.00	120.00	100%	350.00
Publications	600	50	0.00	50.00	100%	200	0.00	200.00	100%	600.00
Other Administrative Expenses	3,500	292	851.74	(559.74)	-192%	1,168	3,378.16	(2,210.16)	-189%	121.84
Inspection Costs	194,000	16,167	0.00	16,167.00	100%	64,668	23,212.50	41,455.50	64%	170,787.50
Management Fees	376,560	31,380	30,948.00	432.00	1%	125,520	122,208.00	3,312.00	3%	254,352.00
Bookkeeping Fees	235,350	19,613	19,342.50	270.50	1%	78,452	76,380.00	2,072.00	3%	158,970.00
Administrative Expense	1,383,450	128,810	133,489.79	(4,679.79)	-4%	462,577	439,908.52	22,668.48	5%	943,541.48
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	0.00	360.00	100%	1,440	1,222.32	217.68	15%	3,085.68
Garbage and Trash Disposal	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Contract Costs	3,432	290	233.00	57.00	20%	1,160	1,287.87	(127.87)	-11%	2,144.13
Maintenance	7,740	650	233.00	417.00	64%	2,600	2,510.19	89.81	3%	5,229.81
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	655.52	(272.52)	-71%	1,532	2,352.16	(820.16)	-54%	2,247.84
TOTAL EXPENSES	1,414,940	129,843	134,378.31	(4,535.31)	-3%	471,499	450,119.39	21,379.61	5%	964,820.61
Net Income Before Operating Transfer	0	(13,997)	(14,693.83)	(696.83)	-5%	(13,089)	19,651.29	32,740.29	250%	(19,651.29)
Operating Transfer	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Net Income	0	(13,997)	(14,693.83)	(696.83)	-5%	(13,089)	19,651.29	32,740.29	250%	(19,651.29)



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

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
Administrative Fees	60,720	5,060	5,060.00	0.00	0%	20,240	20,240.00	0.00	0%	40,480.00
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	372.99	(167.01)	-31%	2,160	1,047.56	(1,112.44)	-52%	5,452.44
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	20.00	20.00	NA	0	120.00	120.00	NA	(120.00)
Total Revenue	72,220	5,600	5,452.99	(147.01)	-3%	22,400	21,407.56	(992.44)	-4%	50,812.44
EXPENSES										
Administrative Salaries	48,200	5,560	0.00	5,560.00	100%	16,690	0.00	16,690.00	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	2,500.00	(2,500.00)	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	1,032.00	(57.00)	-6%	3,900	4,260.00	(360.00)	-9%	7,440.00
Bookkeeping Fees	7,320	610	645.00	(35.00)	-6%	2,440	2,662.50	(222.50)	-9%	4,657.50
Administrative Expense	72,220	7,145	4,177.00	2,968.00	42%	23,030	9,422.50	13,607.50	59%	62,797.50
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	7,145	4,177.00	2,968.00	42%	23,030	9,422.50	13,607.50	59%	62,797.50
Net Income Before Operating Transfer	0	(1,545)	1,275.99	2,820.99	183%	(630)	11,985.06	12,615.06	2002%	(11,985.06)
Operating Transfer	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Net Income	0	(1,545)	1,275.99	2,820.99	183%	(630)	11,985.06	12,615.06	2002%	(11,985.06)



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

REVENUE										
	BUDGET	10/31 MONTH BUDGET	10/31 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%	20,640	20,640.00	0.00	0%	41,320.00
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%	20,640	20,640.00	0.00	0%	42,820.00
EXPENSES										
Administrative Salaries	38,560	4,450	0.00	4,450.00	100%	13,360	0.00	13,360.00	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	750.00	(750.00)	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%	4,800	4,800.00	0.00	0%	9,600.00
Bookkeeping Fees	9,000	750	750.00	0.00	0%	3,000	3,000.00	0.00	0%	6,000.00
Administrative Expense	63,460	6,400	2,700.00	3,700.00	58%	21,160	8,550.00	12,610.00	60%	54,910.00
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	6,400	2,700.00	3,700.00	58%	21,160	8,550.00	12,610.00	60%	54,910.00
Net Income Before Operating Transfer	0	(1,240)	2,460.00	3,700.00	298%	(520)	12,090.00	12,610.00	2425%	(12,090.00)
Operating Transfer	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Net Income	0	(1,240)	2,460.00	3,700.00	298%	(520)	12,090.00	12,610.00	2425%	(12,090.00)

