

Harrisonburg Redevelopment and Housing Authority

Combining Statement of Revenues, Expenses and Changes in Net Position

For the period January 1 to December 31, 2018

Undified-FDS Submission		18CDBG01 & 19CDBG01									
Line #	CFDA# 14.267 Supportive Housing	CFDA# 14.191 Multifamily Hsg Svc Coord	FRK CFDA# 14.219 CDBG Block Grant	CFDA# 14.871 Housing Choice Voucher Program	400 CFDA# 14.896 HCV FSS Grant	Discretely Presented Comp Units	FRK Blended Franklin Heights, LLC	200 CFDA# 14.182 Section 8 New Construction	500 State/Local VHSP Grant	500 Business Activity	Totals (memo only)
111						80,595.52		0.00		201,700.16	366,811.61
112											0.00
113					374,955.65						374,955.65
114						15,097.00	109,033.00	14,782.51	0.00	29,891.40	168,803.91
100						95,692.52	109,033.00	14,782.51	0.00	231,591.56	910,571.17
121											0.00
122											0.00
124											0.00
125											0.00
126						3,961.03	93,776.73	16,512.47		21,706.86	135,957.09
126.1						-1,470.26	-40,150.58	-7,141.05		-9,340.46	-58,102.35
126.2											0.00
127											0.00
128											0.00
128.1											0.00
129											0.00
120						2,490.77	53,626.15	9,371.42	0.00	18,841.83	84,330.17
131						25,955.21				5852.49	5,852.49
132						7,914.57	10,469.31	65,273.29		7,403.57	94,342.27
142							3,563.85				3,563.85
143							-356.39				-356.39
144										613,502.01	613,502.01
150						132,053.07	176,335.92	89,427.22	0.00	877,191.46	1,737,760.78
NONCURRENT ASSETS:											
Fixed assets:											
161						376,000.00	900,063.96	225,580.00		519,242.04	2,020,886.00
162						3,583,014.88	10,741,569.72	1,853,880.59		5,019,058.79	21,197,523.98
163						53,339.00	101,376.89	40,663.67			256,152.54
164						42,518.48	77,936.93	5,237.50		296,026.95	423,249.65
165						711,216.48	6,631,072.77	1,013,114.70		574,977.70	8,930,381.65
166						-62,302.77	-7,634,216.41	-2,147,421.87		-3,463,490.53	-13,987,236.14









**Harrisonburg Redevelopment and Housing Authority-Component Units  
Combining Statement of Revenues, Expenses and Changes in Net Position  
For the period January 1 to December 31, 2018**

Line #	UnAudited-FDS Submission	DISCRETELY PRESENTED						Totals (memo only)	BLENDED FRK Franklin Heights, LLC
		SHC Shenandoah Housing Corp	600 Lineweaver Annex Corp	HCM 150 South Main, LLC	CVO Commerce Village, LLC	CVM Commerce Village Mgt, LLC			
	ASSETS								
	Current Assets:								
111	Cash - unrestricted				80,595.52		80,595.52	-	
112	Cash - restricted - mod/dev						-		
113	Cash - other restricted (incl FSS,VHDA,LEASE UP RESERVE)				15,097.00		15,097.00	109,033.00	
114	Cash - Tenant Security Deposits				95,692.52		95,692.52	109,033.00	
100	Total Cash								
	Accounts and notes receivables								
121	A/R - PHA Projects						-		
122	A/R - Hud						-		
124	A/R - other government						-		
125	A/R - miscellaneous						-		
126	A/R - tenants				3,961.03		3,961.03	93,776.73	
126.1	Allowance for doubtful accounts - dwelling rents				(1,470.26)		(1,470.26)	(40,150.58)	
126.2	Allowance for doubtful accounts - other						-		
127	Notes and mortgages Receivable-current						-		
128	Fraud Recovery						-		
128.1	Allowance for doubtful accounts - Fraud						-		
129	Accrued interest receivable						-		
120	Total receivables, net of allow for doubtful accounts				2,490.77		2,490.77	53,626.15	
131	Investments-Unrestricted						-		
132	Investments-Restricted				25,955.21		25,955.21	10,469.31	
142	Prepaid expenses and other assets	662.53	662.53		6,589.51		7,914.57	3,563.85	
143	Inventories						-	(356.39)	
143.1	Allowance for obsolete inventories						-		
144	Interprogram - due from						-		
150	TOTAL CURRENT ASSETS	662.53	662.53	-	130,728.01		132,053.07	176,335.92	
	NONCURRENT ASSETS:								
	Fixed assets:								
161	Land 1440			76,000.00	300,000.00		376,000.00	900,063.96	
162	Buildings 1450			423,191.78	3,159,823.10		3,583,014.88	10,741,569.72	
163	Furniture, equipment & machinery - dwellings (ranges/ref)				53,339.00		53,339.00	101,376.89	
164	Furniture, equipment & machinery - adm (comp auto,maint,surv eqp)				42,518.48		42,518.48	77,936.93	
165	Leasehold improvements			285,420.48	425,796.00		711,216.48	6,631,072.77	
166	Accumulated depreciation			(331,519.03)	(348,285.53)		(679,804.56)	(7,634,216.41)	
167	Construction in Progress						-		
160	Total fixed assets, net of accumulated depreciation			453,093.23	3,633,191.05		4,086,284.28	10,817,803.86	
	Other non-current assets								
171	Notes and mortgages receivable - non-current						-		
172	Notes and mortgages receivable - non-current - past due						-		
174	Other assets	865,225.00	-				92.00	865,317.00	
176	Investment in joint ventures						-		

180	TOTAL NONCURRENT ASSETS	865,225.00	-	453,093.23	3,633,191.05	92.00	4,951,601.28	10,817,803.86
190	TOTAL ASSETS	865,887.53	662.53	453,093.23	3,763,919.06	92.00	5,083,654.35	10,994,139.78
	LIABILITIES AND EQUITY:							
	Liabilities							
	Current liabilities							
312	Accounts Payable < 90 days				4,474.95		4,474.95	9,909.84
313	Accounts Payable > 90 days				145.53		-	14,656.04
321	Accrued wage/payroll taxes payable				852.16		852.16	1,981.51
322	Accrued compensated absences				36,793.73		38,195.40	110,542.00
325	Accrued interest payable			1,401.67			-	
331	Accounts Payable - HUD PHA programs						-	
332	Accounts Payable - PHA Projects						-	
333	Accounts Payable - other government				15,097.00		15,097.00	108,007.00
341	Tenant security deposits				902.00		902.00	1,909.53
342	Deferred revenue/loan costs			63,570.05			63,570.05	543,171.62
343	Current portion of LT debt - capital prof/mortg revenue bonds						-	
345	Other current liabilities						-	
346	Accrued liabilities - other						-	
347	Interprogram - due to	2,182.47	37,297.78	41,095.10	58,265.37	1,595.00	82,170.35	514,116.13
310	TOTAL CURRENT LIABILITIES	2,182.47	37,297.78	106,066.82		1,595.00	205,407.44	1,304,293.67
	NONCURRENT LIABILITIES:							
351	Long-term debt, net of current - capital projects			34,690.69	1,133,941.82		1,168,632.51	7,630,939.87
353	Non-current liabilities-FSS & other				380,533.43		380,533.43	17,833.58
354	Accrued compensated absences - noncurrent				1,309.79		1,309.79	7,648,773.45
350	TOTAL NONCURRENT LIABILITIES	-	-	34,690.69	1,515,785.04	-	1,550,475.73	8,953,067.12
300	TOTAL LIABILITIES	2,182.47	37,297.78	140,757.51	1,574,050.41	1,595.00	1,755,883.17	10,994,139.78
	NET ASSETS:							
508.4	Total Invested in capital assets, net of related debt				2,499,249.23		2,854,081.72	2,643,692.37
511.1	Total restricted net assets (RNA)							
512.1	Total unrestricted net assets (UNA)	863,705.06	(36,635.25)	(42,496.77)	(309,380.58)	(1,503.00)	473,689.46	(602,619.71)
513	TOTAL EQUITY/NET ASSETS	863,705.06	(36,635.25)	312,335.72	2,189,868.65	(1,503.00)	3,327,771.18	2,041,072.66
600	TOTAL LIABILITIES AND EQUITY/NET ASSETS	865,887.53	662.53	453,093.23	3,763,919.06	92.00	5,083,654.35	10,994,139.78
	REVENUE:							
70300	Net tenant rental revenue				186,713.00		186,713.00	1,404,713.43
70400	Net tenant revenue - other				3,539.53		3,539.53	28,815.24
70500	Total rental revenue	-	-	-	190,252.53	-	190,252.53	1,433,528.67
70600	HUD PHA grants							140,000.00
70610	Capital grants/CDBG							
70800	Other government grants							
71100	Investment income-unrestricted							
71400	Fraud Recovery							
71500	Other revenue	429.28		67,667.54	1,734.19	-	69,831.01	
71600	Gain or loss on sale of fixed assets				348.65		348.65	
72000	Investment income - restricted			67,667.54	192,335.37	-	260,432.19	
70000	TOTAL REVENUE	429.28	-	67,667.54	348.65	-	260,432.19	1,573,528.67

EXPENSES:									
	EXPENSES:								
91100	Administrative Salaries					13,199.64		13,199.64	204,124.12
91200	Auditing fees				1,000.00		1,000.00		1,600.00
91400	Advertising and marketing								-
91500	Employee benefit contributions-administrative				4,164.04		4,164.04		62,712.22
91600	Office expense				1,031.00		1,031.00		5,161.87
91700	Legal Fees	160.00				160.00			1,984.43
91800	Travel				903.96		903.96		1,433.92
91900	Other operating - administrative	975.00	325.00	50.00	19,957.46	225.00	21,532.46		20,647.48
91000	Total Operating - Administrative	1,135.00	325.00	210.00	40,256.10	385.00	42,311.10		297,664.04
	Tenant Services								
92100	Tenant Services - Salaries								
92300	Employee Contributions- Tenant Services								
92400	Tenant Services - Other				930.00		930.00		469.16
92500	Total Tenant Services				930.00		930.00		469.16
	Utilities								
93100	Water				3,851.19		3,851.19		(2,131.44)
93200	Electricity				18,684.69		18,684.69		9,105.33
93300	Gas				1,913.97		1,913.97		1,372.55
93600	Sewer				11,141.10		11,141.10		(3,324.26)
93000	Total Utilities				35,590.95		35,590.95		5,022.18
	Ordinary maintenance & operation								
94100	Ordinary maintenance and operations - labor				3,932.72		3,932.72		135,188.99
94200	Ordinary maintenance and operations - materials & other				1,709.59		1,709.59		32,422.11
94300	Ordinary maintenance and operations - contract costs				18,015.68		18,015.68		87,427.78
	Garbage and Trash Removal				2,214.37		2,214.37		482.67
	Heating and Cooling				2,861.50		2,861.50		10,005.72
	Snow Removal				3,000.00		3,000.00		1,160.00
	Elevator								-
	Landscape and Grounds								-
	Unit Turnaround				1,014.96		1,014.96		42,057.80
	Electrical								411.35
	Plumbing								-
	Extermination				3,634.00		3,634.00		13,084.00
	Janitorial				1,856.11		1,856.11		(35.84)
	Unit Inspections				1,700.00		1,700.00		8,200.00
	Surveillance Cameras								4,819.60
	Routine Maintenance Contracts				1,420.75		1,420.75		3,723.48
	Miscellaneous Contracts				313.99		313.99		3,519.00
94500	Employee benefit contributions-ordinary maintenance				1,723.79		1,723.79		38,268.25
94000	Total Maintenance				25,381.78		25,381.78		293,307.13
	General Expenses								
96110	Property Insurance				3,262.81		3,262.81		24,704.08
96120	Liability Insurance				1,106.96		1,106.96		5,562.75
96130	Workmen's Compensation				747.18		747.18		6,386.39
96140	All Other Insurance	113.47	113.47		380.87		607.81		4,219.50
96100	Total Insurance premiums	113.47	113.47		5,497.82		5,724.76		40,872.72
96200	Other general expense-Real Estate Taxes						12.12		23,644.62



96210	Compensated absences (required by REAC program)								
96300	Payments in lieu of taxes								
96400	Bad debt - tenant rents				2,194.11			2,194.11	7,127.19
96500	Bad debt - mortgages								
96600	Bad debt - other								
	Total Other General Expenses	-		-	2,206.23			2,206.23	30,771.81
96710	Interest on Mortgage (or Bonds) Payable				6,861.12			33,025.49	319,676.36
96720	Interest on Notes Payable (Short and Long term)				6,861.12			33,025.49	319,676.36
	Total Interest Expense	-		-	13,722.24			66,050.98	639,352.72
96900	TOTAL OPERATING EXPENSES	1,248.47	438.47	7,071.12	136,027.25	385.00	145,170.31	987,783.40	
97000	TOTAL OPERATING EXPENSES EXCESS OPERATING REVENUE OVER OPERATING EXPENSES	(819.19)	(438.47)	60,596.42	56,308.12	(385.00)	115,261.88	585,745.27	
97100	Extraordinary Maintenance								
97300	Housing Assistance Payments								
97350	Housing Assistance Payments-Portability In								
97400	Depreciation Expense/Amortization			25,455.61	128,378.85		153,834.46	784,894.97	
90000	TOTAL EXPENSES	1,248.47	438.47	32,526.73	264,406.10	385.00	299,004.77	1,772,678.37	
	OTHER FINANCING SOURCES (USES)								
10010	Operating transfers in							140,000.00	
10020	Operating transfers out							(140,000.00)	
10030	Operating transfers from/to primary government								
10040	Operating transfers from/to Component Units								
10080	Special Items (net gain/loss) Disposition on NE Equip								
10100	TOTAL OTHER FINANCING SOURCES (USES)	-	-	-	-	-	-	-	
10000	EXCESS (DEFICIENCY) OF TOTAL REVENUE OVER (UNDER) TOTAL EXPENSES	(819.19)	(438.47)	35,140.81	(72,070.73)	(385.00)	(38,572.58)	(199,149.70)	
	MEMO ACCOUNT INFORMATION								
11020	Debt principal payments - Required for REAC(pd this year)			60,711.40			60,711.40	523,284.04	
11030	Beginning Equity	864,524.25	(36,196.78)	277,194.91	(2,261,939.38)	(1,118.00)	3,274,039.09	2,240,222.36	
11040	Prior Period Adjustments, Equity Transfers and Correction of Errors								
11170	Administrative Fee Equity								
11180	HAP Equity								
11190	Unit Months Available				360		360	1,548	
11210	Number of Unit Months Leased				357		357	1,481	
11610	Land Purchases								
11620	Building Purchases								
11630	Furniture & Equipment-Dwelling Purchases								
11640	Furniture & Equipment-Administrative Purchases								
11650	Leasehold Improvements Purchases								