

HARRISONBURG REDEVELOPMENT AND HOUSING AUTHORITY
STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN FUND EQUITY
2022 Budgets for All Programs

	LCD	BP	Lineweaver	MTW/MS5	JRL	Franklin Heights	Commerce Village	SHC	LAC	CV Mgt	Total
Receipts											
3110 Rent Receipts	0.00	190,456.00	476,280.00	0.00	186,590.00	1,611,047.00	216,513.00	0.00	0.00	0.00	2,680,886
3410 HMIS/FSS/SC/CDBG/VHSP gra	164,624.00	0.00	0.00	35,103.00	67,105.00	165,000.00	0.00	0.00	0.00	0.00	431,832
3410 HAP Income	0.00	0.00	0.00	5,897,254.00	279,886.00	0.00	0.00	0.00	0.00	0.00	6,177,140
3410 HAP Adm Income	0.00	0.00	0.00	568,644.00	0.00	0.00	0.00	0.00	0.00	0.00	568,644
3610 Interest Income	0.00	0.00	0.00	0.00	0.00	500.00	50.00	0.00	0.00	0.00	550
3690 Other Income	180,000.00	0.00	9,000.00	16,000.00	16,800.00	22,000.00	5,000.00	0.00	0.00	0.00	248,800
3690 Admin. Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0
3690 Application Fees	15,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15,000
3690 Management Fees	11,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	11,000
3690 Lease Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0
Total Receipts	370,624.00	190,456.00	485,280.00	6,517,001.00	550,381.00	1,798,547.00	221,563.00	0.00	0.00	0.00	10,133,852
	1,046,360.00										
Expenses											
Administration											
4110 Salaries	215,770.00	0.00	81,112.00	347,147.00	51,142.00	266,851.00	27,460.00	0.00	0.00	0.00	989,482
4540 Benefits	64,731.00	0.00	24,334.00	114,675.00	15,343.00	80,055.00	7,100.00	0.00	0.00	0.00	306,238
4130 Legal Expense	10,000.00	2,500.00	1,500.00	2,500.00	0.00	1,000.00	0.00	350.00	500.00	160.00	18,510
4140 Staff Training	5,000.00	0.00	1,000.00	5,000.00	0.00	1,000.00	500.00	0.00	0.00	0.00	12,500
4150 Travel	5,000.00	0.00	1,000.00	5,000.00	0.00	1,500.00	500.00	0.00	0.00	0.00	13,000
4171 Auditing Fees	5,000.00	0.00	1,250.00	9,040.00	1,750.00	2,200.00	0.00	0.00	0.00	0.00	19,240
4190 Sundry-Admin. Exp.	25,000.00	600.00	18,000.00	77,000.00	10,000.00	70,000.00	25,000.00	450.00	350.00	250.00	226,650
4190 HMIS/FSS/SC/CDBG/VHSP gra	164,624.00	0.00	0.00	35,103.00	67,105.00	25,000.00	0.00	0.00	0.00	0.00	291,832
4190 HMIS/COC Match for Grant Fun	10,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10,000
4190 Community Donations	10,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10,000
4230 Tenant Services	0.00	0.00	1,000.00	0.00	1,000.00	1,000.00	19,750.00	0.00	0.00	0.00	22,750
Total Administration	515,125.00	3,100.00	129,196.00	595,465.00	146,340.00	448,606.00	80,310.00	800.00	850.00	410.00	1,920,202
Utilities											
4310 Water	0.00	800.00	10,000.00	0.00	8,000.00	10,000.00	4,300.00	0.00	0.00	0.00	33,100
4320 Electric	2,500.00	0.00	63,000.00	4,000.00	65,000.00	20,000.00	20,000.00	0.00	0.00	0.00	174,500
4330 Gas	1,500.00	0.00	0.00	2,000.00	0.00	4,000.00	2,100.00	0.00	0.00	0.00	9,600
4390 Sewer	0.00	0.00	24,000.00	0.00	25,000.00	15,000.00	11,650.00	0.00	0.00	0.00	75,650
Total Utilities	4,000.00	800.00	97,000.00	6,000.00	98,000.00	49,000.00	38,050.00	0.00	0.00	0.00	292,850
Maintenance											
4410 Labor	44,140.00	0.00	62,603.00	0.00	39,889.00	157,505.00	15,450.00	0.00	0.00	0.00	319,587
4540 Benefits	13,242.00	0.00	18,781.00	0.00	11,967.00	47,252.00	3,500.00	0.00	0.00	0.00	94,742
4420 Materials	4,000.00	3,000.00	18,000.00	0.00	12,000.00	40,000.00	2,500.00	0.00	0.00	0.00	79,500
4430 Contract Costs	6,000.00	10,000.00	50,000.00	0.00	43,000.00	150,000.00	18,000.00	0.00	0.00	0.00	277,000
Total Maintenance	67,382.00	13,000.00	149,384.00	0.00	106,856.00	394,757.00	39,450.00	0.00	0.00	0.00	770,829
General Expenses											
4510 Insurance	8,000.00	0.00	10,000.00	8,530.00	11,950.00	30,000.00	3,500.00	900.00	900.00	0.00	73,780
4571 Bad Debt Expense	0.00	0.00	5,000.00	0.00	0.00	15,000.00	500.00	0.00	0.00	0.00	20,500
4570 Real Estate Taxes	0.00	0.00	0.00	0.00	0.00	26,000.00	24.00	0.00	0.00	0.00	26,024
4715-4718 HAP,UAP,FSS	0.00	0.00	0.00	5,906,254.00	0.00	0.00	0.00	0.00	0.00	0.00	5,906,254
4580 Interest Expense	0.00	16,000.00	0.00	0.00	31,046.00	211,650.00	16,380.00	0.00	0.00	0.00	275,076
Total General	8,000.00	16,000.00	15,000.00	5,914,784.00	42,996.00	282,650.00	20,404.00	900.00	900.00	0.00	6,301,634
Total Expenditures	594,507.00	32,900.00	390,580.00	6,516,249.00	394,192.00	1,175,013.00	178,214.00	1,700.00	1,750.00	410.00	9,285,515
TOTAL RECEIPTS	370,624.00	190,456.00	485,280.00	6,517,001.00	550,381.00	1,798,547.00	221,563.00	0.00	0.00	0.00	10,133,852
TOTAL EXPENSES	594,507.00	32,900.00	390,580.00	6,516,249.00	394,192.00	1,175,013.00	178,214.00	1,700.00	1,750.00	410.00	9,285,515
NET OPERATING INCOME/(LOS)	(223,883.00)	157,556.00	94,700.00	752.00	156,189.00	623,534.00	43,349.00	(1,700.00)	(1,750.00)	(410.00)	848,337
	28,373.00										
Principal Pymts/Reserve Account	0.00	27,310.00	0.00	0.00	156,139.00	573,602.00	9,000.00	0.00	0.00	0.00	766,051
Total After Principal Payments	(223,883.00)	130,246.00	94,700.00	752.00	50.00	49,932.00	34,349.00	(1,700.00)	(1,750.00)	(410.00)	82,286

HARRISONBURG REDEVELOPMENT AND HOUSING AUTHORITY
LOCAL COMMUNITY DEVELOPMENT - BUDGET
 Fiscal Year Ending December 31, 2022

	FY 2021	PROPOSED FY 2022
OPERATING RECEIPTS		
HMIS Grant Funds	84,072	84,072
VHSP Grant Funds	59,391	59,391
COC Planning Grant Funds	21,161	21,161
Other Income/Developer's Fees	130,000	180,000
Bond Application Fees	15,000	15,000
Mangement Fees (CV)	10,000	11,000
Lease Income(315 Broad)	4,800	0
Bridge Port Net Receipts	187,590	190,456
Lineweaver Apartments Net Receipts	378,740	485,280
TOTAL OPERATING RECEIPTS	890,754	1,046,360
ADMINISTRATIVE EXPENDITURES		
Salaries	136,850	215,770
Benefits	41,900	64,731
Legal	5,000	10,000
Staff Training	3,000	5,000
Travel	5,000	5,000
Auditing	4,000	5,000
Sundry	22,400	25,000
HMIS Grant Expenses	84,072	84,072
HMIS Grant Match	10,000	10,000
VHSP Grant Expenses	59,391	59,391
COC Planning Grant Expenses	21,161	21,161
Community Donations (Homeless Initiatives)	15,000	10,000
Total Administrative Expenditures	407,774	515,125
UTILITIES		
Electric	3,200	2,500
Gas	1,800	1,500
Total Utilities Expense	5,000	4,000
OPERATING EXPENDITURES		
Maintenance Labor	35,575	44,140
Maintenance Benefits	9,600	13,242
Maintenance Materials	4,000	4,000
Contract Costs-LCD	6,000	6,000
RE Taxes (CST)	6,000	0
Insurance	8,600	8,000
Bport Operating Expenses	34,600	32,900
Lineweaver Apartments Operating Expenses	373,590	390,580
Total Operating Expenditures	477,965	498,862
TOTAL OPERATING RECEIPTS	890,754	1,046,360
TOTAL OPERATING EXPENDITURES	890,739	1,017,987
NET INCOME/LOSS	<u>15</u>	<u>28,373</u>

HARRISONBURG REDEVELOPMENT AND HOUSING AUTHORITY
LINEWEAVER ANNEX APARTMENTS - BUDGET
 Fiscal Year Ending December 31, 2022

OPERATING RECEIPTS	FY 2021	PRPOSED FY 2022
Dwelling Rent @ 2% Vacancy Rate	370,440	476,280
Other Income-Laundry Receipts	3,800	4,000
Other Income-Late fees, workorders, etc.	4,500	5,000
TOTAL OPERATING RECEIPTS	378,740	485,280
 Administration		
Salaries	81,300	81,112
Benefits	23,650	24,334
Legal	1,000	1,500
Training	1,000	1,000
Travel	1,000	1,000
Auditing	1,200	1,250
Sundry	15,300	18,000
Total Administration Fees	124,450	128,196
 Tenant Services		
Recreation (Bus tickets and fruit baskets)	1,000	1,000
Total Tenant Services	1,000	1,000
 Utilities		
Water	8,300	10,000
Electric	60,000	63,000
Sewer	23,970	24,000
Total Utilities	92,270	97,000
 Ordinary Maintenance		
Salaries	54,350	62,603
Benefits	15,850	18,781
Materials	18,000	18,000
Contract Costs	50,000	50,000
Total Ordinary Maintenance	138,200	149,384
 General Expenses		
Insurance	7,670	10,000
Collection Losses	10,000	5,000
Total General Expenses	17,670	15,000
 TOTAL EXPENDITURES	 373,590	 390,580
 TOTAL OPERATING RECEIPTS	 378,740	 485,280
TOTAL OPERATING EXPENDITURES	373,590	390,580
NET INCOME/LOSS	<u>5,150</u>	<u>94,700</u>

HARRISONBURG REDEVELOPMENT AND HOUSING AUTHORITY
BRIDGEPORT COMPLEX-BUDGET
 Fiscal Year Ending December 31, 2022

	FY 2021	PROPOSED FY 2022
OPERATING RECEIPTS		
Rent	187,590	190,456
TOTAL OPERATING RECEIPTS	187,590	190,456
 OPERATING EXPENDITURES		
Administration		
Legal	1,000	2,500
Sundry-Elev Phone	600	600
TOTAL OPERATING EXPENDITURES	1,600	3,100
 UTILITIES		
Water	1,200	800
Electric	0	0
Gas	0	0
Sewer	0	0
TOTAL UTILITIES	1,200	800
 MAINTENANCE EXPENDITURES		
Materials	3,000	3,000
Contract Costs	12,000	10,000
TOTAL MAINTENANCE EXPENDITURES	15,000	13,000
 GENERAL EXPENDITURES		
4580 Interst Expense	16,800	16,000
TOTAL GENERAL EXPENDITURES	16,800.00	16,000.00
 TOTAL OPERATING RECEIPTS	187,590	190,456
TOTAL OPERATING EXPENDITURES	34,600	32,900
NET INCOME/LOSS	<u>152,990</u>	<u>157,556</u>
 Principal Payment	26,497	27,310
	126,493	130,246

HARRISONBURG REDEVELOPMENT & HOUSING AUTHORITY
HOUSING CHOICE VOUCHER PROGRAM(MTW & MS5) - BUDGET
 Fiscal Year Ending December 31, 2022

OPERATING RECEIPTS	FY 2021	PROPOSED FY 2022
Housing Assistance Pymts (Avg. 2021 GL HAP Expenses)	5,933,400	5,897,254
FSS Forfeitures/Portability Income/Fraud Recovery	9,000	9,000
Interest Income	0	0
Total HAP Fees	5,942,400	5,906,254
Administrative Fees		
600 vouchers x 12 months x \$65.67 (82% funding level)	362,098	387,716
300 vouchers x 12 months x \$61.29 (82% funding level)	168,962	180,928
FSS Grant	35,103	35,103
Fraud Recovery Payments	7,000	7,000
Total Administrative Fees	573,163	610,747
TOTAL OPERATING RECEIPTS	6,515,563	6,517,001
OPERATING EXPENDITURES		
Housing Assistance Payments	5,942,400	5,906,254
Administrative Salaries	312,023	347,147
Administrative Salaries-FSS Grant	35,103	35,103
Administrative Benefits (includes FSS position)	103,200	114,675
Legal	5,000	2,500
Staff Training	5,000	5,000
Travel	5,000	5,000
Auditing Costs	6,940	9,040
Sundry	60,000	60,000
Sundry-Portability fees	5,000	2,000
Sundry-Landlord Incentives	0	15,000
Electric	4,000	4,000
Gas	2,000	2,000
Insurance	7,700	8,530
Total Administrative & General Expenses	550,966	609,995
TOTAL OPERATING EXPENDITURES	6,493,366	6,516,249
TOTAL OPERATING RECEIPTS	6,515,563	6,517,001
TOTAL OPERATING EXPENDITURES	6,493,366	6,516,249
NET INCOME/LOSS	<u>22,197</u>	<u>752</u>

HARRISONBURG REDEVELOPMENT AND HOUSING AUTHORITY
J. R. "POLLY" LINEWEAVER APARTMENTS - BUDGET
 Fiscal Year Ending December 31, 2022

	FY 2021	PROPOSED FY 2022
OPERATING RECEIPTS		
Dwelling Rent	184,248	186,590
HAP Funding	276,372	279,886
Total Rent	460,620	466,476
Service Coordinator Grant	67,105	67,105
Other Income-Laundry Receipts	3,800	4,800
Other Income-Late Fees, workorders	12,000	12,000
TOTAL OPERATING RECEIPTS	543,525	550,381
Administration		
Salaries	50,955	51,142
Benefits	17,800	15,343
Legal	0	0
Training	0	0
Travel	0	0
Auditing	1,200	1,750
Sundry	7,500	10,000
Total Administration	77,455	78,235
Tenant Services		
Service Coordinator Grant	67,105	67,105
Recreation (Bus tickets and fruit baskets)	1,000	1,000
Total Tenant Services	68,105	68,105
Utilities		
Water	8,000	8,000
Electric	65,000	65,000
Sewer	25,000	25,000
Total Utilities	98,000	98,000
Ordinary Maintenance		
Salaries	40,740	39,889
Benefits	10,020	11,967
Materials	12,000	12,000
Contract Cost	41,000	43,000
Total Ordinary Maintenance	103,760	106,856
General Expense		
Insurance	8,500	11,950
Collection Losses	0	0
Interest Payment	36,575	31,046
Total General Expense	45,075	42,996
 TOTAL EXPENDITURES	 392,395	 394,192
 TOTAL OPERATING RECEIPTS	 543,525	 550,381
TOTAL OPERATING EXPENDITURES	392,395	394,192
NET INCOME/LOSS	<u>151,130</u>	<u>156,189</u>
 Principal Payment	 150,610	 156,139
	520	50

HARRISONBURG REDEVELOPMENT AND HOUSING AUTHORITY
FRANKLIN HEIGHTS, LLC - BUDGET
 PROJECT-BASED VOUCHER UNITS
 FISCAL YEAR ENDING DECEMBER 31, 2022

OPERATING RECEIPTS:	FY 2021	PROPOSED FY 2022
DWELLING RENT @ 4% Vacancy Rate	1,496,091	1,611,047
INVESTMENT INCOME	900	500
OTHER INCOME-CDBG Funds	164,000	165,000
OTHER INCOME-Late Fees	20,000	22,000
TOTAL OPERATING RECEIPTS	1,680,991	1,798,547
OPERATING EXPENSES:		
ADMINISTRATIVE		
Administration Salaries	227,580	266,851
Administration Benefits	69,475	80,055
Legal Fees	1,000	1,000
Training	1,000	1,000
Travel	1,500	1,500
Auditing	1,800	2,200
CDBG Homebuyer Assistance Program	24,000	25,000
Sundry (utility allow/software renewal, etc.)	35,000	70,000
TOTAL ADMINISTRATIVE	361,355	447,606
TENANT SERVICES-FSS ACTIVITIES		
Recreation	1,000	1,000
TOTAL TENANT SERVICES	1,000	1,000
UTILITIES		
Water	0	10,000
Electricity	10,000	20,000
Gas	2,000	4,000
Sewer	0	15,000
TOTAL UTILITIES	12,000	49,000
ORDINARY MAINTENANCE AND OPERATIONS		
Maintenance Salaries	113,386	157,505
Maintenance Benefits	37,410	47,252
Materials	40,000	40,000
Contract	75,000	150,000
TOTAL ORDINARY MAINTENANCE	265,796	394,757
GENERAL		
Insurance	25,000	30,000
Collection Loss	15,000	15,000
Real Estate Taxes	25,000	26,000
Interest Expense-HHR	84,600	77,850
Interest Expense-FH	111,625	98,225
Interest Expense-FORK-BOJ	0	35,575
Interest Expense-FORK(UB)	25,544	0
Interest Expense-FORK(Seller Financed)	38,991	0
TOTAL GENERAL EXPENSES	325,760	282,650
TOTAL EXPENDITURES	965,911	1,175,013
TOTAL OPERATING RECEIPTS	1,680,991	1,798,547
TOTAL OPERATING EXPENDITURES	965,911	1,175,013
NET INCOME/LOSS	<u>715,080</u>	<u>623,534</u>
Principal Payments		
HHR 2006/14 Go Bond Principal Payment	135,000	140,000
FH 2009/11 Go Bond Principal Payment	335,000	345,000
Bank of the James-Fork refi	0	88,602
United Bank-25 additional units	58,968	0
Seller Financed-Forkovitch Family	63,962	0
Total Principal Payments	592,930	573,602
	122,150	49,932

HARRISONBURG REDEVELOPMENT AND HOUSING AUTHORITY

Commerce Village LLC

Fiscal Year Ending December 31, 2022

OPERATING RECEIPTS	FY 2021	PROPOSED FY 2022
Dwelling Rent @ 1% Vacancy Rate	204,448	216,513
Reserve Interest-Replacement and Operating	400	50
Other Income-Laundry Receipts, donations	2,000	2,000
Other Income-Late fees, workorders, etc.	3,000	3,000
TOTAL OPERATING RECEIPTS	209,848	221,563
OPERATING EXPENDITURES		
Administration		
Salaries	21,600	27,460
Benefits	7,500	7,100
Legal	0	0
Training	500	500
Travel	0	500
Auditing (audit paid for by VHDA)	0	0
Sundry (incl. Mgt & Partnership Fee, VHDA monitoring, Total Administration Fees	21,000	25,000
	50,600	60,560
Tenant Services		
Salaries-Case Management/Peer Counseling	20,000	18,250
Recreation	1,500	1,500
Total Tenant Services	21,500	19,750
Utilities		
Water	4,300	4,300
Electric	20,000	20,000
Gas	2,100	2,100
Sewer	11,650	11,650
Total Utilities	38,050	38,050
Ordinary Maintenance		
Salaries	15,450	15,450
Benefits	3,550	3,500
Materials	2,500	2,500
Contract Costs	15,000	18,000
Total Ordinary Maintenance	36,500	39,450
General Expenses		
Insurance	2,800	3,500
Collection Losses	500	500
Interest (DHCD Hsg Trust Fund-Debt Service-Interest	16,380	16,380
Real Estate Taxes	24	24
Reserve Account	9,000	9,000
Total General Expenses	28,704	29,404
TOTAL OPERATING RECEIPTS	209,848	221,563
TOTAL OPERATING EXPENDITURES	175,354	187,214
NET INCOME/LOSS	<u>34,494</u>	<u>34,349</u>

JR "Polly" Lineweaver Program Management Report
Month of July 2021

Applications

	Efficiency	One bedroom
Currently On Waiting List	0	72
New Applications Taken	0	4

Marketing

	Efficiency	One bedroom	Total
# of units vacant	1	1	2
# of Tenants who moved in	0	0	0
# of Tenants who moved out	1	0	1
# of Tenants who transferred	0	0	0
# of Legal Notices	0	0	0
# of Unlawful Detainers	0	0	0

Occupancy

15	# of minorities	25%
54	# of disabled tenants	89%
33	# of elderly tenants	54%
Total Number of Units Leased: <u>59</u>		

Tenant Accounts Receivable

Accounts Receivable at end of Month	\$23,583.71		
Delinquent Accounts By Age	30 2	60 10	>60 10
Security Deposits Held	\$13,983.07		
Pet Deposits Held	\$1,400.00		
Rent Billed	\$15,572.65		
Rent Collected	\$14,313.28		

Number of Inspections	0
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Management

Comments on any problems experienced during the month:

I certify that the forgoing information is true and correct to the best of my knowledge and belief.


Lisa Benasher, Lineweaver Property Manager

Date

8-4-2021

Lineweaver Annex Program Management Report...
Month of July 2021

Applications

Currently On Waiting List	100
New Applications Taken	0

Marketing

# of units vacant	2
# of Tenants who moved in	0
# of Tenants who moved out	1
# of Tenants who transferred	0
# of Legal Notices	1
# of Unlawful Detainers	1

Occupancy

17	# of minorities	24%
47	# of disabled tenants	81%
15	# of elderly tenants	25%
Total Number of Units Leased 58		

Tenant Accounts Receivable

Accounts Receivable at end of Month	\$28,195.22		
Delinquent Accounts By Age	30 97	60 9	>60 9
Security Deposits Held	\$28,015.76		
Pet Deposits Held	\$1,570.00		
Rent Billed	\$16,855.00		
Rent Collected	\$16,102.04		

Number of Inspections	<u>0</u>
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Management

Comments on any problems experienced during the month:

I certify that the forgoing information is true and correct to the best of my knowledge and belief.


Lisa Benasher, Lineweaver Manager

Date

8-4-2021

FRANKLIN HEIGHTS PROGRAM MANAGEMENT REPORT
FOR THE MONTH OF JULY 2021

1.) Marketing:

	<u>1 BDR</u>	<u>2 BDR</u>	<u>3 BDR</u>	<u>4 BDR</u>	<u>5 BDR</u>	<u>Total</u>
# of Units Vacant	<u>0</u>	<u>1</u>	<u>1</u>	<u>0</u>	<u>0</u>	<u>2</u>
# of Tenants who moved in	<u>0</u>	<u>0</u>	<u>1</u>	<u>0</u>	<u>0</u>	<u>1</u>
# of Tenants who moved out	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
# of Tenants evicted	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
# of Tenants who transferred	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
# of Legal Notices	<u>5</u>	<u>11</u>	<u>10</u>	<u>2</u>	<u>2</u>	<u>30</u>
# of Unlawful Detainers	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Tenants who are over-housed	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Tenants who are under-housed	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Units with handicap access	<u>9</u>	<u>0</u>	<u>2</u>	<u>4</u>	<u>1</u>	<u>16</u>
Tenants who need handicap access	<u>5</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>5</u>
Tenants who have handicap access	<u>5</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>5</u>

2.) Occupancy:

TOTAL NUMBER OF UNITS LEASED: 127

3.) Tenant Accounts Receivable:

Security and Pet Deposits Held:	<u>\$115,360.22</u>
Rent Billed	<u>\$139,601.36</u>
Rent Collected	<u>\$135,043.48</u>

4.) Applications:

	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4 BR</u>	<u>5BR</u>
Currently on the Waiting List there are a total of <u>1,722</u> applicants.	<u>613</u>	<u>622</u>	<u>324</u>	<u>133</u>	<u>030</u>

5.) Inspections:

Number Completed	Excellent	Acceptable	Needs work	Issues
0	0	0	0	0

6.) **Management:**

Comments on any problems experienced during the month:

Franklin Heights, LLC (FH) had one move-in and no move-out for the month of July 2021. For the month of July 2021 FH collected \$1,646.00 in recoupment from tenant(s) who had bad debt. Due to Covid-19 FH has issues in collecting rent and adjudicating rental issues (FH has UD court date towards the end of 08/21). FH has continued to reach out to those who have not reached out and owe FH continues to take applications for the program.

I CERTIFY THAT THE FOREGOING INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF



Nehemias Velez, FH Property Manager

8/6/21
Date

COMMERCE VILLAGE PROGRAM MANAGEMENT REPORT
FOR THE MONTH OF JULY 2021

1) MARKETING	1BDRM VASH	1 BDRM HCV
#VACANT UNIT	1	0
#MOVE IN	0	0
#MOVE OUTS	1	0
#EVICTED	0	0
#TRANSFERS	1	0
#LEGAL NOTICES	0	0
#UNLAWFUL DETAINERS	0	0

2) TOTAL NUMBER OF LEASED UNITS 30

3) TENANT ACCOUNT RECEIVABLE

OUTSTANDING BALANCE	2,378
DELINQUENT ACCOUNTS	30: 0 60: 0 90+: 0
SECURITY/PET DEPOSITS	15,645
RENT BILLED	17,573
RENT COLLECTED	16,649.74

4) APPLICATIONS ON WAIT LIST 781

5) MANAGEMENT

COMMENTS ON ANY PROBLEMS EXPERIENCED DURING MONTH:

I CERTIFY THAT THE FOREGOING INFORMATION IS TRUE AND
CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIER



8/10/21

FAMILY SELF- SUFFICIENCY PROGRAM REPORT
Monthly Report –July 2021

HCV PARTICIPANTS

Employment	Education/Training	Escrow
In Program: 23	Enrolled in GED: 0	Positive Escrow Balances: 20
Employed: 13	Enrolled in ESL: 0	Earning Monthly Escrow: 9
Unemployed/Furlough: 10	Enrolled in Continuing Ed: 1	Newly Earning Escrow: 1
Medical Leave/ Disability: Maternity Leave: 0	Started this month: 0	Increase in Earning Escrow: 2
		Decrease in Earning Escrow: 2
		Interim Escrow Withdrawals: 0

FRANKLIN HEIGHTS PARTICIPANTS

Employment	Education/Training	Escrow
In Program: 31	Enrolled in GED: 0	Positive Escrow Balances: 17
Employed: 16	Enrolled in ESL: 1	Earning Monthly Escrow: 11
Unemployed/Furlough: 15	Enrolled in Continuing Ed.:3	Newly Earning Escrow: 5
Medical Leave/ Disability: Maternity Leave: 1	Started this month: 0	Increase in Earning Escrow: 1
		Decrease in Earning Escrow: 2
		Interim Escrow Withdrawals: 1

HARRISON HEIGHTS

Employment	Education/Training	Escrow
In Program: 14	Enrolled in GED: 0	Positive Escrow Balances: 11
Employed: 8	Enrolled in ESL: 1	Earning Monthly Escrow: 4
Unemployed: 6	Enrolled in Continuing Ed.:2	Newly Earning Escrow: 0
Medical Leave/ Disability: Maternity Leave: 1	Started this month: 0	Escrow Increases: 1
New jobs this month: 1		Decrease in Earning Escrow: 0
		Interim Escrow Withdrawals: 1

Program Highlights

Furniture, Two Way Togo referrals. 3 master gardener meetings, Dinner at the Garden Community Cookout, Georgia graduation

Date: 7/30/2021

FSS Coordinator: Zoe Parakuo

FSS Coordinator: Everett Brubaker

**Harrisonburg Redevelopment & Housing Authority Report
Financial Report as July 31, 2021**

LOCAL COMMUNITY DEVELOPMENT

Cash:	First Bank & Trust-Operating Funds		\$239,013.80
		Total	\$239,013.80
	AR Due from:		
	JR Polly Lineweaver Apartments	\$121,781.19	
	Housing Choice Voucher Program	\$55,389.94	
	Commerce Village, LLC	\$16,699.70	
	Franklin Heights, LLC-Operating Expenses	\$69,807.51	
	Franklin Heights, LLC-Debt Servicing	\$177,300.00	
		\$440,978.34	

HOUSING CHOICE VOUCHER PROGRAM

Cash:	SunTrust-Checking Account		\$358,968.48
	United Bank-FSS Escrow for participants		\$118,025.21
		Total	\$476,993.69

J.R. POLLY LINEWEAVER APARTMENTS

Cash:	United Bank-Checking Account		\$2,784.24
		Total	\$2,784.24

ALL PROGRAMS-FH, LW, JRL

Cash:	United Bank-Security Deposit Account		\$180,131.53
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COMPONENT UNITS

Franklin Heights, LLC

Cash:	United Bank-Checking Account		\$413,314.85
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Commerce Village, LLC

Cash:	First Bank & Trust		\$193,207.88
	BB&T-Operating Reseve Account		\$130,734.64

	<u>Grand Total</u>		<u>\$1,636,180.63</u>
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**Harrisonburg Redevelopment & Housing Authority Report
YTD Financial Report as of July 31, 2021**

		Cash Balance as of 1/31	Cash Balance as of 2/28	Cash Balance as of 3/31	Cash Balance as of 4/30	Cash Balance as of 5/31	Cash Balance as of 6/30	Cash Balance as of 7/31
LOCAL COMMUNITY DEVELOPMENT								
Cash:	First Bank & Trust	\$454,455.31	\$375,785.96	\$477,755.38	\$538,647.51	\$506,120.45	\$406,611.72	\$239,013.80
HOUSING CHOICE VOUCHER PROGRAM								
Cash:	SunTrust-Checking	\$779,964.88	\$834,696.23	\$805,669.12	\$774,742.36	\$406,384.11	\$383,831.25	\$358,968.48
	United Bank-FSS Escrow	\$125,387.61	\$119,258.82	\$121,765.04	\$125,248.87	\$123,339.44	\$117,311.37	\$118,025.21
J.R. POLLY LINEWEAVER APARTMENTS								
Cash:	United Bank-Checking	\$2,349.54	\$7,671.70	\$5,482.47	\$5,046.34	\$5,765.37	\$7,468.21	\$2,784.24
ALL PROGRAMS-FH, LW, JRL, CVO								
Cash:	United Bank-Security Dep.	\$149,153.59	\$181,586.84	\$183,375.50	\$187,260.48	\$189,990.12	\$179,168.44	\$180,131.53
COMPONENT UNITS								
Franklin Heights, LLC								
Cash:	United Bank-Checking	\$5,353.25	\$136,134.48	\$118,328.81	\$200,770.16	\$280,428.12	\$368,403.99	\$413,314.85
Commerce Village LLC								
Cash:	First Bank & Trust	\$177,038.22	\$193,129.22	\$179,738.47	\$182,548.83	\$187,522.92	\$189,988.17	\$193,207.88
	BB&T (Operating Reserve)	\$130,728.17	\$130,729.17	\$130,730.28	\$130,731.35	\$130,732.46	\$130,733.53	\$130,734.64
	Total	\$1,824,430.57	\$1,978,992.42	\$2,022,845.07	\$2,144,995.90	\$1,830,282.99	\$1,783,516.68	\$1,636,180.63

Harrisonburg Redevelopment & Housing Authority Report
Financial Report as of July 31, 2021

Franklin Heights, LLC

Income	\$	991,453.52
Expenses	\$	(530,171.94)
Less: Principal Payments	\$	(214,353.35)
Total	\$	246,928.23

J.R. POLLY LINEWEAVER APARTMENTS

Income	\$	261,670.52
Expenses	\$	(197,085.39)
Total	\$	64,585.13
Add: Service Coordinator Grant Funds	\$	6,211.91
Less: Service Coordinator Grant Expenses	\$	(28,894.73)
	\$	(22,682.82)
Profit (Loss)/Gain	\$	41,902.31
Less: Principal Payments	\$	(86,817.03)
Total	\$	(44,914.72)