



Harrisonburg Redevelopment & Housing Authority

P.O. BOX 1071 + HARRISONBURG, VA 22803

Phone/VTDD 540-434-7386 + Fax 540-432-1113

August 12, 2022

A Regular Meeting of the Harrisonburg Redevelopment and Housing Authority's Board of Commissioners will be held on **Wednesday August 17, 2022 at 4:00 p.m.**, at the Municipal Building, City Council Chambers located at 409 South Main Street, Harrisonburg, Virginia.

Michael G. Wong
Executive Director

Enclosures

EQUAL HOUSING OPPORTUNITY PROVIDER

HRHA provides reasonable accommodations to persons with disabilities consistent with the Section 504 Final Rule (24 CFR Part 8) and the Fair Housing Amendments Act

AGENDA
Regular Meeting
August 17, 2022

- I. Call to order and determination of quorum
- II. Review and Approval of Minutes
 - July 15, 2022
- III. Financial Reports
 - July 2022

Reports

- A. Executive Director
 - 1. Public Comment
 - 2. Public Comment-2023 Annual Plan, Housing Choice Voucher Administrative Plan, Franklin Heights, Commerce Village, JR Polly Lineweaver, Lineweaver Annex Admissions and Continued Occupancy Policies
 - 3. Closed Session: Discuss the Performance and Employment of specific local government personnel as authorized by 2.2-371(A)(1) and the Acquisition of Real Property for Public Purposes as Authorized by 2.2-3711(A)(3)
 - 4. Public Comment on the Proposed 2023 Budget
- B. Any New Business/ Old Business
 - 1. Strategic Initiatives Updates
 - Homeownership and Neighborhood Revitalization
 - Bluestone Town Center
 - Lineweaver Annex Renovation
 - Addressing Homelessness and Affordable Housing
 - NOFO-COC
 - Improving Organizational Efficiency and Effectiveness
 - MTW
 - Yardi Software Migration
 - Strategic Planning
- C. Management Reports
 - 1. Housing Choice Voucher Program Trends and Utilization
 - 2. HRHA Owned Properties Utilization
 - 3. Waiting List Reports
 - 4. Financial Monthly Report & Quarterly Investment Update

MINUTES

Regular Meeting
July 20, 2022

The Regular Meeting of the Harrisonburg Redevelopment & Housing Authority Board of Commissioners was held on **Wednesday, July 20 at 4:00 p.m.**

Those present were:

Dany Fleming, Chair
Christine Fasching Maphis, Vice Chairperson
Gil Colman, Commissioner
Shonda Green, Commissioner
Luciano Benjamin, Commissioner

Also present were:

Michael G. Wong, Executive Director
Melisa Michelsen, Attorney
Tiffany Runion, Deputy Director

The Regular Meeting was called to order and quorum declared present by Dany Fleming, Chair.

Mr. Wong then presented the June 15th, July 6th and July 13th meeting minutes for consideration of approval. After a period of discussion, Commissioner Colman seconded by Vice Chair Maphis made the motion to approve the June 15th meeting minutes. The motion was unanimously approved. After a period of discussion, Commissioner Benjamin seconded by Commissioner Green made the motion approving the July 6th meeting minutes. The motion was unanimously approved. After a period of discussion, Vice Chair Maphis seconded by Commissioner Benjamin made the motion approving the minutes of the July 13th meeting. The motion was unanimously approved.

Mr. Wong then presented the March, April, May, and June financials for consideration for approval. After a period of discussion, it was identified that the board package was missing the April and May financials. Vice Chair Maphis seconded by Commissioner Benjamin made the motion to approve the June financials. The motion was unanimously approved.

Chairperson Fleming then opened the floor for general public comment. Anton Ray 1054 Old Furnace Rd. related of concerns with the response received from the Executive Director from the follow up meeting from his earlier public comments and of continued difficulties with his landlord. He stated of a recent court decision in which the eviction process was dismissed and of continuing to have issues with his unit with water/mold. He related of other tenants having issues but of feeling that the Authority for some reason is "protecting" the landlord. Mr. Wong did relate that the Authority has established standards for landlord removal. After an extended period of discussion it was agreed that Mr. Wong will provide to the board the previous inspection report of Mr. Ray's unit, a

follow up inspection will be scheduled within the next two to three weeks, Mr. Ray will provide any additional witness statements to support his complaints, and the Authority will review the information provided and determine if the landlord is not in compliance with his responsibilities and warrant removal from the program.

Mr. Wong then presented the Grand Oakes II bond application and inducement resolution for consideration of approval. He related that due to an error in the advertisement, the public comment and inducement resolution is being presented again. Chairperson Fleming then opened the public comment period. No comment was received. After a period of discussion, Commissioner Benjamin seconded by Commissioner Colman then made the motion approving the inducement resolution. A roll call vote was taken:

Dany Fleming, Chair	Aye
Christine Fasching Maphis, Vice Chair	Aye
Luciano Benjamin, Commissioner	Aye
Kevin Coffman, Commissioner	Absent
Gil Colman, Commissioner	Aye
Shonda Green, Commissioner	Aye

Mr. Wong then presented the Family Self Sufficiency (FSS) action plan for consideration of approval. He related of a recent HUD final ruling which required changes to the action plan with HUD approval of the plan prior to any new participant admissions to the program. He stated that the changes included clarification of which household members are eligible participants, the use of escrow when the participant does not successfully complete his or her plan, and required policy changes on modification of goals, portability, program extensions, and escrow calculation. He stated that the plan includes the MtW modifications which will be implemented once HUD's approval is received. After a period of discussion Vice Chair Fasching Maphis seconded by Commissioner Colman made the motion approving the new FSS action plan. The motion was unanimously approved.

Commissioner Colman seconded by Commissioner Green made the motion to go into closed session to discuss the performance and employment of specific local government personnel, as authorized by section 2.2-3711(A)(7) and the acquisition of real property for a public purpose as authorized by section 2.2-3711(A)(3) of the state code. The motion was unanimously approved. After a period of discussion, the board concluded its closed session and a roll call certification was completed.

With respect to the just concluded closed session and to the best of each member's knowledge only public business matters lawfully exempted from open meeting requirements under the Virginia Freedom of Information Act and only such public business matters as were identified in the motion by which the closed meeting was convened were heard, discussed, or convened in the meeting by the Authority.

Dany Fleming, Chair	Aye
Christine Fasching Maphis, Vice Chair	Aye

Luciano Benjamin, Commissioner	Aye
Kevin Coffman, Commissioner	Absent
Gil Colman, Commissioner	Aye
Shonda Green, Commissioner	Aye

Vice Chair Fasching Maphis seconded by Commissioner Colman made the motion approving a 3% increase and \$1,000 performance bonus for all fulltime staff employed prior to January 1, 2022 with hourly staff receiving a 3% increase and \$250-dollar bonus. The pay increase will be effective the next following pay period. Chairperson Fleming expressed the Board's appreciation and recognition of staff's assumption of additional responsibilities during this past year. The motion was unanimously approved.

Vice Chair Maphis then related of a desire for the Authority to incorporate within its programs and values building resilient and green community infrastructure, hazard mitigation and environmental justice considerations. She related of recognizing that HRHA has actively incorporated some of these elements within its planning and development activities but wants the Authority to develop an outcome oriented resilience plan. No formal action was taken from this discussion item.

Mr. Wong then related of still awaiting HUD's approval of the Authority's MtW plan. He stated that staff is starting to update its administrative and admissions and continued occupancy policies in anticipation of approval and in preparation for next month's meeting. He then provided brief updates on the Authority's Bluestone Town Center, Lineweaver Annex preservation project, and initiatives on addressing homelessness.

Mr. Wong then presented the management reports for review and approval. After a period of discussion, the management reports were approved on a motion by Commissioner Colman seconded by Commissioner Benjamin. The motion was unanimously approved.

Commissioner Colman seconded by Commissioner Benjamin made the motion to adjourn. The motion was unanimously approved.

Michael G. Wong
Executive Director

Dany Fleming
Chair

**Streamlined Annual
PHA Plan
(HCV Only PHAs)**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB No. 2577-0226
Expires 03/31/2024

Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, including changes to these policies, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

Applicability. The Form HUD-50075-HCV is to be completed annually by HCV-Only PHAs. PHAs that meet the definition of a Standard PHA, Troubled PHA, High Performer PHA, Small PHA, or Qualified PHA do not need to submit this form. Where applicable, separate Annual PHA Plan forms are available for each of these types of PHAs.

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceed 550, and that was designated as a standard performer in the most recent PHAS and SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined and is not PHAS or SEMAP troubled.

A.	PHA Information.																																											
A.1	<p>PHA Name: Harrisonburg Redevelopment and Housing Authority PHA Code: VA014</p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): 01/2023</p> <p>PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)</p> <p>Number of Housing Choice Vouchers (HCVs) 956</p> <p>PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p>Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at the main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website.</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below)</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 25%;">Participating PHAs</th> <th style="width: 10%;">PHA Code</th> <th style="width: 25%;">Program(s) in the Consortia</th> <th style="width: 20%;">Program(s) not in the Consortia</th> <th style="width: 20%;">No. of Units in Each Program</th> </tr> </thead> <tbody> <tr> <td>Lead HA:</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr><td> </td><td></td><td></td><td></td><td></td></tr> <tr><td> </td><td></td><td></td><td></td><td></td></tr> <tr><td> </td><td></td><td></td><td></td><td></td></tr> <tr><td> </td><td></td><td></td><td></td><td></td></tr> <tr><td> </td><td></td><td></td><td></td><td></td></tr> <tr><td> </td><td></td><td></td><td></td><td></td></tr> </tbody> </table>				Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	Lead HA:																																		
Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program																																								
Lead HA:																																												

B.	Plan Elements.
B.1	<p>Revision of Existing PHA Plan Elements.</p> <p>a) Have the following PHA Plan elements been revised by the PHA since its last Annual Plan submission?</p> <p>Y N</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input type="checkbox"/> <input type="checkbox"/> Financial Resources.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Operation and Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Informal Review and Hearing Procedures.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification.</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each element(s): Per MTW supplement plan submitted last year, pending HUD approval</p>
B.2	New Activities. – Not Applicable See Attached
B.3	<p>Progress Report.</p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in its 5-Year PHA Plan. See attached</p>
B.4	Capital Improvements. – Not Applicable
B.5	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N N/A</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe: see attached</p>
C.	Other Document and/or Certification Requirements.
C.1	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations. <small>HRHA HCV/Sec 8 only is not required to have an RAB</small></p>
C.2	<p>Certification by State or Local Officials.</p> <p><u>Form HUD 50077-SL</u>, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.3	<p>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</p> <p><u>Form HUD-50077-ST-HCV-HP</u>, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.4	<p>Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>If yes, include Challenged Elements.</p>

D. Affirmatively Furthering Fair Housing (AFFH).

D.1 Affirmatively Furthering Fair Housing (AFFH).

Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.

Fair Housing Goal: Partner with the City of Harrisonburg and other community based organizations to expand and affirmatively further Fair Housing.

Describe fair housing strategies and actions to achieve the goal

HRHA will collaborate with other community organizations including the City of Harrisonburg to promote knowledge and awareness of fair housing and the legal requirements. In partnership, it will conduct one community virtual or in-person event to promote Fair Housing and develop marketing material for community residents.

Fair Housing Goal: Landlord engagement - Fair Housing

Describe fair housing strategies and actions to achieve the goal

HRHA and Blue Ridge Legal Services and/or the Virginia Poverty Law Center will conduct a landlord education program to ensure awareness and understanding of Fair Housing and landlord/tenant laws.

Fair Housing Goal: Education and training

Describe fair housing strategies and actions to achieve the goal

HRHA Board of Commissioners and staff will participate in Fair Housing training during 2023. HRHA will schedule in-person or remote learning options for Commissioners and staff on Fair Housing.

Instructions for Preparation of Form HUD-50075-HCV Annual PHA Plan for HCV-Only PHAs

A. PHA Information. All PHAs must complete this section. (24 CFR §903.4)

A.1 Include the full PHA Name, PHA Code, PHA Type, PHA Fiscal Year Beginning (MM/YYYY), Number of Housing Choice Vouchers (HCVs), PHA Plan Submission Type, and the Availability of Information, specific location(s) of all information relevant to the public hearing and proposed PHA Plan.

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table. (24 CFR §943.128(a))

B. Plan Elements. All PHAs must complete this section. (24 CFR §903.11(c)(3))

B.1 Revision of Existing PHA Plan Elements. PHAs must:

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the “yes” box. If an element has not been revised, mark “no.”

Statement of Housing Needs and Strategy for Addressing Housing Needs. Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA’s strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA and other families who are on the Section 8 tenant-based assistance waiting lists. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income); (ii) elderly families (iii) households with individuals with disabilities, and households of various races and ethnic groups residing in the jurisdiction or on the public housing and Section 8 tenant-based assistance waiting lists. The statement of housing needs shall be based on information provided by the applicable Consolidated Plan, information provided by HUD, and generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. Once the PHA has submitted an Assessment of Fair Housing (AFH), which includes an assessment of disproportionate housing needs in accordance with 24 CFR 5.154(d)(2)(iv), information on households with individuals with disabilities and households of various races and ethnic groups residing in the jurisdiction or on the waiting lists no longer needs to be included in the Statement of Housing Needs and Strategy for Addressing Housing Needs. (24 CFR § 903.7(a)).

The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. (24 CFR §903.7(a)(2)(i)) Provide a description of the ways in which the PHA intends, to the maximum extent practicable, to address those housing needs in the upcoming year and the PHA’s reasons for choosing its strategy. (24 CFR §903.7(a)(2)(ii))

Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. A statement of the PHA’s policies that govern resident or tenant eligibility, selection and admission including admission preferences for HCV. (24 CFR §903.7(b))

Financial Resources. A statement of financial resources, including a listing by general categories, of the PHA’s anticipated resources, such as PHA HCV funding and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources. (24 CFR §903.7(c))

Rent Determination. A statement of the policies of the PHA governing rental contributions of families receiving tenant-based assistance, discretionary minimum tenant rents, and payment standard policies. (24 CFR §903.7(d))

Operation and Management. A statement that includes a description of PHA management organization, and a listing of the programs administered by the PHA. (24 CFR §903.7(e)).

Informal Review and Hearing Procedures. A description of the informal hearing and review procedures that the PHA makes available to its applicants. (24 CFR §903.7(f))

Homeownership Programs. A statement describing any homeownership programs (including project number and unit count) administered by the agency under section 8y of the 1937 Act, or for which the PHA has applied or will apply for approval. (24 CFR §903.7(k))

Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements. A description of any PHA programs relating to services and amenities coordinated, promoted, or provided by the PHA for assisted families, including those resulting from the PHA’s partnership with other entities, for the enhancement of the economic and social self-sufficiency of assisted families, including programs provided or offered as a result of the PHA’s partnerships with other entities, and activities subject to Section 3 of the Housing and Community Development Act of 1968 (24 CFR Part 135) and under requirements for the Family Self-Sufficiency Program and others. Include the program’s size (including required and actual size of the FSS program) and means of allocating assistance to households. (24 CFR §903.7(l)(i)) Describe how the PHA will comply with the requirements of section 12(c) and (d) of the 1937 Act that relate to treatment of income changes resulting from welfare program requirements. (24 CFR §903.7(l)(iii)).

Substantial Deviation. PHA must provide its criteria for determining a “substantial deviation” to its 5-Year Plan. (24 CFR §903.7(r)(2)(i))

Significant Amendment/Modification. PHA must provide its criteria for determining a “Significant Amendment or Modification” to its 5-Year and Annual Plan.

If any boxes are marked “yes”, describe the revision(s) to those element(s) in the space provided.

- B.2 New Activities.** This section refers to new capital activities which is not applicable for HCV-Only PHAs. see attached
- B.3 Progress Report.** For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year PHA Plan. (24 CFR §903.11(c)(3), 24 CFR §903.7(o)(1))
- B.4 Capital Improvements.** This section refers to PHAs that receive funding from the Capital Fund Program (CFP) which is not applicable for HCV-Only PHAs
- B.5 Most Recent Fiscal Year Audit.** If the results of the most recent fiscal year audit for the PHA included any findings, mark "yes" and describe those findings in the space provided. (24 CFR §903.7(p))

C. Other Document and/or Certification Requirements.

- C.1 Resident Advisory Board (RAB) comments.** If the RAB had comments on the annual plan, mark "yes," submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations. (24 CFR §903.13(c), 24 CFR §903.19)
- C.2 Certification by State or Local Officials.** Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan. (24 CFR §903.15). Note: A PHA may request to change its fiscal year to better coordinate its planning with planning done under the Consolidated Plan process by State or local officials as applicable.
- C.3 Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.** Provide a certification that the following plan elements have been revised, provided to the RAB for comment before implementation, approved by the PHA board, and made available for review and inspection by the public. This requirement is satisfied by completing and submitting form HUD-50077 ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed*. Form HUD-50077-ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed* must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the certification requirement to affirmatively further fair housing if the PHA fulfills the requirements of §§ 903.7(o)(1) and 903.15(d) and: (i) examines its programs or proposed programs; (ii) identifies any fair housing issues and contributing factors within those programs, in accordance with 24 CFR 5.154; or 24 CFR 5.160(a)(3) as applicable (iii) specifies actions and strategies designed to address contributing factors, related fair housing issues, and goals in the applicable Assessment of Fair Housing consistent with 24 CFR 5.154 in a reasonable manner in view of the resources available; (iv) works with jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; (v) operates programs in a manner consistent with any applicable consolidated plan under 24 CFR part 91, and with any order or agreement, to comply with the authorities specified in paragraph (o)(1) of this section; (vi) complies with any contribution or consultation requirement with respect to any applicable AFH, in accordance with 24 CFR 5.150 through 5.180; (vii) maintains records reflecting these analyses, actions, and the results of these actions; and (viii) takes steps acceptable to HUD to remedy known fair housing or civil rights violations. impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction. (24 CFR §903.7(o)).
- C.4 Challenged Elements.** If any element of the Annual PHA Plan or 5-Year PHA Plan is challenged, a PHA must include such information as an attachment to the Annual PHA Plan or 5-Year PHA Plan with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.

D. Affirmatively Furthering Fair Housing (AFFH).

D.1 Affirmatively Furthering Fair Housing. The PHA will use the answer blocks in item D.1 to provide a statement of its strategies and actions to implement each fair housing goal outlined in its accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5) that states, in relevant part: "To implement goals and priorities in an AFH, strategies and actions shall be included in program participants' ... PHA Plans (including any plans incorporated therein) Strategies and actions must affirmatively further fair housing" Use the chart provided to specify each fair housing goal from the PHA's AFH for which the PHA is the responsible program participant – whether the AFH was prepared solely by the PHA, jointly with one or more other PHAs, or in collaboration with a state or local jurisdiction – and specify the fair housing strategies and actions to be implemented by the PHA during the period covered by this PHA Plan. If there are more than three fair housing goals, add answer blocks as necessary.

Until such time as the PHA is required to submit an AFH, the PHA will not have to complete section D., nevertheless, the PHA will address its obligation to affirmatively further fair housing in part by fulfilling the requirements at 24 CFR 903.7(o)(3) enacted prior to August 17, 2015, which means that it examines its own programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintain records reflecting these analyses and actions. Furthermore, under Section 5A(d)(15) of the U.S. Housing Act of 1937, as amended, a PHA must submit a civil rights certification with its Annual PHA Plan, which is described at 24 CFR 903.7(o)(1) except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document.

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the Annual PHA Plan. The Annual PHA Plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public for serving the needs of low- income, very low- income, and extremely low- income families.

Public reporting burden for this information collection is estimated to average 6.02 hour per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality

B.2 New Activities

Upon HRHA's MTW plan approval, the Authority plans to expand its project basing of vouchers for the following proposed developments: Simms Pointe Landing – 15 vouchers consisting of 5 one bedroom, 5 two bedroom, and 5 three bedroom vouchers; Lineweaver Annex consisting of 60 one bedroom vouchers; Bluestone Town Center – 75 vouchers consisting of 25 one bedroom vouchers, 25 two bedroom vouchers, and 25 three bedroom vouchers; Commerce Village consisting of 15 one bedroom vouchers and Commerce Village II consisting of 30 one bedroom vouchers. The project basing of these vouchers will be staged in over the next three years. Expansion of the Authority's project basing will secure necessary housing for voucher participants.

HRHA plans to modify its MTW plan to allow for use of reserve HAP funds for development of an Authority owned permanent supportive housing development of 30 units.

B.3 Progress Report

From 2022-2023, the Authority successfully met or exceeded its annual goals. Accomplishments include the following:

A. Implement Moving to Work (MTW) flexibilities to expand housing choice, increase self-sufficiency and improve cost effectiveness

1. Develop and implement year 1 of MTW activities

In 2019 HRHA applied to HUD to participate in Cohort 1 of the Moving to Work Expansion authorized by Congress in 2016. In 2020 the Authority was selected by HUD into the MTW program and invited to submit a plan in late 2020. Formal notification of acceptance followed in January 2021. In 2021 HRHA signed off on memorandums of understanding and implementation of new policies, strategies, evaluation plan, and activities to implement the program efficiencies, effectiveness, landlord outreach and retention, self-sufficiency, and rent reform strategies. The Authority submitted the MTW Supplement in Fall 2021 and submitted HUD-requested revisions in January 2022.

HRHA anticipated launching implementation in early 2022, but delays by HUD have resulted in not receiving official approval to begin as of July 2022. Details on planned MTW activities can be found in the MTW Supplement. Once HUD approval is received, administrative plans and other policies will be updated followed by implementation of activities. During the wait for approval, HRHA has been migrating to a new software platform and training staff; beginning to draft updated administrative plans and admissions and occupancy plans; and updating the Family Self-Sufficiency Action Plan to meet the new FSS Final Rule and incorporate MTW activities.

July 2022-June 2023

- Expand engagement and input from residents and program participants. Develop an advisory board of residents to increase guidance and direction received from persons with

lived experiences. Hold at least two community engagement events with residents and program participants. **March 2023**

- Establish an MTW program evaluation plan. Develop in partnership with HUD and other community stakeholders a program evaluation of MTW activities. Create and facilitate a monthly and annual report on outcomes and impacts of MTW flexibilities. **December 2022**
- Participate in an accreditation process to ensure services and processes meet ethical and performance standards. HRHA had anticipated beginning the certification process and receiving the designation by the end of 2022. However, MTW changes and delays, migration to new database and reporting software, opportunities to possibly build new housing and renovate existing housing, staff turnover, and other challenges have postponed this goal. The certification process is time limited and so will have to wait until staffing is adequate to complete it in the time allowed. **December 2023**

B. Increase Housing Opportunities

1. Expand housing opportunities for very low and extremely low income families by increasing permanent supportive housing options by project basing the maximum allowed/available vouchers for chronically homeless, highly vulnerable individuals and families. **Fall 2024**

- In October 2021 HRHA reapplied for Virginia Department of Housing and Community Development Affordable and Special Needs Housing funds to renovate 60 units at its Lineweaver Annex apartments. Notice of funding award was received in January 2022. Planned renovations to the 30-year-old structure include energy efficiency upgrades to the building and apartment units and project basing 20 Permanent Supportive Housing vouchers there in collaboration with the Harrisonburg-Rockingham Community Services Board and Valley Associates for Independent Living. Planning, design, and renovations are expected to take roughly a year followed by implementation of supportive services. This project preserves affordable housing units in the city and increases the number of supportive housing units. **Fall 2022 to Winter 2023**
- After an RFP process, in April 2022 HRHA awarded 15 PBVs that require supportive services to an apartment development in Harrisonburg City. Unfortunately, the tax credit financing for that development is now uncertain.
- Actively seek diversification of HRHA owned properties outside the Northeast neighborhood. HRHA continues to meet with City staff and outside developers to pursue housing development options within the City or County. Currently HRHA and private developer Equity Plus have an operating agreement to build 899 units in a mixed-income, mixed-use town center style development on the western edge of Harrisonburg. The development will include work force for sale and rental housing as well as PSH units for the elderly/disabled. HRHA anticipates moving through the rezoning, planning commission, and city council approval process in the summer/fall of 2022. **Fall 2024**
- HRHA is exploring development funding and a land purchase to construct 30 one-bedroom units of permanent supportive housing that will meet EarthCraft building

standards. The development will house the elderly, veterans, and those with disabilities or serious mental illness with incomes at or below 60% of the median income. It will have rent and income restrictions, but no age restrictions. This development will provide onsite supportive services for residents in collaboration with the Harrisonburg-Rockingham Community Services Board and Valley Associates for Independent Living. **December 2024**

- HRHA has established a collaboration with Pleasant View Inc., which offers residential support programs, to sublease five homes with three or four bedrooms each and two apartment units with two bedrooms each for its voucher holders to rent. Supportive services will be offered for these PSH units.

2. Apply for additional Housing Choice Vouchers to expand VASH, Mainstream Non-Elderly Disabled, and Family Unification Program with the expansion goal of at least 120 additional vouchers within the next 5 years. When available, apply in partnership with community stakeholders (Community Services Board, Social Services, Valley Associates for Independent Living, Western Virginia Continuum of Care, etc.) to address the special needs population within the local jurisdiction. **Fall 2024**

- In 2020 HRHA received its SEMAP score from HUD maintaining its high performance status. Due to CARES Act flexibilities and becoming an MTW agency, HRHA is not required to submit any further SEMAP submissions.
- HRHA applied for a HUD 2022 Multi-Family Service Coordinator grant award of \$68,556 for 1.5 positions at the Lineweaver Annex and J.R. Polly Lineweaver apartments. HRHA will continue its contract with Valley Associates for Independent Living for coordinator services.
- In 2021, HRHA received a Family Self-Sufficiency (FSS) grant of \$63,000 from HUD to support services to Franklin Heights project-based housing and Housing Choice Voucher (HCV) participants for calendar year 2022.
- In late 2020 and into 2021, HRHA continued fine tuning the landlord portal, updated the landlord web page, launched online zoom information sessions, and reorganized staff to create a primary contact for each landlord. Also in late 2020, the Authority launched radio ads, held two additional landlord information sessions, and connected with city leaders. As of July 1, 2021, the Authority had secured housing for 60 new families and brought on 21 new landlords. When HUD approves HRHA's MTW plan, the Authority will implement landlord incentives that include security deposits; additional damage coverage; payment to hold empty units; and bonuses for referring new landlords, new landlords signing, and a new contract bonus. MTW flexibilities will allow more landlord outreach and recruiting as well as housing search help.
- In 2022 HRHA received \$140,000 from the City of Harrisonburg's Community Development Block Grant for the debt servicing of Franklin Heights.
- In 2019, HRHA received \$25,0000 from the City of Harrisonburg's Community Development Block Grant and has used those funds to help seven households become first time homebuyers in the City of Harrisonburg. HRHA closed out that grant in November 2021.
- In 2020 HRHA received \$24,000 from the City of Harrisonburg's Community

Development Block Grant to assist first time home buyers at 120 percent or less of the median family income in providing down payment and closing cost assistance to purchase a home in the City of Harrisonburg. HRHA has used those funds to help two households close on homes so far. Funding has been extended for use until December 2022.

- In 2022 HRHA received \$24,000 from the City of Harrisonburg's Community Development Block Grant to assist first time home buyers at 120 percent or less of the median family income in providing down payment and closing cost assistance to purchase a home in the City of Harrisonburg. This grant will be used when 2020 Block Grant Funds are closed out.
- FSS participants have continued to take classes for job and career training, such as GED, certifications/technical training, and healthcare certifications through Blue Ridge Community College and other programs. Stable housing through the pandemic has been key in helping residents take advantage of these educational opportunities.

3. Partner with the City of Harrisonburg and other community based organizations to expand and affirmatively further Fair Housing. **Fall 2024**

- From July 2020 to June 2021, 12 staff attended fair housing training, two staff earned property management certificates, and one earned fair housing certification.
- From July 2021 to June 2022, seven staff attended fair housing training, one earned a property management certificate, and one earned a fair housing certificate.

4. Continue dialogue and participation in training when available and in partnership with local community organizations such as the Northeast Neighborhood Association and Faith in Action to address social justice and racial reconciliation issues as they relate to housing and neighborhood revitalization. **On-going, annually**

- In 2021 two staff attended trainings on trauma-informed care.
- HRHA in collaboration with James Madison University, Harrisonburg City, and local nonprofit partners held a Housing Summit in October 2021.
- In June 2022, HRHA joined a coalition of eight other public housing agencies to become more mental health resilient. The program is in partnership with the Medical College of Virginia Eastern Shore and Old Dominion University and focuses on education and training for residents and staff.
- HRHA in partnership with James Madison University and community volunteers held its second annual community dinner celebrating the Kelley Street garden on July 23, 2022. The event included a chef's cooking demonstration and recognition of the master gardeners and volunteers who made the garden and the event possible.
- HRHA and the Harrisonburg Rockingham Community Services Board are collaborating on a series of mental health training events including trauma informed care. The trainings are scheduled for the Fall of 2022.

5. Implement a communication plan that promotes housing for very low and extremely low income families and facilitates community support to address the needs of the most vulnerable in

our community. **Ongoing, annually**

- In 2022 HRHA continued using its website, implemented daily Facebook postings, and distributed bi-monthly newsletters about the Authority's programs and initiatives and also promoted the need for affordable housing in the community.
- HRHA has an online feedback form to its website and a customer satisfaction form to improve communication with residents and community members.
- In 2022 HRHA continued partnering with Grand Furniture to distribute slightly dented furniture to families in Franklin Heights.
- In 2022 HRHA continued its partnership with the Medical Suitcase Clinic to make Commerce Village a mobile site for health care assistance.
- In Fall 2021 to Summer 2022 HRHA continued to hold COVID vaccination clinics at Lineweaver and Commerce Village apartments where a majority of residents received vaccinations. The clinics were held in partnership with the Central Shenandoah Health District and the Harrisonburg Fire Department.
- In 2020 HRHA received \$5,800 in donations and grants for development of a community garden for Harrison Heights residents. Raised beds were built and planting days held in Spring 2021 and 2022 with donations and help from many local groups and businesses. A celebration dinner in July 2021 and 2022 featured a JMU Dining chef demonstration of recipes using garden produce. Work days were held to close and reopen the garden.

Ongoing

- In 2022 the FSS program continued referring dozens of participants to local transportation nonprofit Way to Go. The Way to Go team connected participants with gas vouchers, covered oil changes and repairs, provided shuttle service to work, and awarded a few participants with vehicles of their own. **Ongoing**

6. Address homelessness – In partnership, ensure that homelessness is brief, rare and nonrecurring.

- In February 2021 HRHA received \$21,161 from HUD for Continuum of Care (CoC) Planning services and \$84,072 for the Homeless Management Information System (HMIS) service. HRHA uses these monies to fund a full-time CoC Coordinator and a full-time HMIS Coordinator, as well as support the cost of licensing, training, and equipment for operating the HMIS program for the Western Virginia CoC.
- In July 2021, HRHA received \$318,285.00 in Community Development Block Grant funds from the Department of Housing and Community Development to support non-congregate shelters in the Western CoC. These projects serve victims of domestic violence, individuals experiencing homelessness who need housing post-hospitalization, and youth experiencing homelessness.
- In July 2021, HRHA received \$59,391 in HSNH funding for Continuum of Care (CoC) Planning services. HRHA uses these monies to fund a full-time CoC Coordinator position as well as training, Zoom licenses, and equipment for coordinating the Western Virginia CoC.
- In June 2022, HRHA applied for Special Fee funding to support a Housing Program Specialist to increase use of FUP/FYI vouchers to 100 percent. The specialist will

perform outreach, intake, processing and housing search help and coordinate the efforts of the CoC and collaborating agencies.

- HRHA in collaboration with James Madison University, Harrisonburg City, and local nonprofit partners held a Housing Summit in October 2021.
- HRHA continues to collaborate with the City of Harrisonburg in implementing recommendations from the January 2021 Housing Needs Study. HRHA and the City shared study results and led discussion at the Harrisonburg Housing Summit in October 2021. **Ongoing**
- HRHA continues to collaborate with Faith in Action, local elected officials, and community stakeholders to develop a coordinated response to the affordable housing crisis in our community. **Ongoing**
- In 2022 HRHA maintained its Homebuyer Center for residents to access important information for their progress to home ownership and find support for taking their next steps.

B. 5 Most Recent Fiscal Year Audit

The 2020 audit identified the Authority's Housing Choice Voucher program had several participants' new admission files missing income verification checks using the Enterprise Income Verification system (EIV). HRHA has updated its processes and submitted the following corrective action plan. HRHA policy, aligned to HUD guidelines, is to print the report within 120 days of the PIC record submission, and resolve discrepancies within 60 days. HCV Specialists are expected to review EIV admissions and incoming portable actions on a monthly basis. EIV Reports have been generated for all 2020 admissions, and for all admissions through June 2021 (for which PIC records were submitted on July 2). Telework has been discontinued, and all staff are working in the office, except when flexibility is requested and approved for extenuating circumstances. Additional tracking and monitoring will be automated in 2022 as part of the software conversion to Yardi, which will flag files and push staff notifications 90 days after new admissions are completed. Staff will continue to complete paper checklists that align with workflows for new admissions, as well as other required certifications. Checklist forms will be updated to include staff signature certification of completeness. Procedures will be modified such that all completed checklists will be submitted to the HCV Manager, so that the sample of certifications is reviewed in a timely manner. Performance standards and job descriptions will be updated to reflect these expectations, which will be part of regular reviews of performance and compensation.

HARRISONBURG REDEVELOPMENT AND HOUSING AUTHORITY
STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN FUND EQUITY
 2023 Budgets for All Programs

	LCD	BP	Lineweaver	MTW/MSS	JRL	Franklin Heights	Commerce Village	SHC	LAC	CV Mgt	Total
Receipts											
3110 Rent Receipts	0.00	220,056.00	227,662.00	0.00	186,820.00	511,210.00	103,525.00	0.00	0.00	0.00	1,248,273
3410 HMIS/FSS/SC/CDBG/VHSP gra	194,410.00	0.00	0.00	63,000.00	67,105.00	165,000.00	0.00	0.00	0.00	0.00	489,515
3410 HAP Income	0.00	0.00	0.00	5,715,283.00	283,061.00	1,192,826.00	126,531.00	0.00	0.00	0.00	7,317,701
3410 HAP Adm Income	0.00	0.00	278,253.00	620,817.00	0.00	0.00	0.00	0.00	0.00	0.00	898,070
3610 Interest Income	300.00	0.00	0.00	0.00	0.00	600.00	200.00	0.00	0.00	0.00	1,100
3690 Other Income	168,000.00	0.00	9,000.00	61,000.00	16,800.00	40,000.00	4,000.00	5,000.00	0.00	0.00	303,800
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	11,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	11,500
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	389,210.00	220,056.00	514,915.00	6,460,100.00	553,786.00	1,909,636.00	234,256.00	5,000.00	0.00	0.00	10,286,959
	1,124,181.00										
Expenses											
Administration											
4110 Salaries	187,600.00	0.00	65,310.00	427,263.00	37,650.00	287,100.00	24,575.00	0.00	0.00	0.00	1,029,498
4540 Benefits	56,728.00	0.00	21,190.00	128,683.00	17,400.00	73,395.00	6,820.00	0.00	0.00	0.00	303,216
4130 Legal Expense	10,000.00	2,500.00	5,000.00	5,000.00	5,000.00	2,000.00	0.00	350.00	500.00	160.00	30,510
4140 Staff Training	5,000.00	0.00	1,000.00	8,000.00	1,000.00	2,000.00	500.00	0.00	0.00	0.00	17,500
4150 Travel	5,000.00	0.00	1,000.00	5,000.00	1,000.00	2,000.00	500.00	0.00	0.00	0.00	14,500
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.	35,000.00	600.00	25,000.00	67,000.00	15,000.00	70,000.00	30,400.00	450.00	350.00	250.00	244,050
4190 HMIS/FSS/SC/CDBG/VHSP gra	194,410.00	0.00	0.00	63,000.00	67,105.00	25,000.00	0.00	0.00	0.00	0.00	349,515
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	507,738.00	3,100.00	120,750.00	712,986.00	146,905.00	464,695.00	82,545.00	800.00	850.00	410.00	2,040,779
Utilities											
4310 Water	0.00	800.00	10,000.00	0.00	8,000.00	32,000.00	4,300.00	0.00	0.00	0.00	55,100
4320 Electric	2,600.00	0.00	65,000.00	4,000.00	70,000.00	12,000.00	20,000.00	0.00	0.00	0.00	173,600
4330 Gas	1,600.00	0.00	0.00	2,000.00	0.00	4,000.00	2,100.00	0.00	0.00	0.00	9,700
4390 Sewer	0.00	0.00	25,000.00	0.00	25,000.00	36,000.00	11,650.00	0.00	0.00	0.00	97,650
Total Utilities	4,200.00	800.00	100,000.00	6,000.00	103,000.00	84,000.00	38,050.00	0.00	0.00	0.00	336,050
Maintenance											
4410 Labor	10,350.00	0.00	68,200.00	0.00	68,196.00	185,847.00	20,710.00	0.00	0.00	0.00	353,303
4540 Benefits	5,300.00	0.00	19,560.00	0.00	20,460.00	55,000.00	6,048.00	0.00	0.00	0.00	106,368
4420 Materials	4,500.00	3,100.00	18,000.00	0.00	15,000.00	50,000.00	3,500.00	0.00	0.00	0.00	94,100
4430 Contract Costs	6,500.00	11,000.00	65,000.00	0.00	60,000.00	160,000.00	18,000.00	0.00	0.00	0.00	320,500
Total Maintenance	26,650.00	14,100.00	170,760.00	0.00	163,656.00	450,847.00	48,258.00	0.00	0.00	0.00	874,271
General Expenses											
4510 Insurance	11,000.00	0.00	10,000.00	9,200.00	11,950.00	30,000.00	5,000.00	900.00	900.00	0.00	78,950
4571 Bad Debt Expense	0.00	0.00	5,000.00	0.00	10,000.00	25,000.00	500.00	0.00	0.00	0.00	40,500
4570 Real Estate Taxes	0.00	0.00	0.00	0.00	0.00	28,000.00	24.00	0.00	0.00	0.00	28,024
4715-4718 HAP,UAP,FSS	0.00	0.00	0.00	5,730,283.00	0.00	0.00	0.00	0.00	0.00	0.00	5,730,283
4580 Interest Expense	0.00	15,205.00	34,165.00	0.00	26,721.00	221,318.00	16,360.00	0.00	0.00	0.00	313,789
Total General	11,000.00	15,205.00	49,165.00	5,739,483.00	48,671.00	304,318.00	21,904.00	900.00	900.00	0.00	6,191,546
Total Expenditures	549,588.00	33,205.00	440,675.00	6,458,469.00	462,232.00	1,303,860.00	190,757.00	1,700.00	1,750.00	410.00	9,442,646
TOTAL RECEIPTS	389,210.00	220,056.00	514,915.00	6,460,100.00	553,786.00	1,909,636.00	234,256.00	5,000.00	0.00	0.00	10,286,959
TOTAL EXPENSES	549,588.00	33,205.00	440,675.00	6,458,469.00	462,232.00	1,303,860.00	190,757.00	1,700.00	1,750.00	410.00	9,442,646
NET OPERATING INCOME/(LOS)	(160,378.00)	186,851.00	74,240.00	1,631.00	91,554.00	605,776.00	43,499.00	3,300.00	(1,750.00)	(410.00)	844,313
Principal Pymts/Reserve Account	100,713.00										
	0.00	28,094.00	70,516.00	0.00	89,275.00	530,709.00	9,000.00	0.00	0.00	0.00	727,596
Total After Principal Payments	(160,378.00)	158,757.00	3,722.00	1,631.00	2,279.00	75,067.00	34,499.00	3,300.00	(1,750.00)	(410.00)	116,717

HARRISONBURG REDEVELOPMENT AND HOUSING AUTHORITY
LOCAL COMMUNITY DEVELOPMENT - BUDGET
 Fiscal Year Ending December 31, 2023

	FY 2022	PROPOSED FY 2023
OPERATING RECEIPTS		
HMIS Grant Funds	84,072	84,072
HMIS Cherp Grant Funds	0	29,786
VHSP Grant Funds	59,391	59,391
COC Planning Grant Funds	21,161	21,161
Interest Income	0	300
Other Income/Developer's Fees	180,000	168,000
Bond Application Fees	15,000	15,000
Mangement Fees (CV)	11,000	11,500
Bridge Port Net Receipts	190,456	220,056
Lineweaver Apartments Net Receipts	485,280	514,915
TOTAL OPERATING RECEIPTS	1,046,360	1,124,181
ADMINISTRATIVE EXPENDITURES		
Salaries	215,770	187,600
Benefits	64,731	55,728
Legal	10,000	10,000
Staff Training	5,000	5,000
Travel	5,000	5,000
Auditing	5,000	5,000
Sundry (includes HMIS \$10K match)	25,000	35,000
HMIS Grant Expenses	84,072	84,072
HMIS Cherp Grant Funds	0	29,786
VHSP Grant Expenses	59,391	59,391
COC Planning Grant Expenses	21,161	21,161
Community Donations (Homeless Initiatives)	10,000	10,000
Total Administrative Expenditures	505,125	507,738
UTILITIES		
Electric	2,500	2,600
Gas	1,500	1,600
Total Utilities Expense	4,000	4,200
OPERATING EXPENDITURES		
Maintenance Labor	44,140	10,350
Maintenance Benefits	13,242	5,300
Maintenance Materials	4,000	4,500
Contract Costs-LCD	6,000	6,500
Insurance	8,000	11,000
Bport Operating Expenses	32,900	33,205
Lineweaver Apartments Operating Expenses	390,580	440,675
Total Operating Expenditures	498,862	511,530
TOTAL OPERATING RECEIPTS	1,046,360	1,124,181
TOTAL OPERATING EXPENDITURES	1,007,987	1,023,468
NET INCOME/LOSS	<u>38,373</u>	<u>100,713</u>
Principal Payment (BP/LOA)	27,310	98,612
	11,063.00	2,101

HARRISONBURG REDEVELOPMENT AND HOUSING AUTHORITY
LINEWEAVER ANNEX APARTMENTS - BUDGET
 Fiscal Year Ending December 31, 2023

OPERATING RECEIPTS	FY 2022	PROPOSED FY 2023
Dwelling Rent @ 2% Vacancy Rate	476,280	505,915
Other Income-Laundry Receipts	4,000	4,000
Other Income-Late fees, workorders, etc.	5,000	5,000
TOTAL OPERATING RECEIPTS	485,280	514,915
Administration		
Salaries	81,112	65,310
Benefits	24,334	21,190
Legal	1,500	5,000
Training	1,000	1,000
Travel	1,000	1,000
Auditing	1,250	1,250
Sundry	18,000	25,000
Total Administration Fees	128,196	119,750
Tenant Services		
Recreation (Bus tickets and fruit baskets)	1,000	1,000
Total Tenant Services	1,000	1,000
Utilities		
Water	10,000	10,000
Electric	63,000	65,000
Sewer	24,000	25,000
Total Utilities	97,000	100,000
Ordinary Maintenance		
Salaries	62,603	68,200
Benefits	18,781	19,560
Materials	18,000	18,000
Contract Costs	50,000	65,000
Total Ordinary Maintenance	149,384	170,760
General Expenses		
Insurance	10,000	10,000
Collection Losses	5,000	5,000
Interest Expense-BOJ	0	34,165
Total General Expenses	15,000	49,165
TOTAL EXPENDITURES	390,580	440,675
TOTAL OPERATING RECEIPTS	485,280	514,915
TOTAL OPERATING EXPENDITURES	390,580	440,675
NET INCOME/LOSS	<u>94,700</u>	<u>74,240</u>
Principal Payment	0	70,518

HARRISONBURG REDEVELOPMENT AND HOUSING AUTHORITY
BRIDGEPORT COMPLEX-BUDGET
 Fiscal Year Ending December 31, 2023

	FY 2022	PROPOSED FY 2023
OPERATING RECEIPTS		
Rent	190,456	220,056
TOTAL OPERATING RECEIPTS	190,456	220,056
OPERATING EXPENDITURES		
Administration		
Legal	2,500	2,500
Sundry-Elev Phone	600	600
TOTAL OPERATING EXPENDITURES	3,100	3,100
UTILITIES		
Water	800	800
Electric	0	0
Gas	0	0
Sewer	0	0
TOTAL UTILITIES	800	800
MAINTENANCE EXPENDITURES		
Materials	3,000	3,100
Contract Costs	10,000	11,000
TOTAL MAINTENANCE EXPENDITURES	13,000	14,100
GENERAL EXPENDITURES		
4580 Interst Expense	16,000	15,205
TOTAL GENERAL EXPENDITURES	16,000.00	15,205.00
TOTAL OPERATING RECEIPTS	190,456	220,056
TOTAL OPERATING EXPENDITURES	32,900	33,205
NET INCOME/LOSS	<u>157,556</u>	<u>186,851</u>
Principal Payment	27,310	28,094
	130,246	158,757

**HARRISONBURG REDEVELOPMENT & HOUSING AUTHORITY
HOUSING CHOICE VOUCHER PROGRAM(MTW & MS5) - BUDGET
Fiscal Year Ending December 31, 2023**

OPERATING RECEIPTS	FY 2022	PROPOSED FY 2023
Housing Assistance Pymts (Avg. 2022 GLVMS HAP Expenses)	5,897,254	5,715,283
FSS Forfeitures/Portability Income/Fraud Recovery	9,000	15,000
Interest Income	0	0
Total HAP Fees	5,906,254	5,730,283
Administrative Fees		
600 vouchers x 12 months x \$70.60 (88% funding level)	387,716	447,322
250 vouchers x 12 months x \$65.89 (88% funding level)	180,928	173,495
FSS Grant	35,103	63,000
Fraud Recovery Payments	7,000	7,000
Total Administrative Fees	610,747	690,817
Use of Unrestricted Net Assets held by HRHA	0	39,000
TOTAL OPERATING RECEIPTS	6,517,001	6,460,100
OPERATING EXPENDITURES		
Housing Assistance Payments	5,906,254	5,730,283
Administrative Salaries	347,147	427,263
Administrative Benefits	114,675	128,683
Administrative Salaries-FSS	35,103	47,025
Administrative Benefits-FSS	0	15,975
Legal	2,500	5,000
Staff Training	5,000	8,000
Travel	5,000	5,000
Auditing Costs	9,040	9,040
Sundry	60,000	50,000
Sundry-Portability fees	2,000	2,000
Sundry-Landlord Incentives	15,000	15,000
Electric	4,000	4,000
Gas	2,000	2,000
Insurance	8,530	9,200
Total Administrative & General Expenses	609,995	728,186
TOTAL OPERATING EXPENDITURES	6,516,249	6,458,469
TOTAL OPERATING RECEIPTS	6,517,001	6,460,100
TOTAL OPERATING EXPENDITURES	6,516,249	6,458,469
NET INCOME/LOSS	<u>752</u>	<u>1,631</u>

HARRISONBURG REDEVELOPMENT AND HOUSING AUTHORITY
J. R. "POLLY" LINEWEAVER APARTMENTS - BUDGET
 Fiscal Year Ending December 31, 2023

	FY 2022	PROPOSED FY 2023
OPERATING RECEIPTS		
Dwelling Rent-2% vacancy rate	184,248	186,820
HAP Funding	276,372	283,061
Total Rent	460,620	469,881
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	553,786
Administration		
Salaries	50,955	37,650
Benefits	17,800	17,400
Legal	0	5,000
Training	0	1,000
Travel	0	1,000
Auditing	1,200	1,750
Sundry	7,500	15,000
Total Administration	77,455	78,800
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	70,000
Sewer	25,000	25,000
Total Utilities	98,000	103,000
Ordinary Maintenance		
Salaries	40,740	68,196
Benefits	10,020	20,460
Materials	12,000	15,000
Contract Cost	41,000	60,000
Total Ordinary Maintenance	103,760	163,656
General Expense		
Insurance	8,500	11,950
Collection Losses	0	10,000
Interest Payment	36,575	26,721
Total General Expense	45,075	48,671
TOTAL EXPENDITURES	392,395	462,232
TOTAL OPERATING RECEIPTS	543,525	553,786
TOTAL OPERATING EXPENDITURES	392,395	462,232
NET INCOME/LOSS	<u>151,130</u>	<u>91,554</u>
Principal Payment	150,610	89,275
	520	2,279

HARRISONBURG REDEVELOPMENT AND HOUSING AUTHORITY
FRANKLIN HEIGHTS, LLC - BUDGET
 PROJECT-BASED VOUCHER UNITS
 FISCAL YEAR ENDING DECEMBER 31, 2023

OPERATING RECEIPTS:	FY 2022	PROPOSED FY 2023
DWELLING RENT @ 6% Vacancy Rate	1,611,047	1,704,036
INVESTMENT INCOME	500	600
OTHER INCOME-CDBG Funds	165,000	165,000
OTHER INCOME-Late Fees	22,000	40,000
TOTAL OPERATING RECEIPTS	1,798,547	1,909,636
OPERATING EXPENSES:		
ADMINISTRATIVE		
Administration Salaries	266,851	287,100
Administration Benefits	80,055	73,395
Legal Fees	1,000	2,000
Training	1,000	2,000
Travel	1,500	2,000
Auditing	2,200	2,200
CDBG Homebuyer Assistance Program	25,000	25,000
Sundry (utility allow/software renewal, etc.)	70,000	70,000
TOTAL ADMINISTRATIVE	447,606	463,695
TENANT SERVICES-FSS ACTIVITIES		
Recreation	1,000	1,000
TOTAL TENANT SERVICES	1,000	1,000
UTILITIES		
Water	10,000	32,000
Electricity	20,000	12,000
Gas	4,000	4,000
Sewer	15,000	36,000
TOTAL UTILITIES	49,000	84,000
ORDINARY MAINTENANCE AND OPERATIONS		
Maintenance Salaries	157,505	185,847
Maintenance Benefits	47,252	55,000
Materials	40,000	50,000
Contract	150,000	160,000
TOTAL ORDINARY MAINTENANCE	394,757	450,847
GENERAL		
Insurance	30,000	30,000
Collection Loss	15,000	25,000
Real Estate Taxes	26,000	28,000
Interest Expense-HHR	77,850	70,850
Interest Expense-FH	98,225	117,000
Interest Expense-FORK-BOJ	35,575	33,468
TOTAL GENERAL EXPENSES	282,650	304,318
TOTAL EXPENDITURES	1,175,013	1,303,860
TOTAL OPERATING RECEIPTS	1,798,547	1,909,636
TOTAL OPERATING EXPENDITURES	1,175,013	1,303,860
NET INCOME/LOSS	<u>623,534</u>	<u>605,776</u>
Principal Payments		
HHR 2006/14 Go Bond Principal Payment	140,000	150,000
FH 2009/11 Go Bond Principal Payment	345,000	290,000
Bank of the James-Fork refi	88,602	90,709
Total Principal Payments	573,602	530,709
	49,932	75,067

HARRISONBURG REDEVELOPMENT AND HOUSING AUTHORITY

Commerce Village LLC

Fiscal Year Ending December 31, 2023

OPERATING RECEIPTS	FY 2022	PROPOSED FY 2023
Dwelling Rent @ 1% Vacancy Rate	108,257	103,525
Hap Payments	108,257	126,531
Reserve Interest-Replacement and Operating	50	200
Other Income-Laundry Receipts, donations	2,000	1,800
Other Income-Late fees, workorders, etc.	3,000	2,200
TOTAL OPERATING RECEIPTS	221,563	234,256
OPERATING EXPENDITURES		
Administration		
Salaries	27,460	24,575
Benefits	7,100	6,820
Legal	0	0
Training	500	500
Travel	500	500
Auditing (audit paid for by VHDA)	0	0
Sundry-HCC Partnership Fee	7,000	6,900
Sundry-Management Fee	10,000	11,500
Sundry (incl. VHDA monitoring, etc.)	8,000	12,000
Total Administration Fees	60,560	62,795
Tenant Services		
Salaries-Case Management/Peer Counseling	18,250	18,250
Recreation	1,500	1,500
Total Tenant Services	19,750	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	20,710
Benefits	3,500	6,048
Materials	2,500	3,500
Contract Costs	18,000	18,000
Total Ordinary Maintenance	39,450	48,258
General Expenses		
Insurance	3,500	5,000
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	29,404	30,904
TOTAL OPERATING RECEIPTS	221,563	234,256
TOTAL OPERATING EXPENDITURES	187,214	199,757
NET INCOME/LOSS	<u>34,349</u>	<u>34,499</u>

Local Community Development (incl. LAO, BP, Grants)

January - July 2022

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
3000-00-000	INCOME								
3100-00-000	TENANT INCOME								
3101-00-000	Rental Income								
3111-00-000	Tenant Rent	31,956.33	35,716.33	-3,760.00	-10.53	220,559.29	250,014.31	-29,455.02	-11.78
3112-06-000	PBV HAP Subsidy	18,203.00	19,845.00	-1,642.00	-8.27	118,290.00	138,915.00	-20,625.00	-14.85
3119-00-000	Total Rental Income	50,159.33	55,561.33	-5,402.00	-9.72	338,849.29	388,929.31	-50,080.02	-12.88
3120-00-000	Other Tenant Income								
3120-01-000	Laundry and Vending	290.06	333.33	-43.27	-12.98	1,955.24	2,333.31	-378.07	-16.20
3120-03-000	Damages	26.00	58.33	-32.33	-55.43	1,351.75	408.31	943.44	231.06
3120-04-000	Late Charges	0.00	25.00	-25.00	-100.00	254.50	175.00	79.50	45.43
3120-06-000	NSF Charges	0.00	0.00	0.00	N/A	25.00	0.00	25.00	N/A
3120-08-000	Workorders/Maint Charges	20.00	333.33	-313.33	-94.00	1,121.00	2,333.31	-1,212.31	-51.96
3120-09-000	Misc. Tenant Income	0.00	0.00	0.00	N/A	30.00	0.00	30.00	N/A
3129-00-000	Total Other Tenant Income	336.06	749.99	-413.93	-55.19	4,737.49	5,249.93	-512.44	-9.76
3199-00-000	TOTAL TENANT INCOME	50,495.39	56,311.32	-5,815.93	-10.33	343,586.78	394,179.24	-50,592.46	-12.83
3400-00-000	GRANT INCOME								
3410-50-100	VA Homelessness Solutions Program	0.00	4,949.25	-4,949.25	-100.00	90,839.33	34,644.75	56,194.58	162.20
3410-51-100	CHERP-CDBG-NCS Grant	96,292.90	0.00	96,292.90	N/A	255,122.31	0.00	255,122.31	N/A
3410-52-100	CHERP-ESO Grant	0.00	0.00	0.00	N/A	33,307.25	0.00	33,307.25	N/A
3410-60-200	Homelessness Assistance Grant (HMUS/SNAP)	0.00	7,006.00	-7,006.00	-100.00	0.00	49,042.00	-49,042.00	-100.00
3410-61-200	COC Planning Grant	0.00	1,763.42	-1,763.42	-100.00	3,708.68	12,343.94	-8,635.26	-69.96
3499-00-000	TOTAL GRANT INCOME	96,292.90	13,718.67	82,574.23	601.91	382,977.57	96,030.69	286,946.88	298.81
3600-00-000	OTHER INCOME								
3610-00-000	Investment Income - Unrestricted	22.49	0.00	22.49	N/A	243.11	0.00	243.11	N/A
3620-00-000	Management Fee Income	1,871.92	916.67	955.25	104.21	6,625.07	6,416.69	208.38	3.25
3621-00-000	Bond Application Fees	7,500.00	1,250.00	6,250.00	500.00	15,000.00	8,750.00	6,250.00	71.43
3650-00-000	Miscellaneous Other Income	0.00	15,000.00	-15,000.00	-100.00	0.00	105,000.00	-105,000.00	-100.00
3699-00-000	TOTAL OTHER INCOME	9,394.41	17,166.67	-7,772.26	-45.28	21,868.18	120,166.69	-98,298.51	-81.80
3999-00-000	TOTAL INCOME	156,182.70	87,196.66	68,986.04	79.12	748,432.53	610,376.62	138,055.91	22.62
4000-00-000	EXPENSES								
4100-00-000	ADMINISTRATIVE EXPENSES								
4100-99-000	Administrative Salaries								
4110-00-000	Administrative Salaries	39,093.04	24,740.16	14,352.88	-58.01	135,141.46	173,181.12	38,039.66	21.97
4110-04-000	Employee Benefit Contribution-Admin	7,799.80	7,422.08	-377.72	-5.09	36,749.21	51,954.56	15,205.35	29.27
4110-50-100	Salary-VA Homelessness Solutions Program(VHSP)	2,115.50	3,532.58	-1,417.08	40.11	27,581.90	24,728.06	2,853.84	-11.54
4110-50-101	Adm Benefits-VA Homelessness Solutions Program	1,023.27	1,250.00	-226.73	18.14	9,868.58	8,750.00	-1,119.58	-12.80
4110-60-200	Salary-Homelessness Assistance Grant(HMUS)	5,751.88	6,250.00	-498.12	7.97	31,159.00	43,750.00	12,591.00	28.78
4110-60-201	Adm Benefits-Homelessness Assistance Grant(HMUS)	1,643.50	333.33	-1,310.17	-393.05	9,236.49	2,333.31	-6,903.18	-295.85

Local Community Development (incl. LAO, BP, Grants)

January - July 2022

8/12/2022 1:18 PM

	MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var	
4110-61-200	Salary-COC Planning Grant	3,631.10	1,263.42	-2,367.68	-187.40	7,206.39	8,843.94	1,637.55	18.52
4110-61-201	Admin Benefits-COC Planning	1,199.11	500.00	-699.11	-139.82	1,332.50	3,500.00	2,167.50	61.93
4110-99-000	Total Administrative Salaries	62,257.20	45,291.57	-16,965.63	-37.46	258,276.53	317,040.99	58,764.46	18.54
4130-00-000	Legal Expense								
4130-01-000	Unlawful Detainers	64.00	16.67	-47.33	-283.52	128.00	116.69	-11.31	-9.69
4130-04-000	General Legal Expense	4,873.41	1,149.99	-3,723.42	-323.78	14,866.58	8,049.93	-6,816.65	-94.68
4131-00-000	Total Legal Expense	4,937.41	1,166.66	-3,770.75	-323.21	14,994.58	8,166.62	-6,827.96	-83.61
4140-00-000	Staff Training	1,846.66	500.00	-1,346.66	-269.33	4,953.66	3,500.00	-1,453.66	-41.53
4150-00-000	Travel	1,135.82	500.00	-635.82	-127.16	5,793.06	3,500.00	-2,293.06	-65.52
4171-00-000	Auditing Fees	0.00	520.84	520.84	100.00	0.00	3,645.88	3,645.88	100.00
4189-00-000	Total Other Admin Expenses	1,135.82	1,020.84	-114.98	-11.26	5,793.06	7,145.88	1,352.82	18.93
4190-00-000	Miscellaneous Admin Expenses								
4190-01-000	Membership and Fees	0.00	125.00	125.00	100.00	361.36	875.00	513.64	58.70
4190-02-000	Publications	0.00	125.00	125.00	100.00	708.20	875.00	166.80	19.06
4190-03-000	Advertising	0.00	62.50	62.50	100.00	56.88	437.50	380.62	87.00
4190-04-000	Office Supplies	118.13	333.34	215.21	64.56	871.56	2,333.38	1,461.82	62.65
4190-06-000	Compliance	0.00	125.00	125.00	100.00	0.00	875.00	875.00	100.00
4190-07-000	Telephone & Internet	659.40	758.33	98.93	13.05	4,738.58	5,308.31	569.73	10.73
4190-08-000	Postage	39.65	375.00	335.35	89.43	1,520.95	2,625.00	1,104.05	42.06
4190-10-000	Copiers	188.20	375.00	186.80	49.81	1,176.03	2,625.00	1,448.97	55.20
4190-12-000	Software	1,245.35	750.00	-495.35	-66.05	3,139.02	5,250.00	2,110.98	40.21
4190-13-000	IT/Website Maintenance	351.72	333.33	-18.39	-5.52	3,295.69	2,333.31	-962.38	-41.25
4190-14-000	Community Donations	0.00	916.67	916.67	100.00	10,550.00	6,416.69	-4,133.31	-64.42
4190-18-000	Small Office Equipment	0.00	833.33	833.33	100.00	5,174.24	5,833.31	659.07	11.30
4190-22-000	Other Misc Admin Expenses	3,195.15	208.33	-2,986.82	-1,433.70	10,215.28	1,458.31	-8,756.97	-600.49
4190-50-100	VA Homeless Solutions Program(VHSP)	0.00	166.67	166.67	100.00	5,904.98	1,166.69	-4,738.29	-406.13
4190-51-100	CHERP-CDRC-NICS Grant	11,702.50	0.00	-11,702.50	N/A	278,629.14	0.00	-278,629.14	N/A
4190-52-100	CHERP-ESO Grant	0.00	0.00	0.00	N/A	47,279.00	0.00	-47,279.00	N/A
4190-60-200	Homelessness Assistance Grant (HMAS/SNAP)	-225.99	422.67	1,148.66	271.76	20,153.79	2,958.69	-17,195.10	-581.17
4191-00-000	Total Miscellaneous Admin Expenses	16,774.11	5,910.17	-10,863.94	-183.82	393,774.70	41,371.19	-352,403.51	-851.81
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	86,951.20	53,889.24	-33,061.96	-61.35	677,792.53	377,224.68	-300,567.85	-79.68
4200-00-000	TEENANT SERVICES								
4220-01-000	Other Tenant Svcs.	0.00	83.33	83.33	100.00	0.00	583.31	583.31	100.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	0.00	83.33	83.33	100.00	0.00	583.31	583.31	100.00
4300-00-000	UTILITY EXPENSES								
4310-00-000	Water	-117.01	900.00	1,017.01	113.00	4,425.56	6,300.00	1,874.44	29.75
4320-00-000	Electricity	2,304.78	5,458.33	3,153.55	57.78	46,776.90	38,208.31	-8,568.59	-22.43
4330-00-000	Gas	-398.62	125.00	523.62	418.90	513.49	875.00	361.51	41.32
4390-00-000	Sewer & Trash	0.00	2,000.00	2,000.00	100.00	10,191.60	14,000.00	3,808.40	27.20
4399-00-000	TOTAL UTILITY EXPENSES	1,789.15	8,483.33	6,694.18	78.91	61,907.55	59,383.31	-2,524.24	-4.25
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES								

Local Community Development (Incl. LAO,BP,Grants)

January - July 2022

	MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var	
4400-99-000	General Maint Expense								
4410-00-000	Maintenance Salaries	16,880.08	8,895.25	-7,984.83	-89.77	77,733.31	62,266.75	-15,466.56	-24.84
4410-05-000	Employee Benefit Contribution-Maint.	3,581.46	2,668.58	-912.88	-34.21	17,454.14	18,680.06	1,225.92	6.56
4419-00-000	Total General Maint Expense	20,461.54	11,563.83	-8,897.71	-76.94	95,187.45	80,946.81	-14,240.64	-17.59
4420-00-000	Materials								
4420-01-000	Supplies-Grounds	0.00	83.34	83.34	100.00	738.43	583.38	-155.05	-26.58
4420-02-000	Supplies-Appliance	0.00	50.00	50.00	100.00	300.30	350.00	49.70	14.20
4420-03-000	Supplies-Unit Turnover	0.00	333.33	333.33	100.00	3,706.46	2,333.31	-1,373.15	-58.85
4420-04-000	Supplies-Electrical	90.12	125.00	34.88	27.90	773.88	875.00	101.12	11.56
4420-05-000	Supplies-Fuel & Parts	223.67	208.33	-15.34	-7.36	1,628.80	1,458.31	-170.49	-11.69
4420-06-000	Supplies-Janitorial/Cleaning	186.20	125.00	-61.20	-48.96	772.28	875.00	102.72	11.74
4420-07-000	Supplies-Maint/Repairs	134.01	950.00	815.99	85.89	6,807.20	6,650.00	-157.20	-2.36
4420-08-000	Supplies-Plumbing	23.97	83.34	59.37	71.24	1,044.35	583.38	-460.97	-79.02
4420-09-000	Tools and Equipment	0.00	41.67	41.67	100.00	416.11	291.69	-124.42	-42.65
4420-10-000	Maintenance Paper/Supplies	59.74	83.33	23.59	28.31	292.14	583.31	291.17	49.92
4429-00-000	Total Materials	717.71	2,083.34	1,365.63	65.55	16,479.95	14,583.38	-1,896.57	-13.00
4430-00-000	Contract Costs								
4430-03-000	Contract-Trash Collection	211.28	250.00	38.72	15.49	2,599.94	1,750.00	-849.94	-48.57
4430-04-000	Contract-Snow Removal	0.00	166.67	166.67	100.00	0.00	1,166.69	1,166.69	0.00
4430-05-000	Contract-Unit Turnover	1,216.75	666.67	-550.08	-82.51	16,505.80	4,666.69	-11,839.11	-253.69
4430-06-000	Contract-Electrical	0.00	175.00	175.00	100.00	543.97	1,225.00	681.03	55.59
4430-07-000	Contract-Pest Control	853.09	416.66	-436.43	-104.74	3,718.54	2,916.62	-801.92	-27.49
4430-08-000	Contract-Floor Covering	1,153.04	83.33	-1,069.71	-1,283.70	4,876.67	683.31	-4,193.36	-613.68
4430-09-000	Contract-Grounds	0.00	166.67	166.67	100.00	537.50	1,166.69	629.19	53.93
4430-10-000	Contract-Janitorial/Cleaning	259.65	500.00	240.35	48.07	2,109.50	3,500.00	1,390.50	39.73
4430-11-000	Contract-Plumbing	0.00	333.33	333.33	100.00	3,145.00	2,333.31	-811.69	-34.79
4430-12-000	Contract-Inspections	700.00	333.33	-366.67	-110.00	3,600.00	2,333.31	-1,266.69	-54.29
4430-13-000	Contract-HVAC	0.00	675.00	675.00	100.00	5,781.15	4,725.00	-1,056.15	-22.35
4430-14-000	Contract-Vehicle Maintenance	0.00	125.00	125.00	100.00	0.00	875.00	875.00	0.00
4430-15-000	Contract-Video Surveillance	72.50	291.67	219.17	75.14	203.75	2,041.69	1,837.94	-203.75
4430-17-000	Contract-Elevator Maintenance	0.00	750.00	750.00	100.00	7,059.96	5,250.00	-1,809.96	-34.48
4430-18-000	Contract-Alarm Monitoring	143.00	125.01	-17.99	-14.39	553.78	875.07	321.29	36.72
4430-19-000	Contract-Sprinkler Monitoring	0.00	41.67	41.67	100.00	975.00	291.69	-683.31	-234.26
4430-99-000	Contract Costs-Other	0.00	391.67	391.67	100.00	3,593.58	2,741.69	-851.89	-31.07
4439-00-000	Total Contract Costs	4,609.31	5,491.68	882.37	16.07	55,804.14	38,541.76	-17,262.38	-44.79
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	25,788.56	19,138.85	-6,649.71	-34.74	167,471.54	134,071.95	-33,399.59	-24.91
4500-00-000	GENERAL EXPENSES								
4510-00-000	Insurance-Other	284.29	241.67	-42.62	-17.64	2,128.61	1,691.69	-436.92	-25.83
4510-10-000	Property Insurance	383.04	533.34	150.30	28.18	2,344.34	3,733.38	1,389.04	37.21
4510-20-000	Liability Insurance	181.70	208.33	26.63	12.78	1,554.47	1,458.31	-96.16	-6.59
4510-30-000	Workmen's Compensation	659.63	516.67	-142.96	-27.67	3,892.54	3,616.69	-275.85	-7.63
4521-00-000	Misc. Taxes/Licenses/Insurance	0.00	0.00	0.00	N/A	3,631.95	0.00	-3,631.95	N/A
4570-00-000	Bad Debt-Tenant Rents	0.00	416.67	416.67	100.00	0.00	2,916.69	2,916.69	0.00

Local Community Development (incl. LAO, BP, Grants)

January - July 2022

	MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var	
4599-00-000	TOTAL GENERAL EXPENSES	1,508.66	1,916.68	408.02	21.29	13,551.91	13,416.76	-135.15	-1.01
4800-00-000	FINANCING EXPENSE								
4851-00-000	Interest Expense-Loan 1	3,936.22	1,333.33	-2,602.89	-195.22	19,709.00	9,333.31	-10,375.69	-111.17
4899-00-000	TOTAL FINANCING EXPENSES	3,936.22	1,333.33	-2,602.89	-195.22	19,709.00	9,333.31	-10,375.69	-111.17
8000-00-000	TOTAL EXPENSES	119,973.79	84,844.76	-35,129.03	-41.40	940,432.53	594,013.32	-346,419.21	-58.32
9000-00-000	NET INCOME	36,208.91	2,351.90	33,857.01	1,439.56	-192,000.00	16,363.30	-208,363.30	-1,273.36

Lineweaver Annex Operating (Iao)

January - July 2022

	MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
3000-00-000	INCOME							
3100-00-000	TENANT INCOME							
3101-00-000	Rental Income							
3111-00-000	Tenant Rent	15,674.32	19,845.00	-4,170.68	-21.02	110,138.86	136,915.00	-26,776.14
3112-06-000	PBV HAP Subsidy	18,203.00	19,845.00	-1,642.00	-8.27	118,290.00	136,915.00	-20,625.00
3119-00-000	Total Rental Income	33,877.32	39,690.00	-5,812.68	-14.55	228,428.86	277,830.00	-49,401.14
3120-00-000	Other Tenant Income							
3120-01-000	Laundry and Vending	290.06	333.33	-43.27	-12.98	1,955.24	2,333.31	-378.07
3120-03-000	Damages	26.00	58.33	-32.33	-55.43	1,351.75	408.31	943.44
3120-04-000	Late Charges	0.00	25.00	-25.00	-100.00	254.50	175.00	79.50
3120-06-000	NSF Charges	0.00	0.00	0.00	N/A	25.00	0.00	25.00
3120-08-000	Workorders/Maint Charges	20.00	333.33	-313.33	-94.00	1,121.00	2,333.31	-1,212.31
3120-09-000	Misc. Tenant Income	0.00	0.00	0.00	N/A	30.00	0.00	30.00
3129-00-000	Total Other Tenant Income	336.06	749.99	-413.93	-55.19	4,737.49	5,249.93	-512.44
3199-00-000	TOTAL TENANT INCOME	34,213.38	40,439.99	-6,226.61	-15.40	233,166.35	283,079.93	-49,913.58
3999-00-000	TOTAL INCOME	34,213.38	40,439.99	-6,226.61	-15.40	233,166.35	283,079.93	-49,913.58
4000-00-000	EXPENSES							
4100-00-000	ADMINISTRATIVE EXPENSES							
4100-99-000	Administrative Salaries							
4110-00-000	Administrative Salaries	8,520.21	6,759.33	1,760.88	-26.05	35,057.85	47,315.31	12,257.46
4110-04-000	Employee Benefit Contribution-Admin	2,265.39	2,027.83	237.56	-11.72	11,299.27	14,194.81	2,895.54
4110-99-000	Total Administrative Salaries	10,785.60	8,787.16	1,998.44	-22.74	46,357.12	61,510.12	15,153.00
4130-00-000	Legal Expense							
4130-01-000	Unlawful Detainers	64.00	16.67	47.33	-283.92	128.00	116.69	-11.31
4130-04-000	General Legal Expense	0.00	108.33	108.33	100.00	2,388.65	758.31	-1,630.34
4131-00-000	Total Legal Expense	64.00	125.00	61.00	48.80	2,516.65	875.00	-1,641.65
4140-00-000	Staff Training	0.00	83.33	83.33	100.00	0.00	583.31	583.31
4150-00-000	Travel	0.00	83.33	83.33	100.00	0.00	583.31	583.31
4171-00-000	Auditing Fees	0.00	104.17	104.17	100.00	0.00	729.19	729.19
4189-00-000	Total Other Admin Expenses	0.00	187.50	187.50	100.00	0.00	1,312.50	1,312.50
4190-00-000	Miscellaneous Admin Expenses							
4190-01-000	Membership and Fees	0.00	41.67	41.67	100.00	65.34	291.69	226.35
4190-02-000	Publications	0.00	41.67	41.67	100.00	0.00	291.69	291.69
4190-03-000	Advertising	0.00	20.83	20.83	100.00	14.22	145.81	131.59
4190-04-000	Office Supplies	13.26	166.67	153.41	92.04	147.81	1,166.69	1,018.88
4190-05-000	Compliance	0.00	125.00	125.00	100.00	0.00	875.00	875.00
4190-07-000	Telephone & Internet	162.43	208.33	45.90	22.03	1,384.93	1,458.31	73.38
4190-08-000	Postage	0.00	166.67	166.67	100.00	387.98	1,166.69	778.71
4190-10-000	Copiers	65.36	125.00	59.64	47.71	388.29	875.00	486.71
4190-12-000	Software	21.38	416.67	395.29	94.87	470.88	2,916.69	2,445.81

Lineweaver Annex Operating (Iao)

January - July 2022

	MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
4190-13-000	IT/Website Maintenance	87.93	125.00	37.07	1,066.19	875.00	-191.19	-21.85
4190-18-000	Small Office Equipment	0.00	83.33	83.33	65.31	583.31	518.00	88.80
4190-22-000	Other Misc Admin Expenses	1,580.68	0.00	-1,580.68	-6,848.40	0.00	6,848.40	N/A
4191-00-000	Total Miscellaneous Admin Expenses	1,931.04	1,520.84	-410.20	-2,857.45	10,645.88	13,503.33	126.84
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	12,780.64	10,703.83	-2,076.81	46,016.32	74,926.81	28,910.49	38.58
4200-00-000	TENANT SERVICES							
4220-01-000	Other Tenant Svcs.	0.00	83.33	83.33	0.00	583.31	583.31	100.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	0.00	83.33	83.33	0.00	583.31	583.31	100.00
4300-00-000	UTILITY EXPENSES							
4310-00-000	Water	0.00	833.33	833.33	4,088.82	5,833.31	1,744.49	29.91
4320-00-000	Electricity	4,807.04	5,250.00	442.96	41,526.65	36,750.00	-4,776.65	-13.00
4390-00-000	Sewer & Trash	0.00	2,000.00	2,000.00	10,191.60	14,000.00	3,808.40	27.20
4399-00-000	TOTAL UTILITY EXPENSES	4,807.04	8,083.33	3,276.29	55,807.07	56,583.31	776.24	1.37
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES							
4400-99-000	General Maint Expense							
4410-00-000	Maintenance Salaries	10,895.39	5,216.92	-5,678.47	39,678.92	36,518.44	-3,160.48	-8.65
4410-05-000	Employee Benefit Contribution-Maint.	1,573.42	1,565.08	-8.34	7,083.75	10,955.56	3,871.81	35.34
4419-00-000	Total General Maint Expense	12,468.81	6,782.00	-5,686.81	46,762.67	47,474.00	711.33	1.50
4420-00-000	Materials							
4420-01-000	Supplies-Grounds	0.00	41.67	41.67	222.27	291.69	69.42	23.80
4420-02-000	Supplies-Appliance	0.00	41.67	41.67	233.52	291.69	58.17	19.94
4420-03-000	Supplies-Unit Turnover	0.00	333.33	333.33	3,688.73	2,333.31	-1,355.42	-58.09
4420-04-000	Supplies-Electrical	90.12	83.33	-6.79	616.63	583.31	-33.32	-5.71
4420-05-000	Supplies-Fuel & Parts	223.67	125.00	-98.67	1,334.51	875.00	-459.51	-52.52
4420-06-000	Supplies-Janitorial/Cleaning	86.74	41.67	-45.07	288.81	291.69	2.88	0.99
4420-07-000	Supplies-Maint/Repairs	134.01	666.67	532.66	6,211.72	4,666.69	-1,545.03	-33.11
4420-08-000	Supplies-Plumbing	23.97	41.67	17.70	609.53	291.69	-317.84	-108.96
4420-09-000	Tools and Equipment	0.00	41.67	41.67	416.11	291.69	-124.42	-42.65
4420-10-000	Maintenance Paper/Supplies	59.74	83.33	23.59	59.74	583.31	523.57	89.76
4429-00-000	Total Materials	618.25	1,500.01	881.76	13,681.57	10,500.07	-3,181.50	-30.30
4430-00-000	Contract Costs							
4430-03-000	Contract-Trash Collection	211.28	166.67	-44.61	1,629.94	1,166.69	-463.25	-39.71
4430-04-000	Contract-Snow Removal	0.00	166.67	166.67	0.00	1,166.69	1,166.69	100.00
4430-05-000	Contract-Unit Turnover	1,216.75	666.67	-550.08	16,505.80	4,666.69	-11,839.11	-253.69
4430-06-000	Contract-Electrical	0.00	125.00	125.00	543.97	875.00	331.03	37.83
4430-07-000	Contract-Pest Control	730.61	250.00	-480.61	2,983.66	1,750.00	-1,233.66	-70.49
4430-08-000	Contract-Floor Covering	1,153.04	83.33	-1,069.71	4,785.86	583.31	-4,202.55	-720.47
4430-09-000	Contract-Grounds	0.00	166.67	166.67	537.50	1,166.69	629.19	53.93
4430-10-000	Contract-Janitorial/Cleaning	108.30	291.67	183.37	800.50	2,041.69	1,241.19	60.79
4430-11-000	Contract-Plumbing	0.00	250.00	250.00	2,555.00	1,750.00	-805.00	-46.00
4430-12-000	Contract-Inspections	700.00	333.33	-366.67	3,690.00	2,333.31	-1,266.69	-54.29

Lineweaver Annex Operating (Iao)

January - July 2022

	MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
4430-13-000	Contract-HVAC	0.00	416.67	100.00	3,562.50	2,916.69	-645.81	-22.14
4430-14-000	Contract-Vehicle Maintenance	0.00	125.00	100.00	0.00	875.00	875.00	100.00
4430-15-000	Contract-Video Surveillance	72.50	250.00	71.00	203.75	1,750.00	1,546.25	89.26
4430-17-000	Contract-Elevator Maintenance	0.00	625.00	100.00	7,059.96	4,375.00	-2,684.96	-61.37
4430-18-000	Contract-Alarm Monitoring	120.00	41.67	-187.98	210.00	291.69	81.69	28.01
4430-19-000	Contract-Sprinkler Monitoring	0.00	41.67	100.00	975.00	291.69	-683.31	-234.26
4430-99-000	Contract Costs-Other	0.00	166.67	100.00	0.00	1,166.69	1,166.69	100.00
4439-00-000	Total Contract Costs	4,312.48	4,166.69	-145.79	45,953.44	29,166.83	-16,786.61	-57.55
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	17,399.54	12,448.70	-4,950.84	106,397.68	87,140.90	-19,256.78	-22.10
4500-00-000	GENERAL EXPENSES							
4510-00-000	Insurance-Other	146.07	116.67	-29.40	1,342.88	816.69	-526.19	-64.43
4510-10-000	Property Insurance	257.64	416.67	159.03	1,743.83	2,916.69	1,172.86	40.21
4510-20-000	Liability Insurance	148.41	158.33	9.92	1,160.94	1,108.31	-52.63	-4.75
4510-30-000	Workmen's Compensation	164.91	141.67	-23.24	1,238.02	991.69	-246.33	-24.84
4570-00-000	Bad Debt-Tenant Rents	0.00	416.67	100.00	0.00	2,916.69	2,916.69	100.00
4599-00-000	TOTAL GENERAL EXPENSES	717.03	1,250.01	532.98	5,485.67	8,750.07	3,264.40	37.31
4800-00-000	FINANCING EXPENSE							
4851-00-000	Interest Expense-Loan 1	2,607.38	0.00	-2,607.38	10,198.15	0.00	-10,198.15	N/A
4899-00-000	TOTAL FINANCING EXPENSES	2,607.38	0.00	-2,607.38	10,198.15	0.00	-10,198.15	N/A
8000-00-000	TOTAL EXPENSES	38,311.63	32,569.20	-5,742.43	223,904.89	227,984.40	4,079.51	1.79
9000-00-000	NET INCOME	-4,098.25	7,870.79	-11,969.04	9,261.46	55,095.53	-45,834.07	-83.19

BRIDGEPORT BUILDING

January - July 2022

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
3000-00-000	INCOME								
3100-00-000	TENANT INCOME								
3101-00-000	Rental Income								
3111-00-000	Tenant Rent	16,282.01	15,871.33	410.68	2.59	110,420.43	111,099.31	-678.88	-0.61
3119-00-000	Total Rental Income	16,282.01	15,871.33	410.68	2.59	110,420.43	111,099.31	-678.88	-0.61
3199-00-000	TOTAL TENANT INCOME	16,282.01	15,871.33	410.68	2.59	110,420.43	111,099.31	-678.88	-0.61
3999-00-000	TOTAL INCOME	16,282.01	15,871.33	410.68	2.59	110,420.43	111,099.31	-678.88	-0.61
4000-00-000	EXPENSES								
4100-00-000	ADMINISTRATIVE EXPENSES								
4130-00-000	Legal Expense								
4130-04-000	General Legal Expense	109.50	208.33	98.83	47.44	401.50	1,458.31	1,056.81	72.47
4131-00-000	Total Legal Expense	109.50	208.33	98.83	47.44	401.50	1,458.31	1,056.81	72.47
4190-00-000	Miscellaneous Admin Expenses								
4190-07-000	Telephone & Internet	42.26	50.00	7.74	15.48	208.26	350.00	141.74	40.50
4191-00-000	Total Miscellaneous Admin Expenses	42.26	50.00	7.74	15.48	208.26	350.00	141.74	40.50
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	151.76	258.33	106.57	41.25	609.76	1,808.31	1,198.55	66.28
4300-00-000	UTILITY EXPENSES								
4310-00-000	Water	-117.01	66.67	183.68	275.51	318.00	466.69	148.69	31.86
4320-00-000	Electricity	-2,980.88	0.00	2,980.88	N/A	4,044.99	0.00	-4,044.99	N/A
4330-00-000	Gas	-444.04	0.00	444.04	N/A	468.07	0.00	-468.07	N/A
4399-00-000	TOTAL UTILITY EXPENSES	-3,541.93	66.67	3,608.60	5,412.63	4,831.06	466.69	-4,364.37	-935.18
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES								
4420-00-000	Materials								
4420-04-000	Supplies-Electrical	0.00	41.67	41.67	100.00	73.38	291.69	218.31	74.84
4420-07-000	Supplies-Maint/Repairs	0.00	208.33	208.33	100.00	0.00	1,458.31	1,458.31	100.00
4429-00-000	Total Materials	0.00	250.00	250.00	100.00	73.38	1,750.00	1,676.62	95.81
4430-00-000	Contract Costs								
4430-03-000	Contract-Trash Collection	0.00	83.33	83.33	100.00	970.00	583.31	-386.69	-66.29
4430-06-000	Contract-Electrical	0.00	50.00	50.00	100.00	0.00	350.00	350.00	100.00
4430-07-000	Contract-Pest Control	61.24	83.33	22.09	26.51	367.44	583.31	215.87	37.01
4430-08-000	Contract-Floor Covering	0.00	0.00	0.00	N/A	90.81	100.00	9.19	9.19
4430-10-000	Contract-Janitorial/Cleaning	151.35	125.00	-26.35	-21.08	848.46	875.00	26.54	3.03
4430-13-000	Contract-HVAC	0.00	133.33	133.33	100.00	1,526.00	933.31	-592.69	-63.50
4430-17-000	Contract-Elevator Maintenance	0.00	125.00	125.00	100.00	0.00	875.00	875.00	100.00
4430-18-000	Contract-Alarm Monitoring	23.00	41.67	18.67	44.80	92.00	291.69	199.69	68.46
4430-99-000	Contract Costs-Other	0.00	183.33	183.33	100.00	2,135.58	1,283.31	-852.27	-66.41
4439-00-000	Total Contract Costs	235.59	824.99	589.40	71.44	6,030.29	5,874.93	-155.36	-2.64
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	235.59	1,074.99	839.40	78.08	6,103.67	7,624.93	1,521.26	19.95

BRIDGEPORT BUILDING

January - July 2022

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
4900-00-000	FINANCING EXPENSE								
4851-00-000	Interest Expense-Loan 1	1,328.84	1,333.33	4.49	0.34	9,510.85	9,333.31	-177.54	-1.90
4899-00-000	TOTAL FINANCING EXPENSES	1,328.84	1,333.33	4.49	0.34	9,510.85	9,333.31	-177.54	-1.90
8000-00-000	TOTAL EXPENSES	-1,825.74	2,733.32	4,559.06	166.80	21,055.34	19,233.24	-1,822.10	-9.47
9000-00-000	NET INCOME	18,107.75	13,138.01	4,969.74	37.83	89,365.09	91,866.07	-2,500.98	-2.72

COMMUNITY GRANTS

January - July 2022

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
2999-99-999	Revenue & Expenses								
3000-00-000	INCOME								
3400-00-000	GRANT INCOME								
3410-50-100	VA Homelessness Solutions Program	0.00	4,949.25	-4,949.25	-100.00	90,839.33	34,644.75	56,194.58	162.20
3410-51-100	CHERP-CDBG-NCS Grant	96,292.90	0.00	96,292.90	N/A	255,122.31	0.00	255,122.31	N/A
3410-52-100	CHERP-ESD Grant	0.00	0.00	0.00	N/A	33,307.25	0.00	33,307.25	N/A
3410-60-200	Homelessness Assistance Grant (HMIS/SNAP)	0.00	7,006.00	-7,006.00	-100.00	0.00	49,042.00	-49,042.00	-100.00
3410-61-200	COC Planning Grant	0.00	1,763.42	-1,763.42	-100.00	3,708.68	12,343.94	-8,635.26	-69.96
3499-00-000	TOTAL GRANT INCOME	96,292.90	13,718.67	82,574.23	601.91	382,977.57	96,030.69	286,946.88	298.81
3999-00-000	TOTAL INCOME	96,292.90	13,718.67	82,574.23	601.91	382,977.57	96,030.69	286,946.88	298.81
4000-00-000	EXPENSES								
4100-00-000	ADMINISTRATIVE EXPENSES								
4100-99-000	Administrative Salaries								
4110-50-100	Salary-VA Homelessness Solutions Program(VHSP)	2,115.50	3,532.58	-1,417.08	40.11	27,581.90	24,728.06	2,853.84	-11.54
4110-50-101	Adm Benefits-VA Homelessness Solutions Program	1,418.92	1,250.00	-168.92	-13.51	9,869.58	8,750.00	-1,119.58	-12.80
4110-60-200	Salary-Homelessness Assistance Grant(HMIS)	5,751.88	6,250.00	-498.12	7.97	31,159.00	43,750.00	-12,591.00	-28.78
4110-60-201	Adm Benefits-Homelessness Assistance Grant(HMIS)	1,643.50	333.33	-1,310.17	-393.05	9,236.49	2,333.31	-6,903.18	-295.85
4110-61-200	Salary-COC Planning Grant	3,631.10	1,263.42	-2,367.68	-187.40	7,206.39	8,843.94	-1,637.55	-18.52
4110-61-201	Adm Benefits-COC Planning	1,199.11	500.00	-699.11	-139.82	1,332.50	3,500.00	-2,167.50	-61.93
4110-99-000	Total Administrative Salaries	15,760.01	13,129.33	-2,630.68	-20.04	86,385.86	91,905.31	-5,519.45	-6.01
4190-00-000	Miscellaneous Admin Expenses								
4190-50-100	VA Homelessness Solutions Program(VHSP)	0.00	166.67	-166.67	100.00	5,904.98	1,166.69	-4,738.29	-406.13
4190-51-100	CHERP-CDBG-NCS Grant	11,702.50	0.00	-11,702.50	N/A	278,629.14	0.00	-278,629.14	N/A
4190-52-100	CHERP-ESD Grant	0.00	0.00	0.00	N/A	47,279.00	0.00	-47,279.00	N/A
4190-60-200	Homelessness Assistance Grant (HMIS/SNAP)	-725.99	422.67	-1,148.66	271.76	20,153.79	2,958.69	-17,195.10	-581.17
4191-00-000	Total Miscellaneous Admin Expenses	10,976.51	589.34	-10,387.17	-1,762.51	351,966.91	4,125.38	-347,841.53	-8,431.75
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	26,736.52	13,718.67	-13,017.85	-94.89	438,352.77	96,030.69	-342,322.08	-356.47
8000-00-000	TOTAL EXPENSES	26,736.52	13,718.67	-13,017.85	-94.89	438,352.77	96,030.69	-342,322.08	-356.47
9000-00-000	NET INCOME	69,556.38	0.00	69,556.38	N/A	-55,375.20	0.00	-55,375.20	N/A

HOUSING CHOICE VOUCHER PROGRAM (Incl. MTW/MSS)

January - July 2022

	MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
3000-00-000	INCOME							
3100-00-000	TENANT INCOME							
3120-00-000	Other Tenant Income							
3121-01-000	Tenant Payment Agreement (TPA) Fraud	-1,043.35	0.00	N/A	13,143.14	0.00	13,143.14	N/A
3129-00-000	Total Other Tenant Income	-1,043.35	0.00	N/A	13,143.14	0.00	13,143.14	N/A
3199-00-000	TOTAL TENANT INCOME	-1,043.35	0.00	N/A	13,143.14	0.00	13,143.14	N/A
3400-00-000	GRANT INCOME							
3410-01-000	Section 8 HAP Earned	495,901.00	491,437.83	4,463.17	3,532,764.00	3,440,064.81	92,699.19	2.69
3410-02-000	Section 8 Admin. Fee Income	47,851.00	47,387.00	464.00	348,328.00	331,709.00	16,619.00	5.01
3410-03-000	Section 8 FSS Grant Income	0.00	2,925.25	-2,925.25	5,088.26	20,476.75	-15,388.49	-75.15
3499-00-000	TOTAL GRANT INCOME	543,752.00	541,750.08	2,001.92	3,886,180.26	3,792,250.56	93,929.70	2.48
3600-00-000	OTHER INCOME							
3611-00-000	Investment Income - Restricted	3.43	0.00	3.43	3.43	0.00	3.43	N/A
3640-00-000	Fraud Recovery-HAP	0.00	583.33	-583.33	1,376.00	4,083.31	-2,707.31	-66.30
3640-01-000	Fraud Recovery-ADM	0.00	583.33	-583.33	1,376.00	4,083.31	-2,707.31	-66.30
3650-00-000	Miscellaneous Other Income	112.72	166.67	-53.95	112.72	1,166.69	-1,053.97	-90.34
3699-00-000	TOTAL OTHER INCOME	116.15	1,333.33	-1,217.18	2,868.15	9,333.31	-6,465.16	-69.27
3999-00-000	TOTAL INCOME	542,824.80	543,083.41	-258.61	3,902,191.55	3,801,583.87	100,607.68	2.65
4000-00-000	EXPENSES							
4100-00-000	ADMINISTRATIVE EXPENSES							
4100-99-000	Administrative Salaries							
4110-00-000	Administrative Salaries	33,504.19	28,928.92	4,575.27	170,111.39	202,502.44	32,391.05	16.00
4110-04-000	Employee Benefit Contribution-Admin	7,848.27	9,556.25	-1,707.98	47,845.91	66,893.75	19,047.84	28.47
4110-20-400	Administrative Salaries-FSS	5,297.30	2,925.25	-2,372.05	25,153.70	20,476.75	-4,676.95	-22.84
4110-21-400	Employee Benefits Contribution-FSS	516.97	0.00	-516.97	7,492.75	0.00	-7,492.75	N/A
4110-99-000	Total Administrative Salaries	47,166.73	41,410.42	5,756.31	250,603.75	289,872.94	39,269.19	13.55
4130-00-000	Legal Expense							
4130-02-000	Criminal Background Checks	318.55	175.00	-143.55	1,151.85	1,225.00	73.15	5.97
4130-04-000	General Legal Expense	0.00	33.33	-33.33	324.30	233.31	-90.99	-39.00
4131-00-000	Total Legal Expense	318.55	208.33	-110.22	1,476.15	1,458.31	-17.84	-1.22
4140-00-000	Staff Training	1,956.28	416.67	-1,539.61	8,225.28	2,916.69	-5,308.59	-182.01
4140-01-400	Staff Training-FSS	-1,461.28	0.00	1,461.28	0.00	0.00	0.00	N/A
4150-00-000	Travel	0.00	416.67	-416.67	2,114.51	2,916.69	802.18	27.50
4171-00-000	Auditing Fees	0.00	753.33	-753.33	0.00	5,273.31	5,273.31	100.00
4172-00-000	Port Out Admin Fee Paid	139.17	166.67	-27.50	848.94	1,166.69	317.75	27.24
4189-00-000	Total Other Admin Expenses	139.17	1,336.67	-1,197.50	2,963.45	9,356.69	6,393.24	68.33
4190-00-000	Miscellaneous Admin Expenses							
4190-01-000	Membership and Fees	0.00	125.00	-125.00	203.28	875.00	671.72	76.77

HOUSING CHOICE VOUCHER PROGRAM (Incl. MTW/MSS)

January - July 2022

	MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
4190-02-000	Publications	0.00	125.00	100.00	0.00	875.00	875.00	100.00
4190-03-000	Advertising	0.00	500.00	100.00	4,726.42	3,500.00	-1,226.42	-35.04
4190-04-000	Office Supplies	149.25	208.33	28.36	560.65	1,458.31	897.66	61.55
4190-05-000	Fuel-Administrative	319.52	208.33	-53.37	1,144.48	1,458.31	313.83	21.52
4190-06-000	Compliance	0.00	583.33	100.00	4,346.55	4,083.31	263.24	-6.45
4190-07-000	Telephone & Internet	383.22	583.33	32.59	2,865.87	4,083.31	1,217.44	29.82
4190-08-000	Postage	0.00	333.33	100.00	1,385.46	2,333.31	947.85	40.62
4190-10-000	Copiers	127.23	333.33	61.83	783.01	2,333.31	1,550.30	66.44
4190-12-000	Software	1,226.23	583.33	-110.21	2,827.62	4,083.31	1,255.69	30.75
4190-13-000	IT/Website Maintenance	273.56	833.33	67.17	4,975.83	5,833.31	857.48	14.70
4190-17-000	Landlord Incentives	0.00	1,250.00	100.00	5,000.00	8,750.00	3,750.00	42.86
4190-18-000	Small Office Equipment	0.00	333.33	100.00	1,699.13	2,333.31	634.18	27.18
4190-22-000	Other Misc Admin Expenses	526.04	250.00	-110.42	1,501.17	1,750.00	248.83	14.22
4191-00-000	Total Miscellaneous Admin Expenses	3,015.05	6,249.97	3,234.92	32,019.47	43,749.79	11,730.32	26.81
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	51,134.50	49,622.06	-1,512.44	295,288.10	347,354.42	52,066.32	14.99
4300-00-000	UTILITY EXPENSES							
4320-00-000	Electricity	0.00	333.33	100.00	2,595.10	2,333.31	-261.79	-11.22
4330-00-000	Gas	0.00	166.67	100.00	2,003.03	1,166.69	-836.34	-71.68
4399-00-000	TOTAL UTILITY EXPENSES	0.00	500.00	100.00	4,598.13	3,500.00	-1,098.13	-31.38
4500-00-000	GENERAL EXPENSES							
4510-00-000	Insurance-Other	148.44	150.00	1.56	1,011.79	1,050.00	38.21	3.64
4510-10-000	Property Insurance	24.76	25.00	0.24	92.99	175.00	82.01	46.86
4510-20-000	Liability Insurance	5.18	16.67	68.93	39.15	116.69	77.54	66.45
4510-30-000	Workmen's Compensation	531.37	519.17	-12.20	3,411.08	3,634.19	223.11	6.14
4599-00-000	TOTAL GENERAL EXPENSES	709.75	710.84	1.09	4,555.01	4,975.88	420.87	8.46
4700-00-000	HOUSING ASSISTANCE PAYMENTS							
4715-00-000	Housing Assistance Payments	467,520.00	492,187.83	24,667.83	3,215,286.00	3,445,314.81	230,028.81	6.68
4715-01-000	Tenant Utility Payments-Voucher	7,533.00	0.00	-7,533.00	103,023.00	0.00	-103,023.00	N/A
4715-02-000	Port Out HAP Payments	5,855.00	0.00	-5,855.00	27,335.00	0.00	-27,335.00	N/A
4715-06-000	FSS Escrow Payments	984.01	0.00	-984.01	6,216.48	0.00	-6,216.48	N/A
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	481,892.01	492,187.83	10,295.82	3,351,860.48	3,445,314.81	93,454.33	2.71
8000-00-000	TOTAL EXPENSES	533,736.26	543,020.73	9,284.47	3,656,301.72	3,801,145.11	144,843.39	3.81
9000-00-000	NET INCOME	9,088.54	62.68	9,025.86	14,399.90	438.76	245,451.07	55,941.99

JR POLLY LINEWEAVER APARTMENTS (Incl. Service Coordinator Grant)

January - July 2022

	MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var	
3000-00-000	INCOME								
3100-00-000	TENANT INCOME								
3101-00-000	Rental Income								
3111-00-000	Tenant Rent	15,138.00	15,549.17	-411.17	-2.64	113,052.60	108,844.19	4,208.41	3.87
3112-00-000	50059 HAP Subsidy	20,868.00	23,323.83	-2,455.83	-10.53	146,113.00	163,266.81	-17,153.81	-10.51
3115-00-000	Less: Prepaid Rents	31.00	0.00	31.00	N/A	0.00	0.00	0.00	N/A
3119-00-000	Total Rental Income	36,037.00	38,873.00	-2,836.00	-7.30	259,165.60	272,111.00	-12,945.40	-4.76
3120-00-000	Other Tenant Income								
3120-01-000	Laundry and Vending	290.07	400.00	-109.93	-27.48	1,955.32	2,800.00	-844.68	-30.17
3120-03-000	Damages	245.00	250.00	-5.00	-2.00	1,326.00	1,750.00	-424.00	-24.23
3120-04-000	Late Charges	0.00	83.33	-83.33	-100.00	216.00	583.31	-367.31	-62.97
3120-05-000	Legal Fees - Tenant	0.00	41.67	-41.67	-100.00	192.00	291.69	-99.69	-34.18
3120-08-000	Workorders/Maint Charges	0.00	541.67	-541.67	-100.00	392.00	3,791.69	-3,399.69	-89.66
3120-09-000	Misc. Tenant Income	0.00	83.33	-83.33	-100.00	59.00	583.31	-524.31	-89.89
3129-00-000	Total Other Tenant Income	555.07	1,400.00	-844.93	-61.78	4,140.32	9,800.00	-5,659.68	-57.75
3199-00-000	TOTAL TENANT INCOME	36,572.07	40,273.00	-3,700.93	-9.19	263,305.92	281,911.00	-18,605.08	-6.60
3400-00-000	GRANT INCOME								
3410-20-300	Service Coordinator Grant (SC)	0.00	5,592.08	-5,592.08	-100.00	2,959.24	39,144.56	-36,185.32	-92.44
3499-00-000	TOTAL GRANT INCOME	0.00	5,592.08	-5,592.08	-100.00	2,959.24	39,144.56	-36,185.32	-92.44
3999-00-000	TOTAL INCOME	36,572.07	45,865.08	-9,293.01	-20.26	266,265.16	321,055.56	-54,790.40	-17.07
4000-00-000	EXPENSES								
4100-00-000	ADMINISTRATIVE EXPENSES								
4100-99-000	Administrative Salaries								
4110-00-000	Administrative Salaries	3,516.50	4,261.83	-745.33	17.49	21,630.65	29,832.81	-8,202.16	27.49
4110-04-000	Employee Benefit Contribution-Admin	1,651.81	1,278.58	373.23	-29.19	8,565.07	8,950.06	-384.99	4.30
4110-99-000	Total Administrative Salaries	5,168.31	5,540.41	-372.10	6.72	30,195.72	38,782.87	-8,587.15	22.14
4130-00-000	Legal Expense								
4130-01-000	Unlawful Detainers	256.00	0.00	-256.00	N/A	448.00	0.00	-448.00	N/A
4130-02-000	Criminal Background Checks	0.00	0.00	0.00	N/A	96.95	0.00	-96.95	N/A
4130-04-000	General Legal Expense	356.74	0.00	-356.74	N/A	3,773.35	0.00	-3,773.35	N/A
4131-00-000	Total Legal Expense	612.74	0.00	-612.74	N/A	4,318.30	0.00	-4,318.30	N/A
4171-00-000	Auditing Fees	0.00	145.83	-145.83	100.00	0.00	1,020.81	-1,020.81	100.00
4189-00-000	Total Other Admin Expenses	0.00	145.83	-145.83	100.00	0.00	1,020.81	-1,020.81	100.00
4190-00-000	Miscellaneous Admin Expenses								
4190-01-000	Membership and Fees	0.00	41.67	-41.67	100.00	43.56	291.69	-248.13	85.07
4190-02-000	Publications	0.00	20.83	-20.83	100.00	0.00	145.81	-145.81	100.00
4190-03-000	Advertising	0.00	20.83	-20.83	100.00	9.48	145.81	-136.33	93.50
4190-04-000	Office Supplies	15.47	83.33	-67.86	81.44	98.80	583.31	-484.51	83.06
4190-07-000	Telephone & Internet	258.48	208.33	50.15	-24.07	1,874.61	1,458.31	-416.30	-28.55

JR POLLY LINEWEAVER APARTMENTS (Incl. Service Coordinator Grant)

January - July 2022

	MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var	
4190-08-000	Postage	0.00	83.33	83.33	100.00	319.78	583.31	263.53	45.18
4190-10-000	Copiers	53.92	83.33	29.41	35.29	353.98	583.31	229.33	39.32
4190-12-000	Software	14.24	150.00	135.76	90.51	331.01	1,050.00	718.99	68.48
4190-13-000	IT/Website Maintenance	58.62	125.00	66.38	53.10	933.78	875.00	-58.78	-6.72
4190-18-000	Small Office Equipment	0.00	8.33	8.33	100.00	29.98	58.31	28.33	48.59
4190-22-000	Other Misc Admin Expenses	13.43	8.33	-5.10	-61.22	26.15	58.31	32.16	55.15
4191-00-000	Total Miscellaneous Admin Expenses	414.16	833.31	419.15	50.30	4,021.13	5,833.17	1,812.04	31.06
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	6,195.21	6,519.55	324.34	4.97	38,535.15	45,636.85	7,101.70	15.56
4200-00-000	TENANT SERVICES								
4210-20-300	Tenant Services-Salaries	3,725.87	5,592.08	1,866.21	33.37	21,051.74	39,144.56	18,092.82	46.22
4211-20-300	Tenant Services-Benefits	820.56	0.00	-820.56	N/A	5,030.59	0.00	-5,030.59	N/A
4220-01-000	Other Tenant Svcs.	0.00	83.33	83.33	100.00	0.00	583.31	583.31	100.00
4240-20-300	Tenant Services-Other Direct Costs	861.64	0.00	-861.64	N/A	1,954.07	0.00	-1,954.07	N/A
4241-20-300	Tenant Services-Training	599.00	0.00	-599.00	N/A	1,299.00	0.00	-1,299.00	N/A
4242-20-300	Tenant Services-Supplies & Materials	104.14	0.00	-104.14	N/A	257.09	0.00	-257.09	N/A
4299-00-000	TOTAL TENANT SERVICES EXPENSES	6,111.21	5,675.41	-435.80	-7.68	29,592.49	39,727.87	10,135.38	25.51
4300-00-000	UTILITY EXPENSES								
4310-00-000	Water	0.00	666.67	666.67	100.00	4,167.06	4,666.69	499.63	10.71
4320-00-000	Electricity	4,522.19	5,416.67	894.48	16.51	51,138.60	37,916.69	-13,221.91	-34.87
4390-00-000	Sewer & Trash	0.00	2,083.33	2,083.33	100.00	10,531.32	14,583.31	4,051.99	27.79
4399-00-000	TOTAL UTILITY EXPENSES	4,522.19	8,166.67	3,644.48	44.63	65,836.98	57,166.69	-8,670.29	-15.17
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES								
4400-99-000	General Maint Expense								
4410-00-000	Maintenance Salaries	4,054.38	3,324.08	-730.30	-21.97	22,404.44	23,268.56	864.12	3.71
4410-05-000	Employee Benefit Contribution-Maint.	943.48	997.25	53.77	5.39	3,815.60	6,980.75	3,165.15	45.34
4419-00-000	Total General Maint Expense	4,997.86	4,321.33	-676.53	-15.66	26,220.04	30,249.31	4,029.27	13.32
4420-00-000	Materials								
4420-01-000	Supplies-Grounds	0.00	41.67	41.67	100.00	444.36	291.69	-152.67	-52.34
4420-02-000	Supplies-Appliance	0.00	41.67	41.67	100.00	177.73	291.69	113.96	39.07
4420-03-000	Supplies-Unit Turnover	0.00	166.67	166.67	100.00	3,611.81	1,166.69	-2,445.12	-209.58
4420-04-000	Supplies-Electrical	90.12	83.33	-6.79	-8.15	578.41	583.31	4.90	0.84
4420-05-000	Supplies-Fuel & Parts	207.69	83.33	-124.36	-149.24	1,302.15	583.31	-718.84	-123.23
4420-06-000	Supplies-Janitorial/Cleaning	86.74	166.67	79.93	47.96	307.75	1,166.69	858.94	73.62
4420-07-000	Supplies-Maint/Repairs	127.78	250.00	122.22	48.89	4,844.02	1,750.00	-3,094.02	-176.80
4420-08-000	Supplies-Plumbing	942.18	41.67	-900.51	-2,161.05	2,395.07	291.69	-2,103.38	-721.10
4420-09-000	Tools and Equipment	0.00	41.67	41.67	100.00	8.56	291.69	283.13	97.07
4420-10-000	Maintenance Paper/Supplies	59.74	83.33	23.59	28.31	59.74	583.31	523.57	89.76
4429-00-000	Total Materials	1,514.25	1,000.01	-514.24	-51.42	13,729.60	7,000.07	-6,729.53	-96.14
4430-00-000	Contract Costs								
4430-01-000	Contract-Routine Maintenance	0.00	41.67	41.67	100.00	462.30	291.69	-170.61	-58.49
4430-03-000	Contract-Trash Collection	185.90	250.00	64.10	25.64	1,593.23	1,750.00	156.77	8.96

JR POLLY LINEWEAVER APARTMENTS (Incl. Service Coordinator Grant)

January - July 2022

	MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var	
4430-04-000	Contract-Snow Removal	0.00	166.67	166.67	100.00	1,750.00	1,166.69	-583.31	-50.00
4430-05-000	Contract-Unit Turnover	907.66	416.67	-490.99	-117.84	10,669.36	2,916.69	-7,752.67	-265.80
4430-06-000	Contract-Electrical	0.00	166.67	166.67	100.00	543.97	1,166.69	622.72	53.37
4430-07-000	Contract-Pest Control	730.62	375.00	-355.62	-94.83	7,682.72	2,625.00	-5,057.72	-192.68
4430-09-000	Contract-Grounds	0.00	83.33	83.33	100.00	537.50	583.31	45.81	7.85
4430-10-000	Contract-Janitorial/Cleaning	108.30	208.33	100.03	48.02	718.42	1,458.31	739.89	50.74
4430-11-000	Contract-Plumbing	0.00	208.33	208.33	100.00	2,177.63	1,458.31	-719.32	-49.33
4430-13-000	Contract-HVAC	0.00	291.67	291.67	100.00	3,412.50	2,041.69	-1,370.81	-67.14
4430-15-000	Contract-Video Surveillance	72.50	250.00	177.50	71.00	203.75	1,750.00	1,546.25	88.36
4430-17-000	Contract-Elevator Maintenance	0.00	833.33	833.33	100.00	7,980.52	5,833.31	-2,147.21	-36.81
4430-18-000	Contract-Alarm Monitoring	120.00	41.67	-78.33	-187.98	180.00	291.69	111.69	38.29
4430-19-000	Contract-Sprinkler Monitoring	0.00	83.33	83.33	100.00	975.00	583.31	-391.69	-67.15
4430-99-000	Contract-Costs-Other	0.00	166.67	166.67	100.00	-3,276.22	1,166.69	4,442.91	380.81
4439-00-000	Total Contract Costs	2,124.98	3,583.34	1,458.36	40.70	35,610.68	25,083.38	-10,527.30	-41.97
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	8,637.09	8,904.68	267.59	3.00	75,560.32	62,332.76	-13,227.56	-21.22
4500-00-000	GENERAL EXPENSES								
4510-00-000	Insurance-Other	203.71	83.33	-120.38	-144.46	1,486.62	583.31	-903.31	-154.86
4510-10-000	Property Insurance	314.89	500.00	185.11	37.02	2,430.37	3,500.00	1,069.63	30.56
4510-20-000	Liability Insurance	181.38	287.50	106.12	36.91	1,342.24	2,012.50	670.26	33.30
4510-30-000	Workmen's Compensation	109.94	83.33	-26.61	-31.93	932.72	583.31	-349.41	-59.90
4599-00-000	TOTAL GENERAL EXPENSES	809.92	954.16	144.24	15.12	6,191.95	6,679.12	487.17	7.29
4800-00-000	FINANCING EXPENSE								
4851-00-000	Interest Expense-Loan 1	2,578.83	2,587.17	8.34	0.32	19,089.18	18,110.19	-978.99	-5.41
4899-00-000	TOTAL FINANCING EXPENSES	2,578.83	2,587.17	8.34	0.32	19,089.18	18,110.19	-978.99	-5.41
8000-00-000	TOTAL EXPENSES	28,854.45	32,807.64	3,953.19	12.05	234,806.07	229,653.48	-5,152.59	-2.24
9000-00-000	NET INCOME	7,717.62	13,057.44	-5,339.82	-40.89	31,459.09	91,402.08	-59,942.99	-65.58

FRANKLIN HEIGHTS LLC

January July 2022

	MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var	
3000-00-000	INCOME								
3100-00-000	TENANT INCOME								
3101-00-000	Rental Income								
3111-00-000	Tenant Rent	34,051.00	40,000.00	-5,949.00	-14.87	260,257.75	280,000.00	-19,742.25	-7.05
3112-06-000	P8V HAP Subsidy	90,601.00	94,253.92	-3,652.92	-3.88	643,571.00	659,777.44	-16,206.44	-2.46
3119-00-000	Total Rental Income	124,652.00	134,253.92	-9,601.92	-7.15	903,828.75	939,777.44	-35,948.69	-3.83
3120-00-000	Other Tenant Income								
3120-03-000	Damages	292.00	0.00	292.00	N/A	1,139.00	0.00	1,139.00	N/A
3120-04-000	Late Charges	0.00	158.33	-158.33	-100.00	0.00	1,108.31	-1,108.31	-100.00
3120-06-000	NSF Charges	0.00	8.33	-8.33	-100.00	25.00	58.31	-33.31	-57.13
3120-07-000	Tenant Owed Utilities	2,458.82	833.33	1,625.49	195.06	17,284.20	5,833.31	11,450.89	196.30
3120-08-000	Workorders/Maint Charges	4,890.24	833.33	4,056.91	486.83	21,293.74	5,833.31	15,460.43	265.04
3120-09-000	Misc. Tenant Income	333.76	0.00	333.76	N/A	0.00	0.00	0.00	N/A
3129-00-000	Total Other Tenant Income	7,974.82	1,833.32	6,141.50	334.99	39,741.94	12,833.24	26,908.70	209.68
3199-00-000	TOTAL TENANT INCOME	132,626.82	136,087.24	-3,460.42	-2.54	943,570.69	952,610.68	-9,039.99	-0.95
3400-00-000	GRANT INCOME								
3415-00-000	Other Government Grants	0.00	13,750.00	-13,750.00	-100.00	70,000.00	96,250.00	-26,250.00	-27.27
3499-00-000	TOTAL GRANT INCOME	0.00	13,750.00	-13,750.00	-100.00	70,000.00	96,250.00	-26,250.00	-27.27
3600-00-000	OTHER INCOME								
3610-00-000	Investment Income - Unrestricted	41.68	41.67	0.01	0.02	282.35	291.69	-9.34	-3.20
3650-00-000	Miscellaneous Other Income	-655.00	0.00	-655.00	N/A	0.00	0.00	0.00	N/A
3699-00-000	TOTAL OTHER INCOME	-613.32	41.67	-654.99	-1,571.85	282.35	291.69	-9.34	-3.20
3999-00-000	TOTAL INCOME	132,013.50	149,878.91	-17,865.41	-11.92	1,013,853.04	1,049,152.37	-35,299.33	-3.36
4000-00-000	EXPENSES								
4100-00-000	ADMINISTRATIVE EXPENSES								
4100-99-000	Administrative Salaries								
4110-00-000	Administrative Salaries	30,673.02	22,237.58	8,435.44	-37.93	124,382.00	155,663.06	31,281.06	20.10
4110-04-000	Employee Benefit Contribution-Admin	7,749.04	6,671.25	1,077.79	-16.16	38,423.47	46,698.75	8,275.28	17.72
4110-99-000	Total Administrative Salaries	38,422.06	28,908.83	9,513.23	-32.91	162,805.47	202,361.81	39,556.34	19.55
4130-00-000	Legal Expense								
4130-04-000	General Legal Expense	0.00	83.33	-83.33	100.00	486.45	583.31	96.86	16.61
4131-00-000	Total Legal Expense	0.00	83.33	-83.33	100.00	486.45	583.31	96.86	16.61
4140-00-000	Staff Training	0.00	83.33	-83.33	100.00	974.38	583.31	391.07	-67.04
4140-01-400	Staff Training-FSS	-108.15	0.00	108.15	N/A	0.00	0.00	0.00	N/A
4150-00-000	Travel	0.00	125.00	-125.00	100.00	923.40	875.00	-48.40	-5.53
4171-00-000	Auditing Fees	0.00	183.33	-183.33	100.00	0.00	1,283.31	1,283.31	100.00
4189-00-000	Total Other Admin Expenses	0.00	308.33	-308.33	100.00	923.40	2,158.31	1,234.91	57.22
4190-00-000	Miscellaneous Admin Expenses								

FRANKLIN HEIGHTS LLC

January - July 2022

8/12/2022 2:43 PM

	MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var	
4190-01-000	Membership and Fees	0.00	291.67	291.67	100.00	217.80	2,041.69	1,823.89	89.33
4190-02-000	Publications	0.00	83.33	83.33	100.00	34.58	583.31	548.73	94.07
4190-03-000	Advertising	0.00	208.33	208.33	100.00	1,122.16	1,458.31	336.15	23.05
4190-04-000	Office Supplies	173.13	916.67	743.54	81.11	760.88	6,416.69	5,655.81	88.14
4190-06-000	Compliance	0.00	416.67	416.67	100.00	2,417.00	2,916.69	499.69	17.13
4190-07-000	Telephone & Internet	115.04	833.33	718.29	86.20	963.81	5,833.31	4,869.50	83.48
4190-08-000	Postage	0.00	500.00	500.00	100.00	1,243.93	3,500.00	2,256.07	64.46
4190-09-000	Software License Fees	-144.00	666.67	810.67	121.60	0.00	4,666.69	4,666.69	100.00
4190-10-000	Copiers	122.80	416.67	293.87	70.53	762.38	2,916.69	2,154.31	73.86
4190-12-000	Software	1,476.00	833.33	-642.67	-77.12	3,072.43	5,833.31	2,760.88	47.33
4190-13-000	IT/Website Maintenance	263.79	500.00	236.21	47.24	1,914.53	3,500.00	1,585.47	45.30
4190-18-000	Small Office Equipment	0.00	166.67	166.67	100.00	1,229.54	1,166.69	-62.85	-5.39
4190-22-000	Other Misc Admin Expenses	0.00	2,083.33	2,083.33	100.00	135.81	14,583.31	14,447.50	99.07
4191-00-000	Total Miscellaneous Admin Expenses	2,006.76	7,916.67	5,909.91	74.65	13,874.85	55,416.69	41,541.84	74.96
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	40,320.67	37,300.49	-3,020.18	-8.10	179,064.55	261,103.43	82,038.88	31.42
4200-00-000	TENANT SERVICES								
4220-01-000	Other Tenant Svcs.	134.53	83.33	-51.20	-61.44	164.68	583.31	418.63	71.77
4299-00-000	TOTAL TENANT SERVICES EXPENSES	134.53	83.33	-51.20	-61.44	164.68	583.31	418.63	71.77
4300-00-000	UTILITY EXPENSES								
4310-00-000	Water	65.69	833.33	767.64	92.12	10,604.59	5,833.31	-4,771.28	-81.79
4320-00-000	Electricity	898.82	1,666.67	767.85	46.07	5,969.29	11,666.69	5,697.40	48.83
4330-00-000	Gas	32.20	333.33	301.13	90.34	103.20	2,333.31	2,230.11	95.58
4390-00-000	Sewer & Trash	0.00	1,250.00	1,250.00	100.00	10,721.17	8,750.00	-1,971.17	-22.53
4399-00-000	TOTAL UTILITY EXPENSES	996.71	4,083.33	3,086.62	75.59	27,388.25	28,583.31	1,185.06	4.15
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES								
4400-99-000	General Maint Expense								
4410-00-000	Maintenance Salaries	13,012.24	13,125.42	113.18	0.86	61,227.52	91,877.94	30,650.42	33.36
4410-05-000	Employee Benefit Contribution-Maint.	2,630.63	3,937.67	1,307.04	33.19	14,151.61	27,563.69	13,412.08	48.66
4419-00-000	Total General Maint Expense	15,642.87	17,063.09	1,420.22	8.32	75,379.13	119,441.63	44,062.50	36.89
4420-00-000	Materials								
4420-01-000	Supplies-Grounds	594.62	125.00	-469.62	-375.70	795.65	875.00	79.35	9.07
4420-02-000	Supplies-Appliance	0.00	166.67	166.67	100.00	1,322.83	1,166.69	-156.14	-13.38
4420-03-000	Supplies-Unit Turnover	483.28	750.00	266.72	35.56	5,687.85	5,250.00	-437.85	-8.34
4420-04-000	Supplies-Electrical	0.00	250.00	250.00	100.00	3,973.50	1,750.00	-2,223.50	-127.06
4420-05-000	Supplies-Fuel & Parts	766.85	250.00	-516.85	-206.74	2,810.78	1,750.00	-1,060.78	-60.62
4420-06-000	Supplies-Janitorial/Cleaning	167.19	250.00	82.81	33.12	1,192.84	1,750.00	557.16	31.84
4420-07-000	Supplies-Mant/Repairs	1,396.83	833.33	-563.50	-67.62	7,244.71	5,833.31	-1,911.40	-33.77
4420-08-000	Supplies-Plumbing	110.88	333.33	222.45	66.74	3,248.31	2,333.31	-915.00	-39.21
4420-09-000	Tools and Equipment	405.37	166.67	-238.70	-143.22	1,308.24	1,166.69	-141.55	-12.13
4420-10-000	Maintenance Paper/Supplies	136.51	83.33	-53.18	-63.82	318.34	583.31	264.97	45.43
4429-00-000	Total Materials	4,061.53	3,208.33	-853.20	-26.59	28,403.05	22,458.31	-5,944.74	-26.47

FRANKLIN HEIGHTS LLC

January - July 2022

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
4430-00-000	Contract Costs	0.00	83.33	83.33	100.00	0.00	583.31	583.31	100.00
4430-02-000	Contract-Appliance								
4430-03-000	Contract-Trash Collection	150.17	416.67	266.50	63.96	2,472.95	2,916.69	443.74	15.21
4430-04-000	Contract-Snow Removal	0.00	250.00	250.00	100.00	1,260.00	1,750.00	490.00	28.00
4430-05-000	Contract-Unit Turnover	1,795.54	1,333.33	-462.21	-34.67	16,708.78	9,333.31	-7,375.47	-79.02
4430-06-000	Contract-Electrical	0.00	416.67	416.67	100.00	325.00	2,916.69	2,591.69	88.86
4430-07-000	Contract-Pest Control	310.24	416.67	106.43	25.54	1,516.44	2,916.69	1,400.25	48.01
4430-08-000	Contract-Floor Covering	6,311.12	0.00	-6,311.12	N/A	11,760.47	0.00	-11,760.47	N/A
4430-09-000	Contract-Grounds	0.00	166.67	166.67	100.00	9,800.00	1,166.69	-8,633.31	-739.98
4430-10-000	Contract-Janitorial/Cleaning	147.40	166.67	19.27	11.56	934.10	1,166.69	232.59	19.94
4430-11-000	Contract-Plumbing	590.00	250.00	-340.00	-136.00	1,627.03	1,750.00	122.97	7.03
4430-12-000	Contract-Inspections	3,125.00	833.33	-2,291.67	-72.50	11,265.00	5,833.31	-5,431.69	-93.12
4430-13-000	Contract-HVAC	7,406.91	416.67	-6,990.24	-1,677.64	17,095.80	2,916.69	-14,179.11	-486.14
4430-14-000	Contract-Vehicle Maintenance	0.00	125.00	125.00	100.00	1,201.99	875.00	-326.99	-37.37
4430-15-000	Contract-Video Surveillance	0.00	7,500.00	7,500.00	100.00	0.00	52,500.00	52,500.00	100.00
4430-18-000	Contract-Alarm Monitoring	239.40	41.67	-197.73	-474.51	239.40	291.69	52.29	17.93
4439-00-000	Total Contract Costs	20,075.78	12,416.68	-7,659.10	-61.68	76,206.96	86,916.76	10,709.80	12.22
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	39,780.16	32,688.10	-7,092.08	-21.70	179,989.14	228,816.70	48,827.56	21.34
4500-00-000	GENERAL EXPENSES								
4510-00-000	Insurance-Other	133.09	333.33	200.24	60.07	996.47	2,333.31	1,336.84	57.29
4510-10-000	Property Insurance	1,246.45	666.67	-579.78	-86.97	7,462.50	4,666.69	-2,795.81	-59.91
4510-20-000	Liability Insurance	465.85	333.33	-132.52	-39.76	3,601.57	2,333.31	-1,268.26	-54.35
4510-30-000	Workmen's Compensation	476.40	666.67	190.27	28.54	3,356.11	4,666.69	1,310.58	28.08
4521-00-000	Misc. Taxes/Licenses/Insurance	0.00	2,166.67	2,166.67	100.00	13,138.02	15,166.69	2,028.67	13.38
4570-00-000	Bad Debt-Tenant Rents	0.00	1,250.00	1,250.00	100.00	0.00	8,750.00	8,750.00	100.00
4599-00-000	TOTAL GENERAL EXPENSES	2,321.79	5,416.67	3,094.88	57.14	28,554.67	37,916.69	9,362.02	24.69
4800-00-000	FINANCING EXPENSE								
4851-00-000	Interest Expense-Loan 1	34,175.00	9,452.08	-24,722.92	-261.56	63,591.43	66,164.56	2,573.13	3.89
4852-00-000	Interest Expense-Loan 2	70,000.00	11,666.67	-58,333.33	-500.00	140,000.00	81,666.69	-58,333.31	-71.43
4899-00-000	TOTAL FINANCING EXPENSES	104,175.00	21,118.75	-83,056.25	-393.28	203,591.43	147,831.25	-55,760.18	-37.72
8000-00-000	TOTAL EXPENSES	187,728.88	100,690.67	-87,038.21	-86.44	618,762.72	704,834.69	86,071.97	12.21
9000-00-000	NET INCOME	-55,715.38	49,188.24	-104,903.62	-213.27	395,090.32	344,317.68	50,772.64	14.75

COMMERCE VILLAGE APARTMENTS

January - July 2022

	MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
3000-00-000	INCOME							
3100-00-000	TENANT INCOME							
3101-00-000	Rental Income							
3111-00-000	Tenant Rent	8,781.00	9,021.38	-240.38	61,208.00	63,149.66	-1,941.66	-3.07
3112-06-000	PRV HAP Subsidy	9,017.00	9,021.38	-4.38	64,744.00	63,149.66	1,594.34	2.52
3119-00-000	Total Rental Income	17,798.00	18,042.76	-244.76	125,952.00	126,299.32	-347.32	-0.28
3120-00-000	Other Tenant Income							
3120-01-000	Laundry and Vending	182.76	166.67	16.09	1,096.91	1,166.69	-69.78	-5.98
3120-03-000	Damages	0.00	208.33	-208.33	485.00	1,458.31	-973.31	-66.74
3120-04-000	Late Charges	0.00	0.00	0.00	14.00	0.00	14.00	N/A
3120-08-000	Workorders/Maint Charges	10.00	41.67	-31.67	10.00	291.69	-281.69	-96.57
3129-00-000	Total Other Tenant Income	192.76	416.67	-223.91	1,605.91	2,916.69	-1,310.78	-44.94
3199-00-000	TOTAL TENANT INCOME	17,990.76	18,459.43	-468.67	127,557.91	129,216.01	-1,658.10	-1.28
3600-00-000	OTHER INCOME							
3611-00-000	Investment Income - Restricted	42.09	4.17	37.92	111.31	29.19	82.12	281.33
3699-00-000	TOTAL OTHER INCOME	42.09	4.17	37.92	111.31	29.19	82.12	281.33
3999-00-000	TOTAL INCOME	18,032.85	18,463.60	-430.75	127,669.22	129,245.20	-1,575.98	-1.22
4000-00-000	EXPENSES							
4100-00-000	ADMINISTRATIVE EXPENSES							
4100-99-000	Administrative Salaries	2,967.84	2,288.33	-679.51	11,917.20	16,018.31	4,101.11	25.60
4110-04-000	Employee Benefit Contribution-Admin	795.99	591.67	-204.32	3,882.39	4,141.69	259.30	6.26
4110-99-000	Total Administrative Salaries	3,763.83	2,880.00	-883.83	15,799.59	20,160.00	4,360.41	21.63
4140-00-000	Staff Training	0.00	41.67	41.67	0.00	291.69	291.69	100.00
4150-00-000	Travel	0.00	41.67	41.67	0.00	291.69	291.69	100.00
4173-00-000	Management Fee	1,871.92	833.33	-1,038.59	6,625.07	5,833.31	-791.76	-13.57
4189-00-000	Total Other Admin Expenses	1,871.92	875.00	-996.92	6,625.07	6,125.00	-500.07	-8.16
4190-00-000	Miscellaneous Admin Expenses							
4190-01-000	Membership and Fees	0.00	6.25	6.25	0.00	43.75	43.75	100.00
4190-02-000	Publications	0.00	4.17	4.17	0.00	29.19	29.19	100.00
4190-03-000	Advertising	0.00	4.17	4.17	4.74	29.19	24.45	83.76
4190-04-000	Office Supplies	4.43	25.00	20.57	46.86	175.00	128.14	73.22
4190-07-000	Telephone & Internet	0.00	266.67	266.67	1,882.01	1,866.69	-15.32	-0.82
4190-08-000	Postage	0.00	25.00	25.00	202.59	175.00	-27.59	-15.77
4190-10-000	Copiers	65.66	83.33	17.67	763.68	583.31	-180.37	-30.92
4190-12-000	Software	7.11	100.00	92.89	103.49	700.00	596.51	85.22
4190-13-000	IT/Website Maintenance	39.81	110.42	70.61	1,262.13	772.94	-489.19	-63.29
4190-21-000	HCC Fees	0.00	566.67	566.67	6,763.98	3,966.69	-2,797.29	-70.52
4190-22-000	Other Misc Admin Expenses	6.00	58.33	52.33	659.00	408.31	-250.69	-61.40

COMMERCE VILLAGE APARTMENTS

January - July 2022

	MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
4191-00-000	Total Miscellaneous Admin Expenses	123.01	1,250.01	1,127.00	11,698.48	8,750.07	-2,938.41	-33.58
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	5,758.76	5,046.68	-712.08	34,113.14	35,326.76	1,213.62	3.44
4200-00-000	TENANT SERVICES							
4210-00-000	Tenant Services Salaries	2,322.34	1,520.83	-801.51	11,611.70	10,645.81	-965.89	-9.07
4210-01-000	Employee Benefit Contributions-Tenant Svcs.	177.66	0.00	-177.66	888.30	0.00	-888.30	N/A
4220-01-000	Other Tenant Svcs.	0.00	125.00	125.00	0.00	875.00	875.00	100.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	2,500.00	1,645.83	-854.17	12,500.00	11,520.81	-979.19	-8.50
4300-00-000	UTILITY EXPENSES							
4310-00-000	Water	0.00	358.33	358.33	2,132.46	2,508.31	375.85	14.98
4320-00-000	Electricity	1,511.84	1,666.67	154.83	11,062.31	11,666.69	604.38	5.18
4330-00-000	Gas	179.32	175.00	-4.32	1,078.82	1,225.00	146.18	11.93
4390-00-000	Sewer & Trash	0.00	970.83	970.83	5,095.80	6,795.81	1,700.01	25.02
4399-00-000	TOTAL UTILITY EXPENSES	1,691.16	3,170.83	1,479.67	19,369.39	22,195.81	2,826.42	12.73
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES							
4400-99-000	General Maint Expense							
4410-00-000	Maintenance Salaries	4,042.23	1,287.50	-2,754.73	8,313.05	9,012.50	699.45	7.76
4410-05-000	Employee Benefit Contribution-Maint.	167.13	291.67	124.54	960.10	2,041.69	1,081.59	52.98
4419-00-000	Total General Maint Expense	4,209.36	1,579.17	-2,630.19	9,273.15	11,054.19	1,781.04	16.11
4420-00-000	Materials							
4420-01-000	Supplies-Grounds	407.00	33.33	-373.67	629.00	233.31	-395.69	-169.60
4420-02-000	Supplies-Appliance	0.00	20.83	20.83	231.97	145.81	-86.16	-59.09
4420-03-000	Supplies-Unit Turnover	0.00	41.67	41.67	1,199.20	291.69	-907.51	-311.12
4420-04-000	Supplies-Electrical	0.00	41.67	41.67	2,175.83	291.69	-1,884.14	-645.94
4420-05-000	Supplies-Fuel & Parts	79.88	12.50	-67.38	115.41	87.50	-27.91	-31.90
4420-06-000	Supplies-Janitorial/Cleaning	0.00	8.33	8.33	51.19	58.31	7.12	12.21
4420-07-000	Supplies-Maint/Repairs	0.00	25.00	25.00	398.75	175.00	-223.75	-127.86
4420-08-000	Supplies-Plumbing	0.00	16.67	16.67	216.83	116.69	-100.14	-85.82
4420-09-000	Tools and Equipment	0.00	4.17	4.17	4.07	29.19	25.12	86.06
4420-10-000	Maintenance Paper/Supplies	28.45	4.17	-24.28	28.45	29.19	0.74	2.54
4429-00-000	Total Materials	515.33	208.34	-306.99	5,050.70	1,458.38	-3,592.32	-246.32
4430-00-000	Contract Costs							
4430-01-000	Contract-Route Maintenance	0.00	41.67	41.67	0.00	291.69	291.69	100.00
4430-03-000	Contract-Trash Collection	221.00	200.00	-21.00	1,264.25	1,400.00	135.75	9.70
4430-04-000	Contract-Snow Removal	0.00	183.33	183.33	2,023.00	1,283.31	-741.69	-57.80
4430-05-000	Contract-Unit Turnover	523.19	66.67	-456.52	523.19	466.69	-56.50	-12.11
4430-07-000	Contract-Pest Control	61.24	333.33	272.09	367.44	2,333.31	1,965.87	84.25
4430-10-000	Contract-Janitorial/Cleaning	123.85	100.00	-23.85	704.57	700.00	-4.57	-0.65
4430-11-000	Contract-Plumbing	598.74	83.33	-515.41	598.74	583.31	-15.43	-2.65
4430-12-000	Contract-Inspections	200.00	208.33	8.33	2,123.00	1,458.31	-666.69	-45.72
4430-13-000	Contract-HVAC	0.00	200.00	200.00	1,897.50	1,400.00	-497.50	-35.54
4430-15-000	Contract-Video Surveillance	0.00	8.33	8.33	75.00	58.31	-16.69	-28.62

COMMERCE VILLAGE APARTMENTS

January - July 2022

8/12/2022 1:39 PM

	MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
4430-17-000	Contract-Elevator Maintenance	0.00	25.00	100.00	0.00	175.00	175.00	100.00
4430-18-000	Contract-Alarm Monitoring	0.00	50.00	100.00	528.00	350.00	-178.00	-50.86
4439-00-000	Total Contract Costs	1,728.02	1,499.99	-15.20	10,108.69	10,499.93	391.24	3.73
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	6,452.71	3,287.50	-96.28	24,432.54	23,012.50	-1,420.04	-6.17
4500-00-000	GENERAL EXPENSES							
4510-00-000	Insurance-Other	15.36	25.00	38.56	138.66	175.00	36.32	20.75
4510-10-000	Property Insurance	132.32	83.33	-58.79	926.24	583.31	-342.93	-58.79
4510-20-000	Liability Insurance	88.22	125.00	29.42	617.54	875.00	257.46	29.42
4510-30-000	Workmen's Compensation	54.97	58.33	5.76	466.37	408.31	-58.06	-14.22
4521-00-000	Misc. Taxes/Licenses/Insurance	1.01	2.00	49.50	7.07	14.00	6.93	49.50
4570-00-000	Bad Debt-Tenant Rents	0.00	41.67	100.00	0.00	291.69	291.69	100.00
4590-00-000	Other General Expense	0.00	750.00	100.00	0.00	5,250.00	5,250.00	100.00
4599-00-000	TOTAL GENERAL EXPENSES	291.88	1,085.33	73.11	2,155.90	7,597.31	5,441.41	71.62
4800-00-000	FINANCING EXPENSE							
4851-00-000	Interest Expense-Loan 1	1,365.00	1,365.00	0.00	9,555.00	9,555.00	0.00	0.00
4899-00-000	TOTAL FINANCING EXPENSES	1,365.00	1,365.00	0.00	9,555.00	9,555.00	0.00	0.00
8000-00-000	TOTAL EXPENSES	18,059.51	15,601.17	-15.76	102,125.97	109,208.19	7,082.22	6.49
9000-00-000	NET INCOME	-26.66	2,862.43	-100.93	25,543.25	20,037.01	5,506.24	27.48

12 Month

Voucher Trend Analysis

Property: cvs^hsv^hcv^hcv-fup^hcv-ms5^hcv-ned^hcv-tp

Ending Date: 07/31/22

Distribution of Vouchers by Voucher Bedroom Size

	0	1	2	3	4	5	6	Total Vouchers
07/31/22	1	377	188	169	38	4	1	778
06/30/22	1	371	187	169	37	5	1	771
05/31/22	0	379	186	170	36	5	1	777
04/30/22	0	382	184	173	35	5	1	780
03/31/22	0	385	185	174	35	5	1	785
02/28/22	0	388	186	177	39	5	1	796
01/31/22	0	383	195	182	39	5	1	805
12/31/21	0	382	194	182	38	5	1	802
11/30/21	0	379	193	184	38	5	1	800
10/31/21	0	378	195	182	38	4	1	798
09/30/21	0	371	188	180	39	5	1	784
08/31/21	0	367	186	180	39	5	1	778
Total	2	4,542	2,267	2,122	451	58	12	9,454

Distribution of Vouchers by Unit Bedroom Size

	0	1	2	3	4	5	Total Units
07/31/22	40	243	216	223	51	5	778
06/30/22	33	242	215	225	50	6	771
05/31/22	30	247	220	223	51	6	777
04/30/22	27	247	221	227	52	6	780
03/31/22	19	252	224	230	54	6	785
02/28/22	17	252	227	235	58	7	796
01/31/22	16	253	231	237	61	7	805
12/31/21	13	252	233	237	60	7	802
11/30/21	12	251	233	237	60	7	800
10/31/21	13	250	232	237	59	7	798
09/30/21	12	246	224	235	60	7	784
08/31/21	12	242	222	235	60	7	778
Total	244	2,977	2,698	2,781	676	78	9,454

Average Housing Assistance Payment by Voucher Bedroom Size

	0	1	2	3	4	5	6	Total Average
07/31/22	\$547.00	\$433.29	\$619.81	\$822.09	\$1,199.76	\$1,724.50	\$1,533.00	\$608.46
06/30/22	\$547.00	\$428.05	\$619.76	\$803.83	\$1,133.22	\$1,578.60	\$1,533.00	\$599.81
05/31/22		\$422.20	\$609.05	\$815.41	\$1,032.22	\$1,579.40	\$1,533.00	\$590.10
04/30/22		\$419.21	\$596.84	\$828.13	\$1,086.14	\$1,579.40	\$1,533.00	\$590.60
03/31/22		\$416.21	\$584.28	\$816.06	\$1,110.37	\$1,535.80	\$1,533.00	\$583.95
02/28/22		\$418.37	\$595.72	\$832.82	\$1,123.90	\$1,535.80	\$556.00	\$593.73
01/31/22		\$415.34	\$586.71	\$810.33	\$1,120.77	\$1,508.80	\$1,050.00	\$587.91
12/31/21		\$414.12	\$606.11	\$820.68	\$1,141.68	\$1,513.60	\$1,050.00	\$594.95
11/30/21		\$413.74	\$593.13	\$821.73	\$1,178.97	\$1,513.60	\$1,050.00	\$594.87
10/31/21		\$416.15	\$604.50	\$827.25	\$1,193.87	\$1,546.50	\$1,050.00	\$599.43
09/30/21		\$410.58	\$602.84	\$833.16	\$1,177.33	\$1,300.80	\$1,050.00	\$598.34
08/31/21		\$414.63	\$601.70	\$837.51	\$1,170.36	\$1,439.80	\$1,050.00	\$602.48
Total	\$547.00	\$418.48	\$601.68	\$822.52	\$1,140.16	\$1,526.07	\$1,210.08	\$595.36

BoxScore Summary

For Selected Properties

Date = 07/01/2022-07/31/2022

Availability		Avg. Sq Ft.	Avg. Rent	Units	Occupied No Notice	Vacant Rented	Vacant Unrented	Notice Rented	Notice Unrented	Avail	Model	Down	Admin	% Occ w/NonRes	% Occ	% Leased	% Transd
0b1b-JRP	JR Poly Lineweaver effici	0	80	47	44	0	2	0	0	3	0	0	0	95.74	95.74	95.74	93.61
1b1b-FH	Franklin Heights-one bedro	896	0	18	18	0	0	0	0	0	0	0	0	100.00	100.00	100.00	100.00
1b1b-JRP	JR Poly Lineweaver One be	0	0	14	13	0	0	0	0	1	0	0	0	100.00	100.00	100.00	92.85
1bed-CV	Commerce Village	600	159	30	30	0	0	0	0	0	0	0	0	100.00	100.00	100.00	100.00
1bed-LA	Lineweaver Annex-one bedro	414	68	60	57	0	0	0	0	3	0	0	0	100.00	100.00	100.00	95.00
2b1b-FH	Franklin Heights-twobedroo	988	0	38	36	0	1	0	0	2	0	0	0	97.36	97.36	94.73	95.83
3b1b-FH	Franklin Heights-three bed	977	0	24	23	0	1	0	0	1	0	0	0	95.83	95.83	95.83	95.83
3b2b-FH	Franklin Heights-three bed	1,248	0	32	31	0	1	0	0	1	0	0	0	96.87	96.87	96.87	96.87
4b2b-FH	Franklin Heights-four bed	1,192	0	13	11	0	2	0	0	2	0	0	0	84.61	84.61	84.61	84.61
5b2b-FH	Franklin Heights 5bed2bath	1,680	0	4	2	0	1	0	0	2	0	0	0	75.00	75.00	75.00	50.00
Total		650	45	280	285	0	8	0	0	15	0	0	0	97.14	97.14	97.14	94.84

Resident Activity

Code	Name	Units	Move In	Reverse Move In	Move Out	Cancel Move Out	Notice/Slk p/Early Term	Cancel Notice	Rented	On-Site Transfer	Month To Month	Renewal	Cancel Move In	Evict	Cancel Eviction
0b1b-JRP	JR Poly Lineweaver effici	47	0	0	1	0	0	0	0	0	0	0	0	0	0
1b1b-FH	Franklin Heights-one bedro	18	1	0	0	0	0	0	0	0	0	0	0	0	0
1b1b-JRP	JR Poly Lineweaver One be	14	0	0	0	0	0	0	0	0	0	0	0	0	0
1bed-CV	Commerce Village	30	1	0	0	0	0	0	1	0	0	0	0	0	0
1bed-LA	Lineweaver Annex-one bedro	60	3	0	0	0	0	0	3	0	0	0	0	0	0
2b1b-FH	Franklin Heights-twobedroo	38	0	0	0	0	1	0	0	0	0	0	0	0	0
3b1b-FH	Franklin Heights-three bed	24	0	0	0	0	0	0	0	0	0	0	0	0	0
3b2b-FH	Franklin Heights-three bed	32	0	0	0	0	0	0	0	0	0	0	0	0	0
4b2b-FH	Franklin Heights-four bed	13	0	0	0	0	0	0	0	0	0	0	0	0	0
5b2b-FH	Franklin Heights 5bed2bath	4	0	0	0	0	1	0	0	0	0	0	0	0	0
Total		280	5	0	1	0	2	0	4	0	0	0	0	0	0

Conversion Ratios

Code	Name	Calls	Walk-in	Email	Other	SMS	Web	Chat	Unq. First Contact	Show	Applied	Approved	% Gross Conv Ratio	Unq. Shows	% Qual. Conv Ratio	Denied	Cancel	Re-Apply	% Net Conv Ratio
Not Specified	Not Specified	1	0	0	2	0	0	0	0	0	0	0	0.00	0	0.00	0	0	0	0.00
0b1b-JRP	JR Poly Lineweaver effici	0	0	0	0	0	0	0	0	0	0	0	0.00	0	0.00	0	0	0	0.00

BoxScore Summary

For Selected Properties

Date = 07/01/2022-07/31/2022

Item	07/01	07/02	07/03	07/04	07/05	07/06	07/07	07/08	07/09	07/10	07/11	07/12	07/13	07/14	07/15	07/16	07/17	07/18	07/19	07/20	07/21	07/22	07/23	07/24	07/25	07/26	07/27	07/28	07/29	07/30	07/31	Total	Avg	
1b1b-FH Franklin Heights-one bedro	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	0	0.00	
1b1b-JRP JR Polly Lineweaver One be	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
1bed-CV Commerce Village	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
1bed-LA Lineweaver Annex-one bedro	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0.00	
2b1b-FH Franklin Heights-two-bedroom	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
3b1b-FH Franklin Heights-three bed	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
3b2b-FH Franklin Heights-three bed	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
4b2b-FH Franklin Heights-four bed	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
5b2b-FH Franklin Heights 5bed2bath	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	0	400.00	

Harrisonburg Redevelopment and Housing Authority
July 2022 Waiting Lists Report

Property	Number of People on Waiting List
Commerce Village	494
Franklin Heights	444
HCV	1644
Lineweaver Annex	356
Total	2,938

Waiting List Review

Harrisonburg Redevelopment and Housing Authority (VA014)
 Lineweaver Annex

Waiting List Code: LA
Property: Waitlist Property
Property Code:
Waiting List Type: Tenant Based
Max Refusals: 1

Date/Time Last Generated: June 07, 2022 01:40 pm
List Open: Yes
Date Open:
Date Closed:

List Ordering
Sort Order 1: Date/Time
Sort Order 2: Preferences
Sort Order 3:
Sort Order 4:
Sort Order 5:

Waiting List Statistics
Total Selected: 4
Total Rejected: 1

Total Housed: 3
Total In Process: 0

% Lease up: 75.0%

Use Single Preference Rule: No

Income Targeting

Code	Income Limit Description	Req. %	Pts/Wt	# Selected	# Rejected	# Housed	# In Process	% Lease Up	% Met
VLI	Harrisonburg, VA MSA	100%	0	4	1	3	0	75.0%	100.0%

Income Limits Detail

Code	Description	Median Income	% Inc	Income Limits - Number of HH Members							
				1	2	3	4	5	6	7	8
VLI	Harrisonburg, VA MSA	80,500	50 %	26,800	30,600	34,450	38,250	41,350	44,400	47,450	53,150

Current Waiting List Households by Selection Status and Income Limit

	None	VLI	Total Number
			Avg Position Min Position Max Position
NotSelected	236	118	354
	181	174	177
	1	3	1
	355	356	356
Selected	0	2	2
	0	209	209
	0	178	178
	0	240	240
Total	236	120	356
	181	191	188
	1	3	1
	355	356	356

Waiting List Review

Harrisonburg Redevelopment and Housing Authority (VA014)
Housing Choice Voucher

Waiting List Code: HCV
Property: Waitlist Property
Property Code:
Waiting List Type: Tenant Based
Max Refusals: 1

Date/Time Last Generated: August 09, 2022 02:23 pm
List Open: Yes
Date Open:
Date Closed:

List Ordering
Sort Order 1: Preferences
Sort Order 2: Date/Time
Sort Order 3:
Sort Order 4:
Sort Order 5:

Waiting List Statistics
Total Selected: 273
Total Rejected: 0
Total Housed: 24
Total In Process: 249
% Lease up: 100.0%

Use Single Preference Rule: No

Income Targeting

Code	Income Limit Description	Req. %	Pts/Wt	# Selected	# Rejected	# Housed	# In Process	% Lease Up	% Met
ELI	Harrisonburg, VA MSA	75%	0	39	0	19	20	100.0%	79.2%
VLI	Harrisonburg, VA MSA	25%	0	5	0	5	0	100.0%	20.8%

Income Limits Detail

Code	Description	Median Income	% Med Inc	Income Limits - Number of HH Members							
				1	2	3	4	5	6	7	8
ELI	Harrisonburg, VA MSA	66,700	30 %	14,350	17,420	21,960	26,500	31,040	35,580	40,120	44,660
ELI	Harrisonburg, VA MSA	80,500	30 %	16,100	18,400	23,030	27,750	32,470	37,190	41,910	46,630
VLI	Harrisonburg, VA MSA	80,500	50 %	26,800	30,600	34,450	38,250	41,350	44,400	47,450	53,150

Current Waiting List Households by Selection Status and Income Limit

	None	ELI	VLI	Total Number Avg Position Min Position Max Position
NotSelected	1,407	184	52	1,643
	857	625	609	697
	5	1	25	1
	1,644	1,631	1,615	1,644
Selected	0	1	0	1
	0	3	0	3
	0	3	0	3
	0	3	0	3
Total	1,407	185	52	1,644
	857	314	609	523
	5	1	25	1
	1,644	1,631	1,615	1,644

Waiting List Review

Harrisonburg Redevelopment and Housing Authority (VA014)

Franklin Heights

Waiting List Code: FH
Property: Waitlist Property
Property Code:
Waiting List Type: Project Based
Max Refusals: 1

Date/Time Last Generated: August 11, 2022 11:30 am
List Open: Yes
Date Open:
Date Closed:

List Ordering
Sort Order 1: Preferences
Sort Order 2: Date/Time
Sort Order 3:
Sort Order 4:
Sort Order 5:

Waiting List Statistics
Total Selected: 25
Total Rejected: 1

Total Housed: 9
Total In Process: 15

% Lease up: 90.0%

Use Single Preference Rule: No

Income Targeting

Code	Income Limit Description	Req. %	Pts/Wt	# Selected	# Rejected	# Housed	# In Process	% Lease Up	% Met
VLI	Harrisonburg, VA MSA	25%	0	3	0	2	1	100.0%	22.2%
ELI	Harrisonburg, VA MSA	75%	0	7	1	7	0	87.5%	77.8%

Income Limits Detail

Code	Description	Median Income	% Med Inc	Income Limits - Number of HH Members							
				1	2	3	4	5	6	7	8
ELI	Harrisonburg, VA MSA	66,700	30 %	14,350	17,420	21,960	26,500	31,040	35,580	40,120	44,660
ELI	Harrisonburg, VA MSA	80,500	30 %	16,100	18,400	23,030	27,750	32,470	37,190	41,910	46,630
VLI	Harrisonburg, VA MSA	80,500	50 %	26,800	30,600	34,450	38,250	41,350	44,400	47,450	53,150

Current Waiting List Households by Selection Status and Income Limit

	None	ELI	VLI	Total Number Avg Position Min Position Max Position
NotSelected	852	245	69	1,166
	190	142	131	154
	1	1	2	1
	444	426	414	444
Selected	1	2	1	4
	1	2	2	2
	1	1	2	1
	1	3	2	3
Total	853	247	70	1,170
	95	72	66	78
	1	1	2	1
	444	426	414	444

Waiting List Review

Harrisonburg Redevelopment and Housing Authority (VA014)

Commerce Village

Waiting List Code: ComVil
Property: Waitlist Property
Property Code:
Waiting List Type: Tenant Based
Max Refusals: 1

Date/Time Last Generated: July 14, 2022 11:41 am
List Open: Yes
Date Open:
Date Closed:

List Ordering
Sort Order 1: Preferences
Sort Order 2: Date/Time
Sort Order 3:
Sort Order 4:
Sort Order 5:

Waiting List Statistics
Total Selected: 3
Total Rejected: 0

Total Housed: 3
Total In Process: 0

% Lease up: 100.0%

Use Single Preference Rule: No

Income Targeting									
Code	Income Limit Description	Req. %	Pts/Wt	# Selected	# Rejected	# Housed	# In Process	% Lease Up	% Met
VLI	Harrisonburg, VA MSA	50%	0	1	0	1	0	100.0%	33.3%
ELI	Harrisonburg, VA MSA	50%	0	2	0	2	0	100.0%	66.7%

Income Limits Detail											
Code	Description	Median Income	% Inc	Income Limits - Number of HH Members							
				1	2	3	4	5	6	7	8
ELI	Harrisonburg, VA MSA	66,700	30 %	14,350	17,420	21,960	26,500	31,040	35,580	40,120	44,660
ELI	Harrisonburg, VA MSA	80,500	30 %	16,100	18,400	23,030	27,750	32,470	37,190	41,910	46,630
VLI	Harrisonburg, VA MSA	80,500	50 %	26,800	30,600	34,450	38,250	41,350	44,400	47,450	53,150

Current Waiting List Households by Selection Status and Income Limit				
	None	ELI	VLI	Total Number Avg Position Min Position Max Position
NotSelected	330	138	24	492
	277	186	214	226
	6	1	15	1
	494	453	477	494
Selected	0	2	0	2
	0	6	0	6
	0	5	0	5
	0	7	0	7
Total	330	140	24	494
	277	96	214	171
	6	1	15	1
	494	453	477	494

BoxScore Summary

For Selected Properties

Date = 07/01/2022-07/31/2022

Code	Name	Avg Sq Ft	Avg Rent	Units	Occupied No Notices	Vacant Rented	Vacant Unrented	Notice Rented	Notice Unrented	Avail	Model	Down	Admin	% Occ w/NonRev	% Occ	% Leased	% Trend
0b1b-JRP	JR Polly Lineweaver offic	0	80	47	44	0	1	0	0	3	0	0	0	97.87	97.87	97.87	93.61
1b1b-FH	Franklin Heights-one bedro	896	0	18	18	0	0	0	0	0	0	0	0	100.00	100.00	100.00	100.00
1b1b-JRP	JR Polly Lineweaver One be	0	0	14	13	0	0	0	0	1	0	0	0	100.00	100.00	100.00	92.85
1bed-CV	Commerce Village	600	159	30	30	0	0	0	0	0	0	0	0	100.00	100.00	100.00	100.00
1bed-LA	Lineweaver Annex-one bedro	414	68	60	57	0	0	0	0	3	0	0	0	100.00	100.00	100.00	95.00
2b1b-FH	Franklin Heights-two-bedroom	988	0	38	36	0	1	0	0	2	0	0	0	97.36	97.36	97.36	94.73
3b1b-FH	Franklin Heights-three bed	977	0	24	23	0	1	0	0	1	0	0	0	95.83	95.83	95.83	95.83
3b2b-FH	Franklin Heights-three bed	1,248	0	32	31	0	1	0	0	1	0	0	0	96.87	96.87	96.87	96.87
4b2b-FH	Franklin Heights-four bed	1,192	0	13	11	0	2	0	0	2	0	0	0	84.61	84.61	84.61	84.61
5b2b-FH	Franklin Heights-four bed	1,680	0	4	2	0	1	0	0	1	0	0	0	75.00	75.00	75.00	50.00
hcv	Section 8 Unit Type	0	13	667	648	0	12	0	0	7	0	0	0	98.20	98.20	98.20	97.15
PBV1	one bedroom	0	0	32	31	0	0	1	0	0	0	0	0	100.00	100.00	100.00	100.00
PBV2	project base 2 bedroom	0	0	38	36	0	1	0	0	2	0	0	0	97.36	97.36	97.36	94.73
PBV3	three bedroom project base	0	43	54	53	0	1	0	0	1	0	0	0	98.14	98.14	98.14	98.14
PBV4	project base 4 bedroom	0	0	13	10	0	2	0	0	3	0	0	0	84.61	84.61	84.61	76.92
PBV5	project base 5 bedroom	0	0	4	2	0	1	0	0	2	0	0	0	75.00	75.00	75.00	50.00
phbr1	Public Housing 1 bedroom u	0	0	1	0	0	1	0	0	1	0	0	0	0.00	0.00	0.00	0.00
Suite A	rental space	0	0	1	0	0	1	0	0	1	0	0	0	0.00	0.00	0.00	0.00
Suite B	rental space	0	0	1	0	0	1	0	0	1	0	0	0	0.00	0.00	0.00	0.00
Suite C	rental space	0	0	1	0	0	1	0	0	1	0	0	0	0.00	0.00	0.00	0.00
Suite D	rental space	0	0	1	0	0	1	0	0	1	0	0	0	0.00	0.00	0.00	0.00
Total		198	21	1,083	1,053	0	29	1	1	18	47	0	0	98.07	98.07	98.07	95.69

Resident Activity

Code	Name	Units	Move In	Reverse Move In	Move Out	Cancel Move Out	Notice/Std p/Early Term	Cancel Notice	Rented	On-Site Transfer	Month To Month	Renewal	Cancel Move In	Evict	Cancel Eviction
0b1b-JRP	JR Polly Lineweaver offic	47	0	0	0	0	0	0	0	0	0	0	0	0	0
1b1b-FH	Franklin Heights-one bedro	18	1	0	0	0	0	0	0	0	0	0	0	0	0
1b1b-JRP	JR Polly Lineweaver One be	14	0	0	0	0	0	0	0	0	0	0	0	0	0
1bed-CV	Commerce Village	30	1	0	0	0	0	0	1	0	0	0	0	0	0
1bed-LA	Lineweaver Annex-one bedro	60	3	0	0	0	0	0	3	0	0	0	0	0	0
2b1b-FH	Franklin Heights-two-bedroom	38	0	0	0	0	1	0	0	0	0	0	0	0	0
3b1b-FH	Franklin Heights-three bed	24	0	0	0	0	0	0	0	0	0	0	0	0	0
3b2b-FH	Franklin Heights-three bed	32	0	0	0	0	0	0	0	0	0	0	0	0	0
4b2b-FH	Franklin Heights-four bed	13	0	0	0	0	0	0	0	0	0	0	0	0	0
5b2b-FH	Franklin Heights-Sped2bath	4	0	0	0	0	1	0	0	0	0	0	0	0	0

Monthly Report –July 2022

HCV PARTICIPANTS

Employment	Education/Training	Escrow
In Program: 21	Enrolled in GED: 0	Positive Escrow Balances:
Employed: 13	Enrolled in ESL: 0	Earning Monthly Escrow:
Unemployed/Furlough: 8	Enrolled in Continuing Ed: 1	Newly Earning Escrow:
Medical Leave/ Disability: Started this month: 0		Increase in Earning Escrow:
Maternity Leave: 0		Decrease in Earning Escrow:
		Interim Escrow Withdrawals:

FRANKLIN HEIGHTS PARTICIPANTS

Employment	Education/Training	Escrow
In Program: 28	Enrolled in GED:	Positive Escrow Balances:
Employed: 18	Enrolled in ESL: 1	Earning Monthly Escrow:
Unemployed/Furlough: 10	Enrolled in Continuing Ed.: 1	Newly Earning Escrow:
Medical Leave/ Disability: Started this month: 0		Increase in Earning Escrow:
Maternity Leave: 3		Decrease in Earning Escrow:

Employment	Education/Training	Escrow
		Interim Escrow Withdrawals:

HARRISON HEIGHTS

Employment	Education/Training	Escrow
In Program: 9	Enrolled in GED: 0	Positive Escrow Balances:
Employed: 7	Enrolled in ESL:	Earning Monthly Escrow:
Unemployed: 2	Enrolled in Continuing Ed:	Newly Earning Escrow:
Medical Leave/ Disability: Maternity Leave: 0	Started this month: 0	Escrow Increases:
New jobs this month: 0		Decrease in Earning Escrow:
		Interim Escrow Withdrawals:

Program Highlights

3 pieces of furniture were distributed. 2 new members of the PCC, Skyline literacy and Rockingham county public school system, 2 community events, 2 graduations, 2 referrals to Way to go and 1 referral to the HDPT/ paratransit bus, work on Action plan, Watched a webinar on final rule, had a training on ACES (Adverse Childhood Experiences), training on Yardi

Date: 7/28/2022 FSS Coordinator: Jacques Mushagasha & Victoria Hill

**Harrisonburg Redevelopment & Housing Authority Report
Financial Report as July 31, 2022**

LOCAL COMMUNITY DEVELOPMENT

Cash:	First Bank & Trust-Operating Funds		\$969,495.26
		Total	\$969,495.26
	AR Due from:		
	JR Polly Lineweaver Apartments	\$134,323.71	
	Housing Choice Voucher Program	\$52,563.97	
	Commerce Village, LLC	\$18,456.55	
	Franklin Heights, LLC-Operating Expenses	\$99,543.80	
	Franklin Heights, LLC-Debt Servicing	\$0.00	
		\$304,888.03	

HOUSING CHOICE VOUCHER PROGRAM

Cash:	Truist/SunTrust-Checking Account		\$525,788.06
	United Bank-FSS Escrow for participants		\$87,087.62
		Total	\$612,875.68

J.R. POLLY LINEWEAVER APARTMENTS

Cash:	United Bank-Checking Account		\$7,876.11
		Total	\$7,876.11

ALL PROGRAMS-FH, LW, JRL

Cash:	United Bank-Security Deposit Account		\$196,971.81
-------	--------------------------------------	--	---------------------

COMPONENT UNITS

Franklin Heights, LLC

Cash:	United Bank-Checking Account		\$39,402.11
-------	------------------------------	--	--------------------

Commerce Village, LLC

Cash:	First Bank & Trust	\$232,015.09	
	Virginia Housing-Replacement Reserve Account	\$59,163.56	
	Truist/BB&T-Operating Reseve Account	\$130,747.69	

<u>Grand Total</u>	<u>\$2,248,547.31</u>
---------------------------	------------------------------

Harrisonburg Redevelopment & Housing Authority Report
YTD Financial Report as of July 31, 2022

	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	\$70,644.88	\$132,857.26	\$1,183,281.53	\$1,109,453.14	\$898,189.94	\$502,901.97	\$989,495.26
HOUSING CHOICE VOUCHER PROGRAM							
Cash:							
Trust/SunTrust-Checking	\$282,893.94	\$324,977.66	\$333,687.50	\$420,265.93	\$547,158.51	\$611,560.49	\$525,788.06
United Bank-FSS Escrow	\$97,590.97	\$103,221.70	\$100,089.94	\$89,359.18	\$98,888.15	\$80,389.65	\$80,087.62
J.R. POLLY LINEWEAVER APARTMENTS							
Cash:							
United Bank-Checking	\$39,575.18	\$29,084.84	\$18,811.38	\$55,692.12	\$92,441.12	\$127,553.46	\$7,876.11
ALL PROGRAMS-FH, LW, JRL, CVO							
Cash:							
United Bank-Security Dep.	\$189,859.73	\$191,545.47	\$195,180.07	\$196,480.33	\$199,959.14	\$198,133.10	\$196,971.81
COMPONENT UNITS							
Franklin Heights, LLC							
Cash:							
United Bank-Checking	\$137,869.19	\$143,222.78	\$266,574.78	\$402,058.15	\$535,064.94	\$669,731.49	\$39,402.11
Commerce Village LLC							
Cash:							
First Bank & Trust	\$221,460.59	\$221,460.59	\$204,850.65	\$231,897.65	\$535,064.94	\$277,312.40	\$232,015.09
VA Housing-Repl Reserve	\$54,562.05	\$55,314.62	\$56,068.47	\$56,826.47	\$57,592.63	\$58,372.58	\$59,163.56
Trust/BB&T-Oper Reserve	\$130,741.22	\$130,742.22	\$130,743.33	\$130,744.40	\$130,745.51	\$130,746.58	\$130,747.69
Total	\$1,225,197.75	\$1,332,427.14	\$2,489,287.65	\$2,692,777.37	\$3,095,104.88	\$2,656,701.72	\$2,241,547.31