

**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
<b>Receipts</b>											
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
<b>Total Receipts</b>	<b>389,210.00</b>	<b>220,056.00</b>	<b>514,915.00</b>	<b>6,460,100.00</b>	<b>553,786.00</b>	<b>1,909,636.00</b>	<b>234,256.00</b>	<b>5,000.00</b>	<b>0.00</b>	<b>0.00</b>	<b>10,286,959</b>
	1,124,181.00										
<b>Expenses</b>											
<b>Administration</b>											
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
<b>Total Administration</b>	<b>507,738.00</b>	<b>3,100.00</b>	<b>120,750.00</b>	<b>712,986.00</b>	<b>146,905.00</b>	<b>464,695.00</b>	<b>82,545.00</b>	<b>800.00</b>	<b>850.00</b>	<b>410.00</b>	<b>2,040,779</b>
<b>Utilities</b>											
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
<b>Total Utilities</b>	<b>4,200.00</b>	<b>800.00</b>	<b>100,000.00</b>	<b>6,000.00</b>	<b>103,000.00</b>	<b>84,000.00</b>	<b>38,050.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>336,050</b>
<b>Maintenance</b>											
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
<b>Total Maintenance</b>	<b>26,650.00</b>	<b>14,100.00</b>	<b>170,760.00</b>	<b>0.00</b>	<b>163,656.00</b>	<b>450,847.00</b>	<b>48,258.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>874,271</b>
<b>General Expenses</b>											
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
<b>Total General</b>	<b>11,000.00</b>	<b>15,205.00</b>	<b>49,165.00</b>	<b>5,739,483.00</b>	<b>48,671.00</b>	<b>304,318.00</b>	<b>21,904.00</b>	<b>900.00</b>	<b>900.00</b>	<b>0.00</b>	<b>6,191,546</b>
<b>Total Expenditures</b>	<b>549,588.00</b>	<b>33,205.00</b>	<b>440,675.00</b>	<b>6,458,469.00</b>	<b>462,232.00</b>	<b>1,303,860.00</b>	<b>190,757.00</b>	<b>1,700.00</b>	<b>1,750.00</b>	<b>410.00</b>	<b>9,442,646</b>
<b>TOTAL RECEIPTS</b>	<b>389,210.00</b>	<b>220,056.00</b>	<b>514,915.00</b>	<b>6,460,100.00</b>	<b>553,786.00</b>	<b>1,909,636.00</b>	<b>234,256.00</b>	<b>5,000.00</b>	<b>0.00</b>	<b>0.00</b>	<b>10,286,959</b>
<b>TOTAL EXPENSES</b>	<b>549,588.00</b>	<b>33,205.00</b>	<b>440,675.00</b>	<b>6,458,469.00</b>	<b>462,232.00</b>	<b>1,303,860.00</b>	<b>190,757.00</b>	<b>1,700.00</b>	<b>1,750.00</b>	<b>410.00</b>	<b>9,442,646</b>
<b>NET OPERATING INCOME/(LOS)</b>	<b>(160,378.00)</b>	<b>186,851.00</b>	<b>74,240.00</b>	<b>1,631.00</b>	<b>91,554.00</b>	<b>605,776.00</b>	<b>43,499.00</b>	<b>3,300.00</b>	<b>(1,750.00)</b>	<b>(410.00)</b>	<b>844,313</b>
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
<b>Total After Principal Payments</b>	<b>(160,378.00)</b>	<b>158,757.00</b>	<b>3,722.00</b>	<b>1,631.00</b>	<b>2,279.00</b>	<b>75,067.00</b>	<b>34,499.00</b>	<b>3,300.00</b>	<b>(1,750.00)</b>	<b>(410.00)</b>	<b>116,717</b>

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

	FY 2022	PROPOSED FY 2023
<b>OPERATING RECEIPTS</b>		
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
<b>TOTAL OPERATING RECEIPTS</b>	<b>1,046,360</b>	<b>1,124,181</b>
<b>ADMINISTRATIVE EXPENDITURES</b>		
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
<b>Total Administrative Expenditures</b>	<b>505,125</b>	<b>507,738</b>
<b>UTILITIES</b>		
Electric	2,500	2,600
Gas	1,500	1,600
<b>Total Utilities Expense</b>	<b>4,000</b>	<b>4,200</b>
<b>OPERATING EXPENDITURES</b>		
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
<b>Total Operating Expenditures</b>	<b>498,862</b>	<b>511,530</b>
<b>TOTAL OPERATING RECEIPTS</b>	<b>1,046,360</b>	<b>1,124,181</b>
<b>TOTAL OPERATING EXPENDITURES</b>	<b>1,007,987</b>	<b>1,023,468</b>
<b>NET INCOME/LOSS</b>	<b><u>38,373</u></b>	<b><u>100,713</u></b>
Principal Payment (BP/LOA)	27,310	98,612
	<b>11,063.00</b>	<b>2,101</b>

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

OPERATING RECEIPTS	FY 2022	PRPOSED 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
<b>TOTAL OPERATING RECEIPTS</b>	<b>485,280</b>	<b>514,915</b>
<b>Administration</b>		
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
<b>Total Administration Fees</b>	<b>128,196</b>	<b>119,750</b>
<b>Tenant Services</b>		
Recreation (Bus tickets and fruit baskets)	1,000	1,000
<b>Total Tenant Services</b>	<b>1,000</b>	<b>1,000</b>
<b>Utilities</b>		
Water	10,000	10,000
Electric	63,000	65,000
Sewer	24,000	25,000
<b>Total Utilities</b>	<b>97,000</b>	<b>100,000</b>
<b>Ordinary Maintenance</b>		
Salaries	62,603	68,200
Benefits	18,781	19,560
Materials	18,000	18,000
Contract Costs	50,000	65,000
<b>Total Ordinary Maintenance</b>	<b>149,384</b>	<b>170,760</b>
<b>General Expenses</b>		
Insurance	10,000	10,000
Collection Losses	5,000	5,000
Interest Expense-BOJ	0	34,165
<b>Total General Expenses</b>	<b>15,000</b>	<b>49,165</b>
<b>TOTAL EXPENDITURES</b>	<b>390,580</b>	<b>440,675</b>
<b>TOTAL OPERATING RECEIPTS</b>	<b>485,280</b>	<b>514,915</b>
<b>TOTAL OPERATING EXPENDITURES</b>	<b>390,580</b>	<b>440,675</b>
<b>NET INCOME/LOSS</b>	<b><u>94,700</u></b>	<b><u>74,240</u></b>
<b>Principal Payment</b>	<b>0</b>	<b>70,518</b>

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	<b><u>157,556</u></b>	<b><u>186,851</u></b>
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	<b>5,906,254</b>	<b>5,730,283</b>
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	<b>610,747</b>	<b>690,817</b>
Use of Unrestricted Net Assets held by HRHA	0	<b>39,000</b>
<b>TOTAL OPERATING RECEIPTS</b>	<b>6,517,001</b>	<b>6,460,100</b>
<b>OPERATING EXPENDITURES</b>		
Housing Assistance Payments	<b>5,906,254</b>	<b>5,730,283</b>
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	<b>609,995</b>	<b>728,186</b>
<b>TOTAL OPERATING EXPENDITURES</b>	<b>6,516,249</b>	<b>6,458,469</b>
<b>TOTAL OPERATING RECEIPTS</b>	<b>6,517,001</b>	<b>6,460,100</b>
<b>TOTAL OPERATING EXPENDITURES</b>	<b>6,516,249</b>	<b>6,458,469</b>
<b>NET INCOME/LOSS</b>	<b><u>752</u></b>	<b><u>1,631</u></b>

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

	FY 2022	PROPOSED FY 2023
<b>OPERATING RECEIPTS</b>		
Dwelling Rent-2% vacancy rate	184,248	186,820
HAP Funding	276,372	283,061
<b>Total Rent</b>	<b>460,620</b>	<b>469,881</b>
Service Coordinator Grant	67,105	67,105
Other Income-Laundry Receipts	3,800	4,800
Other Income-Late Fees, workorders	12,000	12,000
<b>TOTAL OPERATING RECEIPTS</b>	<b>543,525</b>	<b>553,786</b>
<b>Administration</b>		
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
<b>Total Administration</b>	<b>77,455</b>	<b>78,800</b>
<b>Tenant Services</b>		
Service Coordinator Grant	67,105	67,105
Recreation (Bus tickets and fruit baskets)	1,000	1,000
<b>Total Tenant Services</b>	<b>68,105</b>	<b>68,105</b>
<b>Utilities</b>		
Water	8,000	8,000
Electric	65,000	70,000
Sewer	25,000	25,000
<b>Total Utilities</b>	<b>98,000</b>	<b>103,000</b>
<b>Ordinary Maintenance</b>		
Salaries	40,740	68,196
Benefits	10,020	20,460
Materials	12,000	15,000
Contract Cost	41,000	60,000
<b>Total Ordinary Maintenance</b>	<b>103,760</b>	<b>163,656</b>
<b>General Expense</b>		
Insurance	8,500	11,950
Collection Losses	0	10,000
Interest Payment	36,575	26,721
<b>Total General Expense</b>	<b>45,075</b>	<b>48,671</b>
<b>TOTAL EXPENDITURES</b>	<b>392,395</b>	<b>462,232</b>
<b>TOTAL OPERATING RECEIPTS</b>	<b>543,525</b>	<b>553,786</b>
<b>TOTAL OPERATING EXPENDITURES</b>	<b>392,395</b>	<b>462,232</b>
<b>NET INCOME/LOSS</b>	<b><u>151,130</u></b>	<b><u>91,554</u></b>
<b>Principal Payment</b>	<b>150,610</b>	<b>89,275</b>
	<b>520</b>	<b>2,279</b>

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
<b>TOTAL OPERATING RECEIPTS</b>	<b>221,563</b>	<b>234,256</b>
<b>OPERATING EXPENDITURES</b>		
<b>Administration</b>		
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
<b>Total Administration Fees</b>	<b>60,560</b>	<b>62,795</b>
<b>Tenant Services</b>		
Salaries-Case Management/Peer Counseling	18,250	18,250
Recreation	1,500	1,500
<b>Total Tenant Services</b>	<b>19,750</b>	<b>19,750</b>
<b>Utilities</b>		
Water	4,300	4,300
Electric	20,000	20,000
Gas	2,100	2,100
Sewer	11,650	11,650
<b>Total Utilities</b>	<b>38,050</b>	<b>38,050</b>
<b>Ordinary Maintenance</b>		
Salaries	15,450	20,710
Benefits	3,500	6,048
Materials	2,500	3,500
Contract Costs	18,000	18,000
<b>Total Ordinary Maintenance</b>	<b>39,450</b>	<b>48,258</b>
<b>General Expenses</b>		
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
<b>Total General Expenses</b>	<b>29,404</b>	<b>30,904</b>
<b>TOTAL OPERATING RECEIPTS</b>	<b>221,563</b>	<b>234,256</b>
<b>TOTAL OPERATING EXPENDITURES</b>	<b>187,214</b>	<b>199,757</b>
<b>NET INCOME/LOSS</b>	<b><u>34,349</u></b>	<b><u>34,499</u></b>