



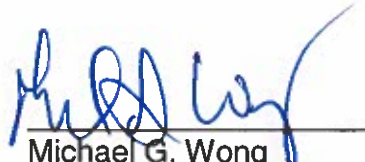
Harrisonburg Redevelopment & Housing Authority

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January 13, 2023

The Regular Meeting of the Harrisonburg Redevelopment and Housing Authority's Board of Commissioners will be held on **Wednesday January 19th 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
January 19, 2023

I. Call to order and determination of quorum

II. Review and Approval of Minutes
- December 21, 2022

III. Financial Reports
- December 2022

Reports

A. Executive Director

1. Board Governance Establishment of a Chair and Vice Chair
2. Mission Elevate Program

B. Any New Business/ Old Business

1. Strategic Initiatives Updates

- Homeownership and Neighborhood Revitalization
 - Bluestone Town Center
 - Lineweaver Annex Renovation
 - Commerce Village II
- Addressing Homelessness and Affordable Housing
 - Point in Time Count-1/25/2023
- Improving Organizational Efficiency and Effectiveness
 - MTW-Implementation Schedule Update
 - Yardi Software Migration
 - Strategic Planning: Lucy Simms Conference Room, January 26, 2023 3:00-7:00 pm.

C. Management Reports

1. HRHA Owned Properties Utilization
2. Waiting List
3. Financial Monthly Report & Quarterly Investment Update

IV. Public Comment

MINUTES

Regular Meeting
December 21, 2022

The Regular Meeting of the Harrisonburg Redevelopment & Housing Authority Board of Commissioners was held on Wednesday, December 21 at 4:00 p.m.

Those present were:

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

Also present were:

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

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

Mr. Wong then presented the November 29th meeting minutes for consideration of approval. After a period of discussion, Vice Chair Maphis seconded by Commissioner Benjamin made the motion to approve the November minutes. The motion was unanimously approved.

Mr. Wong then presented the November financials for consideration for approval. After a period of discussion, Commissioner Benjamin seconded by Commissioner Colman made the motion to approve the November financials. The motion was unanimously approved.

Mr. Wong then presented the inducement resolution for the issuance of multifamily housing revenue bonds for the John Early Seniors Housing LP located in Bedford, Virginia. Mr. Wong related of the project consisting of a 78-unit housing project for seniors. He stated of the bond issuance of the maximum principal amount to not exceed \$6,715,000.00 for the purposes of acquiring, constructing, renovating, rehabilitating and equipping the multifamily residential rental housing project. Chairman Fleming open the meeting for public comment. Hearing none, the public comment period was closed. After a period of discussion, Vice Chair Maphis seconded by Commissioner Green made a motion to approve the resolution. The motion was unanimously approved

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 an inducement resolution for the issuance of multifamily housing revenue bonds for the Wesley Lynchburg Housing LP located in the City of Lynchburg, Virginia. Mr. Wong related of it being a proposed 150-unit housing project for seniors. He stated of the bond issuance of the maximum principal amount to not exceed \$14,855,000.00 for the purposes of acquiring, constructing, renovating, rehabilitating and equipping the multifamily residential rental housing project. Chairman Fleming then opened the meeting for public comment. Hearing none, the public comment period was closed. After a period of discussion, Commissioner Colman seconded by Commissioner Benjamin made a motion to approve the resolution. The motion was unanimously approved.

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 an inducement resolution for the issuance of multifamily housing revenue bonds for the Bluestone Town Center Phase 1 located in Harrisonburg Virginia. Mr. Wong related of it being for 184 multifamily residential units with 64 units designated for seniors. He stated of the bond issuance of the maximum principal amount to not exceed \$20,000,000.00 for the purposes of acquiring, constructing, and equipping the multifamily residential rental housing project. After a period of discussion, Vice Chair Maphis seconded by Commissioner Colman made the motion to approve the resolution. The motion was unanimously approved.

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 a resolution authorizing the Harrisonburg Redevelopment and Housing Authority to enter into a loan transaction with the National Housing Trust Community Development Fund and the Executive Director of the Authority to execute loan documents relating to the Bluestone Town Center Project. Mr. Wong related of the plan to acquire the property as soon as able to reduce the carry costs. He stated that if the rezoning is not approved, the property would either be developed for single family homes or sold. He related of little concern with the acquisition prior to rezoning. After a

period of discussion, Vice Chair Maphis seconded by Commissioner Benjamin made the motion to approve the resolution. The motion was unanimously approved.

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 a request from the Arts Council of the Valley to cost share in electrical upgrades at the Court Square Theater. He related of receipt of three bids with the lowest being \$22,000.00 for electrical improvement relating to a fire at the panel box. After a period of discussion, Vice Chair Maphis seconded by Commissioner Green made the motion for cost sharing of the electrical costs with a verification that the costs are less any insurance claims and that the Arts Council of the Valley recognize the Authority for its contributions and support of the theater. The motion was unanimously approved.

Mr. Wong then provided brief updates on the Authority's initiatives and management reports. After a period of discussion, the management reports were approved on a motion by Commissioner Benjamin seconded by Commissioner Colman. The motion was unanimously approved.

Chairperson Fleming then opened the public comment period. No comment was received.

The meeting was adjourned on a motion by Commissioner Benjamin seconded by Commissioner Green. The motion was unanimously approved.

Michael G. Wong
Executive Director

Dany Fleming
Chair

LOCAL COMMUNITY DEVELOPMENT (Incl. BP, LAO, and Grants)
Statement of Revenues, Expenditures, and Changes In Fund Net Position

January - December 2022

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
2999-99-999	Revenue & Expenses								
3000-00-000	INCOME								
3100-00-000	TENANT INCOME								
3101-00-000	Rental Income								
3111-00-000	Tenant Rent	399,502.28	428,596.00	-29,093.72	-6.7%	399,502.28	428,596.00	-29,093.72	-6.7%
3112-06-000	PBV HAP Subsidy	223,573.00	238,140.00	-14,567.00	-6.1%	223,573.00	238,140.00	-14,567.00	-6.1%
3119-00-000	Total Rental Income	623,075.28	666,736.00	-43,660.72	-6.5%	623,075.28	666,736.00	-43,660.72	-6.5%
3120-00-000	Other Tenant Income								
3120-01-000	Laundry and Vending	3,740.19	3,750.00	-9.81	-0.26%	3,740.19	3,750.00	-9.81	-0.26%
3120-02-000	Cleaning Fee	639.00	0.00	639.00	N/A	639.00	0.00	639.00	N/A
3120-03-000	Damages	1,599.75	1,500.00	99.75	6.65%	1,599.75	1,500.00	99.75	6.65%
3120-04-000	Late Charges	254.50	300.00	-45.50	-15.17%	254.50	300.00	-45.50	-15.17%
3120-06-000	NSF Charges	25.00	25.00	0.00	0.00%	25.00	25.00	0.00	0.00%
3120-08-000	Workorders/Maint Charges	2,907.23	1,670.00	1,237.23	74.09%	2,907.23	1,670.00	1,237.23	74.09%
3120-09-000	Misc. Tenant Income	54.00	55.00	-1.00	-1.82%	54.00	55.00	-1.00	-1.82%
3129-00-000	Total Other Tenant Income	9,219.67	7,300.00	1,919.67	26.30%	9,219.67	7,300.00	1,919.67	26.30%
3199-00-000	TOTAL, TENANT INCOME	632,294.95	674,036.00	-41,741.05	-6.19%	632,294.95	674,036.00	-41,741.05	-6.19%
3400-00-000	GRANT INCOME								
3410-50-100	VA Homeless Solutions Program	118,933.09	59,391.00	59,542.09	100.25%	118,933.09	59,391.00	59,542.09	100.25%
3410-51-100	CHERP-CDBG-NC's Grant	304,808.42	318,285.00	-13,476.58	-4.23%	304,808.42	318,285.00	-13,476.58	-4.23%
3410-52-100	CHERP-ESQ Grant	33,307.25	47,279.00	-13,971.75	-29.55%	33,307.25	47,279.00	-13,971.75	-29.55%
3410-53-100	CHERP-HMIS Grant	2,066.88	0.00	2,066.88	N/A	2,066.88	0.00	2,066.88	N/A
3410-60-200	Homelessness Assistance Grant (HMIS/SHAP)	73,352.76	84,072.00	-10,719.24	-12.75%	73,352.76	84,072.00	-10,719.24	-12.75%
3410-61-200	COC Planning Grant	27,976.68	21,161.00	6,815.68	32.21%	27,976.68	21,161.00	6,815.68	32.21%
3499-00-000	TOTAL GRANT INCOME	560,445.08	530,188.00	30,257.08	5.71%	560,445.08	530,188.00	30,257.08	5.71%
3600-00-000	OTHER INCOME								
3610-00-000	Investment Income - Unrestricted	423.08	0.00	423.08	N/A	423.08	0.00	423.08	N/A
3620-00-000	Management Fee Income	10,422.75	11,000.00	-577.25	-5.25%	10,422.75	11,000.00	-577.25	-5.25%
3621-00-000	Bond Application Fees	60,000.00	15,000.00	45,000.00	300.00%	60,000.00	15,000.00	45,000.00	300.00%
3650-00-000	Miscellaneous Other Income	43,501.09	180,000.00	-136,498.91	-75.83%	43,501.09	180,000.00	-136,498.91	-75.83%
3699-00-000	TOTAL OTHER INCOME	114,346.92	206,000.00	-91,653.08	-44.49%	114,346.92	206,000.00	-91,653.08	-44.49%
3999-00-000	TOTAL INCOME	1,307,086.95	1,410,224.00	-103,137.05	-7.31%	1,307,086.95	1,410,224.00	-103,137.05	-7.31%
4000-00-000	EXPENSES								
4100-00-000	ADMINISTRATIVE EXPENSES								
4100-99-000	Administrative Salaries								
4110-00-000	Administrative Salaries	230,485.76	296,882.00	-66,396.24	-22.36%	230,485.76	296,882.00	-66,396.24	-22.36%
4110-04-000	Employee Benefit Contribution-Admin	69,562.31	89,065.00	-19,502.69	-21.90%	69,562.31	89,065.00	-19,502.69	-21.90%
4110-50-100	Salary-VA Homeless Solutions Program(VHSP)	51,486.66	42,391.00	9,095.66	21.46%	51,486.66	42,391.00	9,095.66	21.46%
4110-50-101	Admin Benefits-VIA Homeless Solutions Program	15,273.90	15,000.00	273.90	1.83%	15,273.90	15,000.00	273.90	1.83%
4110-53-100	Salary-CHERP HMIS	9,140.00	0.00	9,140.00	N/A	9,140.00	0.00	9,140.00	N/A

LOCAL COMMUNITY DEVELOPMENT (Incl. BP, LAO, and Grants)
Statement of Revenues, Expenditures, and Changes in Fund Net Position
 January, December 2022

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4110-54-100	Adm Benefits-CHERP-HMIS	699.21	0.00	-699.21	N/A	699.21	-699.21	N/A	0.00
4110-60-200	Salary-Homelessness Assistance Grant(HMIS)	49,005.47	75,000.00	25,994.53	34.66	49,005.47	25,994.53	34.66	75,000.00
4110-60-201	Adm Benefits-Homelessness Assistance Grant(HMIS)	12,392.72	4,000.00	-8,392.72	-209.82	12,392.72	-8,392.72	-209.82	4,000.00
4110-61-200	Salary-COC Planning Grant	25,647.48	15,161.00	-10,486.48	-69.17	25,647.48	-10,486.48	-69.17	15,161.00
4110-61-201	Adm Benefits-COC Planning	2,329.20	6,000.00	3,670.80	61.18	2,329.20	3,670.80	61.18	6,000.00
4110-99-000	Total Administrative Salaries	466,022.71	543,499.00	77,476.29	14.26	466,022.71	77,476.29	14.26	543,499.00
4130-00-000	Legal Expense	128.00	200.00	72.00	36.00	128.00	72.00	36.00	200.00
4130-01-000	Unlawful Detainers	22,988.67	13,800.00	-9,188.67	-66.58	22,988.67	-9,188.67	-66.58	13,800.00
4130-04-000	General Legal Expense	23,116.67	14,000.00	-9,116.67	-65.12	23,116.67	-9,116.67	-65.12	14,000.00
4131-00-000	Total Legal Expense	7,813.66	6,000.00	-1,813.66	-30.23	7,813.66	-1,813.66	-30.23	6,000.00
4140-00-000	Staff Training	23,496.59	6,000.00	-17,496.59	-291.61	23,496.59	-17,496.59	-291.61	6,000.00
4150-00-000	Travel	6,250.00	6,250.00	0.00	0.00	6,250.00	0.00	0.00	6,250.00
4171-00-000	Auditing Fees	17,150.80	0.00	-17,150.80	N/A	17,150.80	-17,150.80	N/A	0.00
4182-00-000	Consultants	46,897.39	12,250.00	-34,647.39	-282.84	46,897.39	-34,647.39	-282.84	12,250.00
4189-00-000	Total Other Admin Expenses	1,672.97	1,680.00	7.03	0.42	1,672.97	7.03	0.42	1,680.00
4190-00-000	Miscellaneous Admin Expenses	1,456.64	1,530.00	73.36	4.79	1,456.64	73.36	4.79	1,530.00
4190-01-000	Membership and Fees	707.40	720.00	12.60	1.75	707.40	12.60	1.75	720.00
4190-03-000	Advertising	1,505.66	1,735.00	229.34	13.22	1,505.66	229.34	13.22	1,735.00
4190-04-000	Office Supplies	9,710.00	1,500.00	8,210.00	100.00	9,710.00	8,210.00	100.00	1,500.00
4190-06-000	Compliance	1,764.72	2,325.00	560.28	24.10	1,764.72	560.28	24.10	2,325.00
4190-07-000	Telephone & Internet	4,812.38	4,860.00	47.62	0.98	4,812.38	47.62	0.98	4,860.00
4190-08-000	Postage	2,325.00	2,325.00	0.00	0.00	2,325.00	0.00	0.00	2,325.00
4190-10-000	Copiers	12,392.72	9,835.00	2,557.72	25.90	12,392.72	2,557.72	25.90	9,835.00
4190-12-000	Software	4,960.00	4,960.00	0.00	0.00	4,960.00	0.00	0.00	4,960.00
4190-13-000	IT/Website Maintenance	10,776.05	10,780.00	3.95	0.04	10,776.05	3.95	0.04	10,780.00
4190-14-000	Community Donations	7,924.22	4,100.00	3,824.22	93.27	7,924.22	3,824.22	93.27	4,100.00
4190-18-000	Small Office Equipment	63,589.81	2,500.00	61,089.81	2,543.59	63,589.81	61,089.81	2,543.59	2,500.00
4190-22-000	Other Misc Admin Expenses	5,904.98	2,000.00	3,904.98	195.25	5,904.98	3,904.98	195.25	2,000.00
4190-50-100	VA Homeless Services Program(VHSP)	293,733.12	318,285.00	24,551.88	7.71	293,733.12	24,551.88	7.71	318,285.00
4190-51-100	CHERP-CDBG-NCS Grant	47,279.00	47,279.00	0.00	0.00	47,279.00	0.00	0.00	47,279.00
4190-52-100	CHERP-ESO Grant	24,706.25	5,072.00	19,634.25	387.11	24,706.25	19,634.25	387.11	5,072.00
4190-60-200	Homelessness Assistance Grant (HMIS/SHAP)	373,365.21	426,236.00	52,870.79	12.40	373,365.21	52,870.79	12.40	426,236.00
4191-00-000	Total Miscellaneous Admin Expenses	917,215.64	1,001,985.00	84,769.36	8.46	917,215.64	84,769.36	8.46	1,001,985.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES								
4200-00-000	TENANT SERVICES								
4220-01-000	Other Tenant Svcs.	0.00	1,000.00	1,000.00	100.00	0.00	1,000.00	100.00	1,000.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	0.00	1,000.00	1,000.00	100.00	0.00	1,000.00	100.00	1,000.00
4300-00-000	UTILITY EXPENSES								
4310-00-000	Water	8,485.72	10,800.00	2,314.28	21.43	8,485.72	2,314.28	21.43	10,800.00
4320-00-000	Electricity	66,977.56	65,500.00	-1,477.56	-2.26	66,977.56	-1,477.56	-2.26	65,500.00
4330-00-000	Gas	801.22	1,500.00	698.78	46.59	801.22	698.78	46.59	1,500.00
4390-00-000	Sewer & Trash	18,926.11	24,000.00	5,073.89	21.14	18,926.11	5,073.89	21.14	24,000.00
4399-00-000	TOTAL UTILITY EXPENSES	95,190.61	101,800.00	6,609.39	6.49	95,190.61	6,609.39	6.49	101,800.00

LOCAL COMMUNITY DEVELOPMENT (incl. BP, LAO, and Grants)
Statement of Revenues, Expenditures, and Changes in Fund Net Position
 January - December 2022

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	% Annual
4400-00-000 MAINTENANCE AND OPERATIONAL EXPENSES									
4400-99-000 General Maint Expense	122,218.79	106,743.00	-15,475.79	-14.50	122,218.79	106,743.00	-15,475.79	-14.50	106,743.00
4410-00-000 Maintenance Salaries	30,892.33	32,023.00	1,130.67	3.53	30,892.33	32,023.00	1,130.67	3.53	32,023.00
4410-05-000 Employee Benefit Contribution-Maint.	153,111.12	138,766.00	-14,345.12	-10.34	153,111.12	138,766.00	-14,345.12	-10.34	138,766.00
4419-00-000 Total General Maint Expense									
4420-00-000 Materials	603.03	670.00	66.97	10.00	603.03	670.00	66.97	10.00	670.00
4420-01-000 Supplies-Grounds	486.25	575.00	88.75	15.43	486.25	575.00	88.75	15.43	575.00
4420-02-000 Supplies-Appliance	4,305.77	4,445.00	139.23	3.13	4,305.77	4,445.00	139.23	3.13	4,445.00
4420-03-000 Supplies-Unit Turnover	1,049.21	1,610.00	560.79	34.83	1,049.21	1,610.00	560.79	34.83	1,610.00
4420-04-000 Supplies-Electrical	1,801.63	1,850.00	48.37	2.61	1,801.63	1,850.00	48.37	2.61	1,850.00
4420-05-000 Supplies-Fuel & Parts	1,609.55	1,650.00	40.45	2.45	1,609.55	1,650.00	40.45	2.45	1,650.00
4420-06-000 Supplies-Janitorial/Cleaning	8,129.19	10,650.00	2,520.81	23.67	8,129.19	10,650.00	2,520.81	23.67	10,650.00
4420-07-000 Supplies-Maint/Repairs	2,410.25	2,500.00	89.75	3.59	2,410.25	2,500.00	89.75	3.59	2,500.00
4420-08-000 Supplies-Plumbing	1,670.80	700.00	-970.80	-138.69	1,670.80	700.00	-970.80	-138.69	700.00
4420-09-000 Tools and Equipment	322.39	350.00	27.61	7.89	322.39	350.00	27.61	7.89	350.00
4420-10-000 Maintenance Paper/Supplies	2,238.07	25,000.00	2,611.93	10.45	2,238.07	25,000.00	2,611.93	10.45	25,000.00
4429-00-000 Total Materials									
4430-00-000 Contract Costs	606.13	0.00	-606.13	N/A	606.13	0.00	-606.13	N/A	0.00
4430-01-000 Contract-Routine Maintenance	4,017.43	3,100.00	-917.43	-29.59	4,017.43	3,100.00	-917.43	-29.59	3,100.00
4430-02-000 Contract Trash Collection	0.00	500.00	500.00	100.00	0.00	500.00	500.00	100.00	500.00
4430-04-000 Contract-Snow Removal	24,088.41	13,090.00	-10,998.41	-84.02	24,088.41	13,090.00	-10,998.41	-84.02	13,090.00
4430-05-000 Contract-Unit Turnover	2,305.82	2,000.00	-305.82	-15.29	2,305.82	2,000.00	-305.82	-15.29	2,000.00
4430-06-000 Contract-Electrical	12,078.99	4,900.00	-7,178.99	-146.51	12,078.99	4,900.00	-7,178.99	-146.51	4,900.00
4430-07-000 Contract-Fest Control	6,094.65	1,000.00	-5,094.65	-509.46	6,094.65	1,000.00	-5,094.65	-509.46	1,000.00
4430-08-000 Contract-Floor Covering	537.50	600.00	62.50	10.42	537.50	600.00	62.50	10.42	600.00
4430-09-000 Contract-Grounds	3,139.70	3,170.00	30.30	0.96	3,139.70	3,170.00	30.30	0.96	3,170.00
4430-10-000 Contract-Janitorial/Cleaning	3,514.98	3,590.00	75.02	2.09	3,514.98	3,590.00	75.02	2.09	3,590.00
4430-11-000 Contract-Plumbing	6,645.00	6,650.00	5.00	0.08	6,645.00	6,650.00	5.00	0.08	6,650.00
4430-12-000 Contract-Inspections	9,541.15	9,595.00	53.85	0.56	9,541.15	9,595.00	53.85	0.56	9,595.00
4430-13-000 Contract+HVAC	263.75	300.00	36.25	12.08	263.75	300.00	36.25	12.08	300.00
4430-15-000 Contract-Video Surveillance	10,151.80	10,200.00	48.20	0.47	10,151.80	10,200.00	48.20	0.47	10,200.00
4430-17-000 Contract-Elevator Maintenance	831.42	900.00	68.58	7.62	831.42	900.00	68.58	7.62	900.00
4430-18-000 Contract-Alarm Monitoring	1,780.00	1,500.00	-280.00	-18.67	1,780.00	1,500.00	-280.00	-18.67	1,500.00
4430-19-000 Contract-Sprinkler Monitoring	46,172.80	0.00	-46,172.80	N/A	46,172.80	0.00	-46,172.80	N/A	0.00
4430-23-000 Contract-Consultants	5,038.94	4,905.00	-133.94	-2.73	5,038.94	4,905.00	-133.94	-2.73	4,905.00
4439-99-000 Total Contract Costs	136,808.47	66,000.00	-70,808.47	-107.29	136,808.47	66,000.00	-70,808.47	-107.29	66,000.00
4499-00-000 TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	312,207.66	229,766.00	-82,541.66	-35.92	312,207.66	229,766.00	-82,541.66	-35.92	229,766.00
4500-00-000 GENERAL EXPENSES									
4510-00-000 Insurance-Other	3,541.80	4,160.00	618.20	14.86	3,541.80	4,160.00	618.20	14.86	4,160.00
4510-10-000 Property Insurance	4,210.10	4,212.00	1.90	0.05	4,210.10	4,212.00	1.90	0.05	4,212.00
4510-20-000 Liability Insurance	2,439.53	2,460.00	20.47	0.83	2,439.53	2,460.00	20.47	0.83	2,460.00
4510-30-000 Workmen's Compensation	8,556.37	7,168.00	-1,388.37	-19.37	8,556.37	7,168.00	-1,388.37	-19.37	7,168.00
4521-00-000 Misc. Taxes/Licenses/Insurance	3,752.42	0.00	-3,752.42	N/A	3,752.42	0.00	-3,752.42	N/A	0.00
4570-00-000 Bad Debt-Tenant Rents	5,916.80	5,000.00	-916.80	-18.34	5,916.80	5,000.00	-916.80	-18.34	5,000.00
4599-00-000 TOTAL GENERAL EXPENSES	28,417.02	23,000.00	-5,417.02	-23.55	28,417.02	23,000.00	-5,417.02	-23.55	23,000.00

LOCAL COMMUNITY DEVELOPMENT (Incl. BP, LAO, and Grants)
Statement of Revenues, Expenditures, and Changes in Fund Net Position

January - December 2022

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4800-00-000 FINANCING EXPENSE									
4851-00-000 Interest Expense-Loan 1	44,968.16	16,000.00	-28,968.16	-181.05	44,968.16	16,000.00	-28,968.16	-181.05	16,000.00
4899-00-000 TOTAL FINANCING EXPENSES	44,968.16	16,000.00	-28,968.16	-181.05	44,968.16	16,000.00	-28,968.16	-181.05	16,000.00
8000-00-000 TOTAL EXPENSES	1,398,099.09	1,373,551.00	-24,548.09	-1.79	1,398,099.09	1,373,551.00	-24,548.09	-1.79	1,373,551.00
9000-00-000 NET INCOME	-91,012.14	36,673.00	-127,685.14	-348.17	-91,012.14	36,673.00	-127,685.14	-348.17	36,673.00

BRIDGEPORT BUILDING
Statement of Revenues, Expenditures, and Changes in Fund Net Position
 January - December 2012

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
2999-99-999 Revenue & Expenses									
3000-00-000 INCOME									
3100-00-000 TENANT INCOME									
3101-00-000 Rental Income	207,063.54	190,456.00	16,607.54	8.72	207,063.54	190,456.00	16,607.54	8.72	190,456.00
3119-00-000 Tenant Rent	207,063.54	190,456.00	16,607.54	8.72	207,063.54	190,456.00	16,607.54	8.72	190,456.00
3199-00-000 Total Rental Income	207,063.54	190,456.00	16,607.54	8.72	207,063.54	190,456.00	16,607.54	8.72	190,456.00
3999-00-000 TOTAL INCOME	207,063.54	190,456.00	16,607.54	8.72	207,063.54	190,456.00	16,607.54	8.72	190,456.00
4000-00-000 EXPENSES									
4100-00-000 ADMINISTRATIVE EXPENSES									
4130-00-000 Legal Expense	401.50	2,500.00	2,098.50	83.94	401.50	2,500.00	2,098.50	83.94	2,500.00
4130-04-000 General Legal Expense	401.50	2,500.00	2,098.50	83.94	401.50	2,500.00	2,098.50	83.94	2,500.00
4190-00-000 Miscellaneous Admin Expenses									
4190-07-000 Telephone & Internet	334.90	600.00	265.10	44.18	334.90	600.00	265.10	44.18	600.00
4190-22-000 Other Misc Admin Expenses	656.96	0.00	-656.96	N/A	656.96	0.00	-656.96	N/A	0.00
4191-00-000 Total Miscellaneous Admin Expenses	991.86	600.00	-391.86	-65.31	991.86	600.00	-391.86	-65.31	600.00
4199-00-000 TOTAL ADMINISTRATIVE EXPENSES	1,393.36	3,100.00	1,706.64	55.05	1,393.36	3,100.00	1,706.64	55.05	3,100.00
4300-00-000 UTILITY EXPENSES									
4310-00-000 Water	448.44	800.00	351.56	43.94	448.44	800.00	351.56	43.94	800.00
4320-00-000 Electricity	4,087.71	0.00	-4,087.71	N/A	4,087.71	0.00	-4,087.71	N/A	0.00
4330-00-000 Gas	239.42	0.00	-239.42	N/A	239.42	0.00	-239.42	N/A	0.00
4399-00-000 TOTAL UTILITY EXPENSES	4,775.57	800.00	-3,975.57	-496.95	4,775.57	800.00	-3,975.57	-496.95	800.00
4400-00-000 MAINTENANCE AND OPERATIONAL EXPENSES									
4400-00-000 Materials									
4420-04-000 Supplies-Electrical	73.38	500.00	426.62	85.32	73.38	500.00	426.62	85.32	500.00
4420-07-000 Supplies-Maint/Repairs	0.00	2,500.00	2,500.00	100.00	0.00	2,500.00	2,500.00	100.00	2,500.00
4429-00-000 Total Materials	73.38	3,000.00	2,926.62	97.55	73.38	3,000.00	2,926.62	97.55	3,000.00
4430-00-000 Contract Costs									
4430-03-000 Contract-Trash Collection	973.25	0.00	-973.25	N/A	973.25	0.00	-973.25	N/A	0.00
4430-06-000 Contract-Electrical	320.00	0.00	-320.00	N/A	320.00	0.00	-320.00	N/A	0.00
4430-07-000 Contract-Pest Control	673.64	700.00	26.36	3.77	673.64	700.00	26.36	3.77	700.00
4430-10-000 Contract-Landscaping/Cleaning	1,573.22	1,600.00	26.78	1.67	1,573.22	1,600.00	26.78	1.67	1,600.00
4430-13-000 Contract-HVAC	1,551.00	1,600.00	49.00	3.06	1,551.00	1,600.00	49.00	3.06	1,600.00
4430-17-000 Contract-Elevator Maintenance	2,966.84	3,000.00	33.16	1.11	2,966.84	3,000.00	33.16	1.11	3,000.00
4430-18-000 Contract-Alarm Monitoring	138.00	200.00	62.00	31.00	138.00	200.00	62.00	31.00	200.00
4430-19-000 Contract-Sprinkler Monitoring	375.00	0.00	-375.00	N/A	375.00	0.00	-375.00	N/A	0.00
4430-99-000 Contract-Costs-Other	1,125.94	2,900.00	1,774.06	61.17	1,125.94	2,900.00	1,774.06	61.17	2,900.00
4439-00-000 Total Contract Costs	9,696.89	10,000.00	303.11	3.03	9,696.89	10,000.00	303.11	3.03	10,000.00
4499-00-000 TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	9,770.27	13,000.00	3,229.73	24.84	9,770.27	13,000.00	3,229.73	24.84	13,000.00

BRIDGEPORT BUILDING
Statement of Revenues, Expenditures, and Changes in Fund Net Position

January - December 2022

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4800-00-000									
FINANCING EXPENSE									
4851-00-000	20,119.34	16,000.00	-4,119.34	-25.75	20,119.34	16,000.00	-4,119.34	-25.75	16,000.00
Interest Expense-Loan 1									
4899-00-000	20,119.34	16,000.00	-4,119.34	-25.75	20,119.34	16,000.00	-4,119.34	-25.75	16,000.00
TOTAL FINANCING EXPENSES									
8000-00-000	36,058.54	32,900.00	-3,158.54	-9.60	36,058.54	32,900.00	-3,158.54	-9.60	32,900.00
TOTAL EXPENSES									
9000-00-000	171,005.00	157,556.00	13,449.00	8.54	171,005.00	157,556.00	13,449.00	8.54	157,556.00
NET INCOME									

LINWEAVER ANNEX APARTMENTS
Statement of Revenues, Expenditures, and Changes in Fund Net Position

January - December 2022

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
2999-99-999	Revenue & Expenses								
3000-00-000	INCOME								
3100-00-000	TENANT INCOME								
3101-00-000	Rental Income								
3111-00-000	Tenant Rent	192,438.74	238,140.00	-45,701.26	-19.19	192,438.74	238,140.00	-45,701.26	238,140.00
3112-06-000	PBV HAP Subsidy	223,573.00	238,140.00	-14,567.00	-6.12	223,573.00	238,140.00	-14,567.00	238,140.00
3119-00-000	Total Rental Income	416,011.74	476,280.00	-60,268.26	-12.65	416,011.74	476,280.00	-60,268.26	476,280.00
3120-00-000	Other Tenant Income								
3120-01-000	Laundry and Vending	3,740.19	3,750.00	-9.81	-0.26	3,740.19	3,750.00	-9.81	3,750.00
3120-02-000	Cleaning Fee	639.00	0.00	639.00	N/A	639.00	0.00	639.00	0.00
3120-03-000	Damages	1,599.75	1,500.00	99.75	6.65	1,599.75	1,500.00	99.75	1,500.00
3120-04-000	Late Charges	254.50	300.00	-45.50	-15.17	254.50	300.00	-45.50	300.00
3120-06-000	NSF Charges	25.00	25.00	0.00	0.00	25.00	25.00	0.00	25.00
3120-08-000	Workorders/Maint Charges	2,907.23	1,670.00	1,237.23	74.09	2,907.23	1,670.00	1,237.23	1,670.00
3120-09-000	Misc. Tenant Income	54.00	55.00	-1.00	-1.82	54.00	55.00	-1.00	55.00
3129-00-000	Total Other Tenant Income	9,219.67	7,300.00	1,919.67	26.30	9,219.67	7,300.00	1,919.67	7,300.00
3199-00-000	TOTAL TENANT INCOME	425,231.41	483,580.00	-58,348.59	-12.07	425,231.41	483,580.00	-58,348.59	483,580.00
3600-00-000	OTHER INCOME								
3650-00-000	Miscellaneous Other Income	100.76	0.00	100.76	N/A	100.76	0.00	100.76	0.00
3699-00-000	TOTAL OTHER INCOME	100.76	0.00	100.76	N/A	100.76	0.00	100.76	0.00
3999-00-000	TOTAL INCOME	425,332.17	483,580.00	-58,247.83	-12.05	425,332.17	483,580.00	-58,247.83	483,580.00
4000-00-000	EXPENSES								
4100-00-000	ADMINISTRATIVE EXPENSES								
4100-99-000	Administrative Salaries								
4110-00-000	Administrative Salaries	57,927.20	81,112.00	-23,184.80	28.58	57,927.20	81,112.00	-23,184.80	81,112.00
4110-04-000	Employee Benefit Contribution-Admin	19,453.25	24,334.00	-4,880.75	20.06	19,453.25	24,334.00	-4,880.75	24,334.00
4110-99-000	Total Administrative Salaries	77,380.45	105,446.00	-28,065.55	26.62	77,380.45	105,446.00	-28,065.55	105,446.00
4130-00-000	Legal Expense								
4130-01-000	Unlawful Detainers	128.00	200.00	-72.00	36.00	128.00	200.00	-72.00	200.00
4130-04-000	General Legal Expense	5,428.99	1,300.00	4,128.99	-317.61	5,428.99	1,300.00	4,128.99	1,300.00
4131-00-000	Total Legal Expense	5,556.99	1,500.00	4,056.99	-270.47	5,556.99	1,500.00	4,056.99	1,500.00
4140-00-000	Staff Training	850.00	1,000.00	-150.00	15.00	850.00	1,000.00	-150.00	1,000.00
4150-00-000	Travel	612.50	1,000.00	-387.50	38.75	612.50	1,000.00	-387.50	1,000.00
4171-00-000	Auditing Fees	1,250.00	1,250.00	0.00	0.00	1,250.00	1,250.00	0.00	1,250.00
4199-00-000	Total Other Admin Expenses	1,862.50	2,250.00	-387.50	17.22	1,862.50	2,250.00	-387.50	2,250.00
4190-01-000	Miscellaneous Admin Expenses								
4190-01-000	Membership and Fees	393.23	400.00	-6.77	1.69	393.23	400.00	-6.77	400.00
4190-02-000	Publications	129.24	200.00	-70.76	35.38	129.24	200.00	-70.76	200.00
4190-03-000	Advertising	289.22	300.00	-10.78	3.59	289.22	300.00	-10.78	300.00
4190-04-000	Office Supplies	274.06	500.00	-225.94	45.19	274.06	500.00	-225.94	500.00
4190-06-000	Compliance	0.00	1,500.00	1,500.00	100.00	0.00	1,500.00	1,500.00	1,500.00

LINEWEAVER ANNEX APARTMENTS
Statement of Revenues, Expenditures, and Changes in Fund Net Position

January - December 2022

	PTD Actual		PTD Budget		Variance	% Var	YTD Actual		YTD Budget		Variance	% Var	Annual
4190-07-000	Telephone & Internet	2,431.66	3,500.00	1,068.34	30.52	2,431.66	3,500.00	1,068.34	30.52	3,500.00			3,500.00
4190-08-000	Postage	441.04	1,000.00	558.96	55.90	441.04	1,000.00	558.96	55.90	1,000.00			1,000.00
4190-10-000	Copiers	548.60	1,000.00	451.40	45.14	548.60	1,000.00	451.40	45.14	1,000.00			1,000.00
4190-12-000	Software	5,114.51	8,000.00	2,885.49	36.07	5,114.51	8,000.00	2,885.49	36.07	8,000.00			8,000.00
4190-13-000	IT/Website Maintenance	1,453.36	1,500.00	46.64	3.11	1,453.36	1,500.00	46.64	3.11	1,500.00			1,500.00
4190-18-000	Small Office Equipment	65.31	100.00	34.69	34.69	65.31	100.00	34.69	34.69	100.00			100.00
4190-22-000	Other Misc. Admin Expenses	-69,912.95	0.00	69,912.95	N/A	-69,912.95	0.00	69,912.95	N/A	0.00			0.00
4191-00-000	Total Miscellaneous Admin Expenses	-69,912.95	0.00	69,912.95	N/A	-69,912.95	0.00	69,912.95	N/A	0.00			0.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	26,877.22	128,196.00	101,318.78	79.03	26,877.22	128,196.00	101,318.78	79.03	128,196.00			128,196.00
4200-00-000	TEENANT SERVICES												
4220-01-000	Other Tenant Svcs	0.00	1,000.00	1,000.00	100.00	0.00	1,000.00	1,000.00	100.00	1,000.00			1,000.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	0.00	1,000.00	1,000.00	100.00	0.00	1,000.00	1,000.00	100.00	1,000.00			1,000.00
4300-00-000	UTILITY EXPENSES												
4310-00-000	Water	8,037.28	10,000.00	1,962.72	19.63	8,037.28	10,000.00	1,962.72	19.63	10,000.00			10,000.00
4320-00-000	Electricity	62,496.24	63,000.00	503.76	0.80	62,496.24	63,000.00	503.76	0.80	63,000.00			63,000.00
4390-00-000	Sewer & Trash	18,926.11	24,000.00	5,073.89	21.14	18,926.11	24,000.00	5,073.89	21.14	24,000.00			24,000.00
4399-00-000	TOTAL UTILITY EXPENSES	89,459.63	97,000.00	7,540.37	7.77	89,459.63	97,000.00	7,540.37	7.77	97,000.00			97,000.00
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES												
4400-99-000	General Maint Expense												
4410-00-000	Maintenance Salaries	62,603.00	62,603.00	0.00	0.00	62,603.00	62,603.00	0.00	0.00	62,603.00			62,603.00
4410-05-000	Employee Benefit Contribution-Maint.	12,752.95	18,781.00	6,028.05	32.10	12,752.95	18,781.00	6,028.05	32.10	18,781.00			18,781.00
4419-00-000	Total General Maint Expense	75,355.95	81,384.00	6,028.05	7.41	75,355.95	81,384.00	6,028.05	7.41	81,384.00			81,384.00
4420-00-000	Materials												
4420-01-000	Supplies-Grounds	86.87	150.00	63.13	42.09	86.87	150.00	63.13	42.09	150.00			150.00
4420-02-000	Supplies-Appliance	419.47	500.00	80.53	16.11	419.47	500.00	80.53	16.11	500.00			500.00
4420-03-000	Supplies-Unit Turnover	4,233.77	4,250.00	16.23	0.38	4,233.77	4,250.00	16.23	0.38	4,250.00			4,250.00
4420-04-000	Supplies-Electrical	873.17	1,000.00	126.83	12.68	873.17	1,000.00	126.83	12.68	1,000.00			1,000.00
4420-05-000	Supplies-Fuel & Parts	1,609.04	1,650.00	40.96	2.48	1,609.04	1,650.00	40.96	2.48	1,650.00			1,650.00
4420-06-000	Supplies-Janitorial/Cleaning	612.62	650.00	37.38	5.75	612.62	650.00	37.38	5.75	650.00			650.00
4420-07-000	Supplies-Maint/Repairs	6,981.85	7,000.00	18.15	0.26	6,981.85	7,000.00	18.15	0.26	7,000.00			7,000.00
4420-08-000	Supplies-Plumbing	1,975.43	2,000.00	24.57	1.23	1,975.43	2,000.00	24.57	1.23	2,000.00			2,000.00
4420-09-000	Tools and Equipment	1,670.80	700.00	-970.80	-138.69	1,670.80	700.00	-970.80	-138.69	700.00			700.00
4420-10-000	Maintenance Paper/Supplies	89.99	100.00	10.01	10.01	89.99	100.00	10.01	10.01	100.00			100.00
4429-00-000	Total Materials	18,553.01	18,000.00	-553.01	-3.07	18,553.01	18,000.00	-553.01	-3.07	18,000.00			18,000.00
4430-00-000	Contract Costs												
4430-01-000	Contract-Routine Maintenance	606.13	0.00	-606.13	N/A	606.13	0.00	-606.13	N/A	0.00			0.00
4430-03-000	Contract-Trash Collection	3,044.18	3,100.00	55.82	1.80	3,044.18	3,100.00	55.82	1.80	3,100.00			3,100.00
4430-04-000	Contract-Snow Removal	0.00	500.00	500.00	100.00	0.00	500.00	500.00	100.00	500.00			500.00
4430-05-000	Contract-Unit Turnover	22,782.51	11,780.00	-11,002.51	-93.40	22,782.51	11,780.00	-11,002.51	-93.40	11,780.00			11,780.00
4430-06-000	Contract-Electrical	1,985.82	2,000.00	14.18	0.71	1,985.82	2,000.00	14.18	0.71	2,000.00			2,000.00
4430-07-000	Contract-Pest Control	10,311.71	3,525.00	-7,206.71	-204.45	10,311.71	3,525.00	-7,206.71	-204.45	3,525.00			3,525.00
4430-08-000	Contract-Floor Covering	6,094.65	1,000.00	5,094.65	-509.46	6,094.65	1,000.00	5,094.65	-509.46	1,000.00			1,000.00
4430-09-000	Contract-Grounds	537.50	600.00	62.50	10.42	537.50	600.00	62.50	10.42	600.00			600.00
4430-10-000	Contract-Janitorial/Cleaning	1,197.58	1,200.00	2.42	0.20	1,197.58	1,200.00	2.42	0.20	1,200.00			1,200.00

LINEWEAVER ANNEX APARTMENTS
Statement of Revenues, Expenditures, and Changes in Fund Net Position

January - December 2022

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4430-11-000	Contract-Pumbing	2,924.98	3,000.00	75.02	2,924.98	3,000.00	75.02	2.50	3,000.00
4430-12-000	Contract-Inspections	6,645.00	6,650.00	5.00	6,645.00	6,650.00	5.00	0.08	6,650.00
4430-13-000	Contract-HVAC	7,125.00	7,125.00	0.00	7,125.00	7,125.00	0.00	0.00	7,125.00
4430-15-000	Contract-Video Surveillance	263.75	300.00	36.25	263.75	300.00	36.25	12.08	300.00
4430-17-000	Contract-Elevator Maintenance	7,184.96	7,200.00	15.04	7,184.96	7,200.00	15.04	0.21	7,200.00
4430-18-000	Contract-Alarm Monitoring	295.00	300.00	5.00	295.00	300.00	5.00	1.67	300.00
4430-19-000	Contract-Sprinkler Monitoring	1,405.00	1,500.00	95.00	1,405.00	1,500.00	95.00	6.33	1,500.00
4430-23-000	Contract-Consultants	46,172.80	0.00	-46,172.80	46,172.80	0.00	-46,172.80	N/A	0.00
4430-99-000	Contract-Costs-Other	220.00	220.00	0.00	220.00	220.00	0.00	0.00	220.00
4439-00-000	Total Contract Costs	119,216.57	50,000.00	-69,216.57	119,216.57	50,000.00	-69,216.57	-138.43	50,000.00
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	213,125.53	149,384.00	-63,741.53	213,125.53	149,384.00	-63,741.53	-42.67	149,384.00
4500-00-000	GENERAL EXPENSES								
4510-00-000	Insurance-Other	2,082.85	2,700.00	617.15	2,082.85	2,700.00	617.15	22.86	2,700.00
4510-10-000	Property Insurance	2,998.75	3,000.00	1.25	2,998.75	3,000.00	1.25	0.04	3,000.00
4510-20-000	Liability Insurance	1,883.83	1,900.00	16.17	1,883.83	1,900.00	16.17	0.85	1,900.00
4510-30-000	Workmen's Compensation	2,316.55	2,400.00	83.45	2,316.55	2,400.00	83.45	3.48	2,400.00
4570-00-000	Bad Debt-Tenant Rents	5,916.80	5,000.00	-916.80	5,916.80	5,000.00	-916.80	-18.34	5,000.00
4599-00-000	TOTAL GENERAL EXPENSES	15,198.78	15,000.00	-198.78	15,198.78	15,000.00	-198.78	-1.33	15,000.00
4800-00-000	FINANCING EXPENSE								
4851-00-000	Interest Expense-Loan 1	24,848.82	0.00	-24,848.82	24,848.82	0.00	-24,848.82	N/A	0.00
4899-00-000	TOTAL FINANCING EXPENSES	24,848.82	0.00	-24,848.82	24,848.82	0.00	-24,848.82	N/A	0.00
8000-00-000	TOTAL EXPENSES	369,509.98	390,580.00	21,070.02	369,509.98	390,580.00	21,070.02	5.39	390,580.00
9000-00-000	NET INCOME	55,822.19	93,000.00	-37,177.81	55,822.19	93,000.00	-37,177.81	-39.98	93,000.00

COMMUNITY GRANTS
Statement of Revenues, Expenditures, and Changes in Fund Net Position

January - December 2022

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
2999-99-999	Revenue & Expenses								
3000-00-000	INCOME								
3400-00-000	GRANT INCOME								
3410-50-100	VA Homelessness Solutions Program	118,933.09	59,391.00	59,542.09	100.25	118,933.09	59,391.00	100.25	59,391.00
3410-50-100	CHERP-CDBG-NCS Grant	304,808.42	318,285.00	-13,476.58	-4.23	304,808.42	318,285.00	-13,476.58	318,285.00
3410-52-100	CHERP-ESO Grant	33,307.25	47,279.00	-13,971.75	-29.55	33,307.25	47,279.00	-13,971.75	47,279.00
3410-53-100	CHERP-HMIS Grant	2,066.88	0.00	2,066.88	N/A	2,066.88	0.00	N/A	0.00
3410-60-200	Homelessness Assistance Grant (HMIS/SWAP)	73,352.76	84,072.00	-10,719.24	-12.75	73,352.76	84,072.00	-10,719.24	84,072.00
3410-61-200	COC Planning Grant	27,976.68	21,161.00	6,815.68	32.21	27,976.68	21,161.00	6,815.68	21,161.00
3499-00-000	TOTAL GRANT INCOME	560,445.08	530,188.00	30,257.08	5.71	560,445.08	530,188.00	30,257.08	530,188.00
3999-00-000	TOTAL INCOME	560,445.08	530,188.00	30,257.08	5.71	560,445.08	530,188.00	30,257.08	530,188.00
4000-00-000	EXPENSES								
4100-00-000	ADMINISTRATIVE EXPENSES								
4100-99-000	Administrative Salaries								
4110-50-100	Salary-VA Homelessness Solutions Program(VHSP)	51,486.66	42,391.00	9,095.66	21.46	51,486.66	42,391.00	9,095.66	42,391.00
4110-50-101	Adm Benefits-VA Homelessness Solutions Program	15,273.90	15,000.00	273.90	1.83	15,273.90	15,000.00	273.90	15,000.00
4110-53-100	Salary-CHERP HMIS	9,140.00	0.00	9,140.00	N/A	9,140.00	0.00	N/A	0.00
4110-54-100	Adm Benefits-CHERP-HMIS	699.21	0.00	699.21	N/A	699.21	0.00	N/A	0.00
4110-60-200	Salary-Homelessness Assistance Grant(HMIS)	49,005.47	75,000.00	-25,994.53	34.66	49,005.47	75,000.00	-25,994.53	75,000.00
4110-60-201	Adm Benefits-Homelessness Assistance Grant(HMIS)	12,392.72	4,000.00	8,392.72	-209.82	12,392.72	4,000.00	8,392.72	4,000.00
4110-61-200	Salary-COC Planning Grant	25,647.48	15,161.00	10,486.48	69.17	25,647.48	15,161.00	10,486.48	15,161.00
4110-61-201	Adm Benefits-COC Planning Grant	2,329.20	6,000.00	-3,670.80	61.18	2,329.20	6,000.00	-3,670.80	6,000.00
4110-99-000	Total Administrative Salaries	165,974.64	157,552.00	8,422.64	-5.35	165,974.64	157,552.00	8,422.64	157,552.00
4182-00-000	Consultants	17,150.80	0.00	17,150.80	N/A	17,150.80	0.00	N/A	0.00
4189-00-000	Total Other Admin Expenses	17,150.80	0.00	17,150.80	N/A	17,150.80	0.00	N/A	0.00
4190-00-000	Miscellaneous Admin Expenses								
4190-50-100	VA Homelessness Solutions Program(VHSP)	5,904.98	2,000.00	3,904.98	195.25	5,904.98	2,000.00	3,904.98	2,000.00
4190-51-100	CHERP-CDBG-NCS Grant	293,733.12	318,285.00	-24,551.88	7.71	293,733.12	318,285.00	-24,551.88	318,285.00
4190-52-100	CHERP-ESO Grant	47,279.00	47,279.00	0.00	0.00	47,279.00	47,279.00	0.00	47,279.00
4190-60-200	Homelessness Assistance Grant (HMIS/SWAP)	24,706.25	5,072.00	19,634.25	-387.11	24,706.25	5,072.00	19,634.25	5,072.00
4191-00-000	Total Miscellaneous Admin Expenses	371,623.35	372,636.00	-1,012.65	0.27	371,623.35	372,636.00	-1,012.65	372,636.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	554,748.79	530,188.00	24,560.79	-4.63	554,748.79	530,188.00	24,560.79	530,188.00
8000-00-000	TOTAL EXPENSES	554,748.79	530,188.00	24,560.79	-4.63	554,748.79	530,188.00	24,560.79	530,188.00
9000-00-000	NET INCOME	5,696.29	0.00	5,696.29	N/A	5,696.29	0.00	N/A	0.00

HOUSING CHOICE VOUCHER PROGRAM (incl. MTW, MSS, and FSS Grant)
Statement of Revenues, Expenditures, and Changes in Fund Net Position

January - December 2022

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
2999-99-999	Revenue & Expenses								
3000-00-000	INCOME								
3100-00-000	TEENANT INCOME								
3120-00-000	Other Tenant Income	14,560.86	0.00	N/A	14,560.86	0.00	14,560.86	N/A	0.00
3121-01-000	Tenant Payment Agreement (TPA) Fraud								
3129-00-000	Total Other Tenant Income	14,560.86	0.00	N/A	14,560.86	0.00	14,560.86	N/A	0.00
3199-00-000	TOTAL TEENANT INCOME	14,560.86	0.00	N/A	14,560.86	0.00	14,560.86	N/A	0.00
3400-00-000	GRANT INCOME								
3410-01-000	Section 8 HAP Earned	5,843,218.00	5,897,254.00	-54,036.00	5,843,218.00	5,897,254.00	-54,036.00	-0.92	5,897,254.00
3410-02-000	Section 8 Admin. Fee Income	662,925.00	568,644.00	94,281.00	662,925.00	568,644.00	94,281.00	16.58	568,644.00
3410-03-000	Section 8 FSS Grant Income	50,138.87	63,000.00	-12,861.13	50,138.87	63,000.00	-12,861.13	-20.41	63,000.00
3499-00-000	TOTAL GRANT INCOME	6,556,281.87	6,528,898.00	27,383.87	6,556,281.87	6,528,898.00	27,383.87	0.42	6,528,898.00
3600-00-000	OTHER INCOME								
3640-00-000	Fraud Recovery-HAP	4,567.41	7,000.00	-2,432.59	4,567.41	7,000.00	-2,432.59	-34.75	7,000.00
3640-01-000	Fraud Recovery-ADM	4,567.40	7,000.00	-2,432.60	4,567.40	7,000.00	-2,432.60	-34.75	7,000.00
3651-00-000	Misc Income-FSS Forfeitures	1,167.53	2,000.00	-832.47	1,167.53	2,000.00	-832.47	-41.62	2,000.00
3699-00-000	TOTAL OTHER INCOME	10,302.34	16,000.00	-5,697.66	10,302.34	16,000.00	-5,697.66	-35.61	16,000.00
3999-00-000	TOTAL INCOME	6,581,145.07	6,544,898.00	36,247.07	6,581,145.07	6,544,898.00	36,247.07	0.55	6,544,898.00
4000-00-000	EXPENSES								
4100-00-000	ADMINISTRATIVE EXPENSES								
4100-99-000	Administrative Salaries								
4110-00-000	Administrative Salaries	316,994.02	347,147.00	30,152.98	316,994.02	347,147.00	30,152.98	8.69	347,147.00
4110-04-000	Employee Benefit Contribution-Admin	83,492.91	114,675.00	31,182.09	83,492.91	114,675.00	31,182.09	27.19	114,675.00
4110-20-400	Administrative Salaries-FSS	45,244.09	48,000.00	2,755.91	45,244.09	48,000.00	2,755.91	5.74	48,000.00
4110-21-400	Employee Benefits Contribution-FSS	12,319.36	15,000.00	2,680.64	12,319.36	15,000.00	2,680.64	17.87	15,000.00
4110-99-000	Total Administrative Salaries	458,050.38	524,822.00	66,771.62	458,050.38	524,822.00	66,771.62	12.72	524,822.00
4130-00-000	Legal Expense								
4130-02-000	Criminal Background Checks	2,514.15	0.00	-2,514.15	2,514.15	0.00	-2,514.15	N/A	0.00
4130-04-000	General Legal Expense	5,324.30	2,500.00	-2,824.30	5,324.30	2,500.00	-2,824.30	-112.97	2,500.00
4131-00-000	Total Legal Expense	7,838.45	2,500.00	-5,338.45	7,838.45	2,500.00	-5,338.45	-213.54	2,500.00
4140-00-000	Staff Training	11,086.28	5,000.00	-6,086.28	11,086.28	5,000.00	-6,086.28	-121.73	5,000.00
4150-00-000	Travel	2,764.79	5,000.00	2,235.21	2,764.79	5,000.00	2,235.21	44.70	5,000.00
4171-00-000	Auditing Fees	9,040.00	9,040.00	0.00	9,040.00	9,040.00	0.00	0.00	9,040.00
4172-00-000	Part Out Admin Fee Paid	1,292.74	2,000.00	707.26	1,292.74	2,000.00	707.26	35.36	2,000.00
4189-00-000	Total Other Admin Expenses	13,097.53	16,040.00	2,942.47	13,097.53	16,040.00	2,942.47	18.34	16,040.00
4190-00-000	Miscellaneous Admin Expenses								
4190-01-000	Membership and Fees	1,473.39	1,475.00	1.61	1,473.39	1,475.00	1.61	0.11	1,475.00
4190-02-000	Publications	402.08	403.00	0.92	402.08	403.00	0.92	0.23	403.00
4190-03-000	Advertising	4,392.42	4,400.00	7.58	4,392.42	4,400.00	7.58	0.17	4,400.00
4190-04-000	Office Supplies	2,539.36	2,540.00	0.64	2,539.36	2,540.00	0.64	0.03	2,540.00

HOUSING CHOICE VOUCHER PROGRAM (incl. MTW, MSS, and FSS Grant)
Statement of Revenues, Expenditures, and Changes in Fund Net Position

January - December 2022

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4190-05-000	Fuel-Administrative	1,585.10	1,586.00	0.90	1,585.10	1,586.00	0.90	0.06	1,586.00
4190-06-000	Compliance	16,138.98	16,140.00	1.02	16,138.98	16,140.00	1.02	0.01	16,140.00
4190-07-000	Telephone & Internet	5,093.70	5,100.00	6.30	5,093.70	5,100.00	6.30	0.12	5,100.00
4190-08-000	Postage	1,550.55	1,560.00	9.45	1,550.55	1,560.00	9.45	0.61	1,560.00
4190-09-000	Rent and Utility Adjustments	1,486.00	1,486.00	0.00	1,486.00	1,486.00	0.00	0.00	1,486.00
4190-10-000	Copiers	1,295.61	1,300.00	4.39	1,295.61	1,300.00	4.39	0.34	1,300.00
4190-12-000	Software	17,652.21	17,460.00	-192.21	17,652.21	17,460.00	-192.21	-1.10	17,460.00
4190-17-000	IT/Website Maintenance	6,174.17	6,175.00	0.83	6,174.17	6,175.00	0.83	0.01	6,175.00
4190-18-000	Landed Incentives	13,000.00	13,000.00	0.00	13,000.00	13,000.00	0.00	0.00	13,000.00
4190-22-000	Small Office Equipment	2,373.10	2,375.00	1.90	2,373.10	2,375.00	1.90	0.08	2,375.00
4191-00-000	Other Misc Admin Expenses	35,127.32	0.00	-35,127.32	35,127.32	0.00	-35,127.32	N/A	0.00
4199-00-000	Total Miscellaneous Admin Expenses	110,283.99	75,000.00	-35,283.99	110,283.99	75,000.00	-35,283.99	-47.05	75,000.00
	TOTAL ADMINISTRATIVE EXPENSES	600,356.63	623,362.00	23,005.37	600,356.63	623,362.00	23,005.37	3.69	623,362.00
4300-00-000	UTILITY EXPENSES								
4320-00-000	Electricity	3,081.47	3,700.00	618.53	3,081.47	3,700.00	618.53	16.72	3,700.00
4330-00-000	Gas	2,233.06	2,300.00	66.94	2,233.06	2,300.00	66.94	2.91	2,300.00
4399-00-000	TOTAL UTILITY EXPENSES	5,314.53	6,000.00	685.47	5,314.53	6,000.00	685.47	11.42	6,000.00
4500-00-000	GENERAL EXPENSES								
4510-00-000	Insurance-Other	1,744.43	1,745.00	0.57	1,744.43	1,745.00	0.57	0.03	1,745.00
4510-10-000	Property Insurance	215.19	216.00	0.81	215.19	216.00	0.81	0.38	216.00
4510-20-000	Liability Insurance	64.71	65.00	0.29	64.71	65.00	0.29	0.45	65.00
4510-30-000	Workmen's Compensation	7,461.96	6,504.00	-957.96	7,461.96	6,504.00	-957.96	-14.73	6,504.00
4599-00-000	TOTAL GENERAL EXPENSES	9,486.29	8,530.00	-956.29	9,486.29	8,530.00	-956.29	-11.21	8,530.00
4700-00-000	HOUSING ASSISTANCE PAYMENTS								
4715-00-000	Housing Assistance Payments	5,570,796.00	5,906,254.00	335,458.00	5,570,796.00	5,906,254.00	335,458.00	5.68	5,906,254.00
4715-01-000	Tenant Utility Payments-Voucher	142,617.00	0.00	-142,617.00	142,617.00	0.00	-142,617.00	N/A	0.00
4715-02-000	Port Out. HAP Payments	51,493.00	0.00	-51,493.00	51,493.00	0.00	-51,493.00	N/A	0.00
4715-06-000	FSS Escrow Payments	43,551.00	0.00	-43,551.00	43,551.00	0.00	-43,551.00	N/A	0.00
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	5,808,457.00	5,906,254.00	97,797.00	5,808,457.00	5,906,254.00	97,797.00	1.66	5,906,254.00
5000-00-000	NON-OPERATING ITEMS								
5231-00-000	Gain/Loss from Disposition of Non-Expend Equip.	-1,550.00	0.00	1,550.00	-1,550.00	0.00	1,550.00	N/A	0.00
5999-00-000	TOTAL NON-OPERATING ITEMS	-1,550.00	0.00	1,550.00	-1,550.00	0.00	1,550.00	N/A	0.00
8000-00-000	TOTAL EXPENSES	6,422,064.45	6,544,146.00	122,081.55	6,422,064.45	6,544,146.00	122,081.55	1.87	6,544,146.00
9000-00-000	NET INCOME	159,080.62	752.00	158,328.62	159,080.62	752.00	158,328.62	21,054.34	752.00

JR POLLY LINEWEAV ER APARTMENTS (incl. Service Coordinator Grant)
Statement of Revenues, Expenditures, and Changes in Fund Net Position

January - December 2022

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
2999-99-999	Revenue & Expenses								
3000-00-000	INCOME								
3100-00-000	TENANT INCOME								
3101-00-000	Rental Income	189,790.65	184,248.00	5,542.65	3.01	189,790.65	184,248.00	5,542.65	3.01
3111-00-000	Tenant Rent	244,588.00	276,372.00	-31,784.00	-11.50	244,588.00	276,372.00	-31,784.00	-11.50
3112-00-000	50059 HAP Subsidy	434,378.65	460,620.00	-26,241.35	-5.70	434,378.65	460,620.00	-26,241.35	-5.70
3120-00-000	Other Tenant Income								
3120-01-000	Laundry and Vending	3,740.27	3,800.00	-59.73	-1.57	3,740.27	3,800.00	-59.73	-1.57
3120-03-000	Damages	4,978.00	5,000.00	-22.00	-0.44	4,978.00	5,000.00	-22.00	-0.44
3120-04-000	Late Charges	216.00	216.00	0.00	0.00	216.00	216.00	0.00	0.00
3120-05-000	Legal Fees - Tenant	705.53	706.00	-0.47	-0.07	705.53	706.00	-0.47	-0.07
3120-08-000	Workorder/Maint Charges	9,698.28	6,078.00	3,620.28	59.56	9,698.28	6,078.00	3,620.28	59.56
3129-00-000	Total Other Tenant Income	19,338.08	15,800.00	3,538.08	22.39	19,338.08	15,800.00	3,538.08	22.39
3199-00-000	TOTAL TENANT INCOME	453,716.73	476,420.00	-22,703.27	-4.77	453,716.73	476,420.00	-22,703.27	-4.77
3999-00-000	TOTAL INCOME	453,716.73	476,420.00	-22,703.27	-4.77	453,716.73	476,420.00	-22,703.27	-4.77
4000-00-000	EXPENSES								
4100-00-000	ADMINISTRATIVE EXPENSES								
4100-99-000	Administrative Salaries								
4110-00-000	Administrative Salaries	34,888.17	50,955.00	-16,066.83	31.53	34,888.17	50,955.00	-16,066.83	31.53
4110-04-000	Employee Benefit Contribution-Admin	13,877.66	17,800.00	-3,922.34	22.04	13,877.66	17,800.00	-3,922.34	22.04
4110-99-000	Total Administrative Salaries	48,765.83	68,755.00	-19,989.17	29.07	48,765.83	68,755.00	-19,989.17	29.07
4130-00-000	Legal Expense								
4130-01-000	Unlawful Detainers	882.00	0.00	-882.00	N/A	882.00	0.00	-882.00	N/A
4130-02-000	Criminal Background Checks	180.05	0.00	-180.05	N/A	180.05	0.00	-180.05	N/A
4130-04-000	General Legal Expense	6,813.68	0.00	-6,813.68	N/A	6,813.68	0.00	-6,813.68	N/A
4131-00-000	Total Legal Expense	7,875.73	0.00	-7,875.73	N/A	7,875.73	0.00	-7,875.73	N/A
4171-00-000	Auditing Fees	1,750.00	1,200.00	-550.00	-45.83	1,750.00	1,200.00	-550.00	-45.83
4189-00-000	Total Other Admin Expenses	1,750.00	1,200.00	-550.00	-45.83	1,750.00	1,200.00	-550.00	-45.83
4190-00-000	Miscellaneous Admin Expenses								
4190-01-000	Memberships and Fees	262.15	263.00	-0.85	0.32	262.15	263.00	-0.85	0.32
4190-02-000	Publications	86.16	87.00	-0.84	0.97	86.16	87.00	-0.84	0.97
4190-03-000	Advertising	9.48	10.00	-0.52	5.20	9.48	10.00	-0.52	5.20
4190-04-000	Office Supplies	191.50	192.00	-0.50	0.26	191.50	192.00	-0.50	0.26
4190-07-000	Telephone & Internet	3,318.88	3,320.00	-1.12	0.03	3,318.88	3,320.00	-1.12	0.03
4190-08-000	Postage	355.15	356.00	-0.85	0.24	355.15	356.00	-0.85	0.24
4190-10-000	Copiers	485.63	486.00	-0.37	0.08	485.63	486.00	-0.37	0.08
4190-12-000	Software	3,425.36	1,599.00	1,826.36	-114.22	3,425.36	1,599.00	1,826.36	-114.22
4190-13-000	IT/Website Maintenance	1,186.58	1,187.00	-0.42	0.04	1,186.58	1,187.00	-0.42	0.04
4190-18-000	Small Office Equipment	1,226.49	0.00	-1,226.49	N/A	1,226.49	0.00	-1,226.49	N/A
4190-22-000	Other Misc Admin Expenses	-1,600.84	0.00	1,600.84	N/A	-1,600.84	0.00	1,600.84	N/A
4191-00-000	Total Miscellaneous Admin Expenses	8,946.54	7,500.00	-1,446.54	-19.29	8,946.54	7,500.00	-1,446.54	-19.29

JR POLLY LINEWEAV ER APARTMENTS (incl. Service Coordinator Grant)
Statement of Revenues, Expenditures, and Changes in Fund Net Position

January - December 2022

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	67,338.10	77,455.00	10,116.90	13.06	67,338.10	77,455.00	10,116.90	13.06	77,455.00
4200-00-000	TENANT SERVICES									
4220-01-000	Other Tenant Svcs.	0.00	1,000.00	1,000.00	100.00	0.00	1,000.00	1,000.00	100.00	1,000.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	0.00	1,000.00	1,000.00	100.00	0.00	1,000.00	1,000.00	100.00	1,000.00
4300-00-000	UTILITY EXPENSES									
4310-00-000	Water	8,003.66	8,000.00	-3.66	-0.05	8,003.66	8,000.00	-3.66	-0.05	8,000.00
4320-00-000	Electricity	72,206.33	65,000.00	-7,206.33	-11.09	72,206.33	65,000.00	-7,206.33	-11.09	65,000.00
4390-00-000	Sewer & Trash	19,441.34	25,000.00	5,558.66	22.23	19,441.34	25,000.00	5,558.66	22.23	25,000.00
4399-00-000	TOTAL UTILITY EXPENSES	99,651.33	98,000.00	-1,651.33	-1.68	99,651.33	98,000.00	-1,651.33	-1.68	98,000.00
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES									
4400-99-000	General Maint Expense									
4410-00-000	Maintenance Salaries	40,740.00	40,740.00	0.00	0.00	40,740.00	40,740.00	0.00	0.00	40,740.00
4410-05-000	Employee Benefit Contribution-Maint.	7,601.09	10,020.00	2,418.91	24.14	7,601.09	10,020.00	2,418.91	24.14	10,020.00
4419-00-000	Total General Maint Expense	48,341.09	50,760.00	2,418.91	4.77	48,341.09	50,760.00	2,418.91	4.77	50,760.00
4420-00-000	Materials									
4420-01-000	Supplies-Grounds	44.95	50.00	5.05	10.10	44.95	50.00	5.05	10.10	50.00
4420-02-000	Supplies-Appliance	363.68	364.00	0.32	0.09	363.68	364.00	0.32	0.09	364.00
4420-03-000	Supplies-Unit Turnover	4,484.21	4,485.00	0.79	0.02	4,484.21	4,485.00	0.79	0.02	4,485.00
4420-04-000	Supplies-Electrical	834.95	835.00	0.05	0.01	834.95	835.00	0.05	0.01	835.00
4420-05-000	Supplies-Fuel & Parts	1,554.65	1,560.00	5.35	0.34	1,554.65	1,560.00	5.35	0.34	1,560.00
4420-06-000	Supplies-Janitorial/Cleaning	652.70	653.00	0.30	0.05	652.70	653.00	0.30	0.05	653.00
4420-07-000	Supplies-Maint/Repairs	6,603.48	2,963.00	-3,640.48	-122.86	6,603.48	2,963.00	-3,640.48	-122.86	2,963.00
4420-08-000	Supplies-Plumbing	4,137.91	500.00	-3,637.91	-727.58	4,137.91	500.00	-3,637.91	-727.58	500.00
4420-09-000	Tools and Equipment	1,264.22	500.00	-764.22	-152.84	1,264.22	500.00	-764.22	-152.84	500.00
4420-10-000	Maintenance Paper/Supplies	89.99	90.00	0.01	0.01	89.99	90.00	0.01	0.01	90.00
4429-00-000	Total Materials	20,030.74	12,000.00	-8,030.74	-66.92	20,030.74	12,000.00	-8,030.74	-66.92	12,000.00
4430-00-000	Contract Costs									
4430-01-000	Contract-Routine Maintenance	1,068.42	1,070.00	1.58	0.15	1,068.42	1,070.00	1.58	0.15	1,070.00
4430-03-000	Contract-Trash Collection	3,023.63	3,024.00	0.37	0.01	3,023.63	3,024.00	0.37	0.01	3,024.00
4430-04-000	Contract-Snow Removal	1,750.00	1,750.00	0.00	0.00	1,750.00	1,750.00	0.00	0.00	1,750.00
4430-05-000	Contract-Unit Turnover	34,511.22	6,355.00	-28,156.22	-443.06	34,511.22	6,355.00	-28,156.22	-443.06	6,355.00
4430-06-000	Contract-Electrical	1,985.82	1,986.00	0.18	0.01	1,985.82	1,986.00	0.18	0.01	1,986.00
4430-07-000	Contract-Pest Control	19,829.82	4,500.00	-15,329.82	-340.66	19,829.82	4,500.00	-15,329.82	-340.66	4,500.00
4430-08-000	Contract-Floor Covering	3,175.88	3,176.00	0.12	0.00	3,175.88	3,176.00	0.12	0.00	3,176.00
4430-09-000	Contract-Grounds	537.50	538.00	0.50	0.09	537.50	538.00	0.50	0.09	538.00
4430-10-000	Contract-Janitorial/Cleaning	1,115.51	1,116.00	0.49	0.04	1,115.51	1,116.00	0.49	0.04	1,116.00
4430-11-000	Contract-Plumbing	2,049.98	2,050.00	0.02	0.00	2,049.98	2,050.00	0.02	0.00	2,050.00
4430-13-000	Contract-HVAC	6,825.00	3,500.00	-3,325.00	-95.00	6,825.00	3,500.00	-3,325.00	-95.00	3,500.00
4430-15-000	Contract-Video Surveillance	263.75	265.00	1.25	0.47	263.75	265.00	1.25	0.47	265.00
4430-17-000	Contract-Elevator Maintenance	15,546.04	10,000.00	-5,546.04	-55.46	15,546.04	10,000.00	-5,546.04	-55.46	10,000.00
4430-18-000	Contract-Alarm Monitoring	265.00	265.00	0.00	0.00	265.00	265.00	0.00	0.00	265.00
4430-19-000	Contract-Sprinkler Monitoring	1,405.00	1,405.00	0.00	0.00	1,405.00	1,405.00	0.00	0.00	1,405.00
4430-99-000	Contract Costs-Other	-2,984.02	0.00	2,984.02	N/A	-2,984.02	0.00	2,984.02	N/A	0.00
4439-00-000	Total Contract Costs	90,368.55	41,000.00	-49,368.55	-120.41	90,368.55	41,000.00	-49,368.55	-120.41	41,000.00

JR POLLY LINEWEAV ER APARTMENTS (Incl. Service Coordinator Grant)
Statement of Revenues, Expenditures, and Changes in Fund Net Position

January - December 2022

	PTD Actual		PTD Budget		Variance		% Var		YTD Actual		YTD Budget		Variance		% Var		Annual
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	158,740.38	103,760.00	-54,980.38	-52.99	158,740.38	103,760.00	-54,980.38	-52.99	103,760.00							
4500-00-000	GENERAL EXPENSES																
4510-00-000	Insurance-Other	2,570.52	2,575.00	4.48	0.17	2,570.52	2,575.00	4.48	0.17	2,575.00							
4510-10-000	Property Insurance	3,958.90	3,960.00	1.10	0.03	3,958.90	3,960.00	1.10	0.03	3,960.00							
4510-20-000	Liability Insurance	2,225.74	680.00	-1,545.74	-227.31	2,225.74	680.00	-1,545.74	-227.31	680.00							
4510-30-000	Workmen's Compensation	1,284.41	1,285.00	0.59	0.05	1,284.41	1,285.00	0.59	0.05	1,285.00							
4570-00-000	Bad Debt-Tenant Rents	50.29	0.00	-50.29	N/A	50.29	0.00	-50.29	N/A	0.00							
4599-00-000	TOTAL GENERAL EXPENSES	10,089.86	8,500.00	-1,589.86	-18.70	10,089.86	8,500.00	-1,589.86	-18.70	8,500.00							
4800-00-000	FINANCING EXPENSE																
4851-00-000	Interest Expense-Loan 1	31,985.31	36,575.00	4,589.69	12.55	31,985.31	36,575.00	4,589.69	12.55	36,575.00							
4899-00-000	TOTAL FINANCING EXPENSES	31,985.31	36,575.00	4,589.69	12.55	31,985.31	36,575.00	4,589.69	12.55	36,575.00							
8000-00-000	TOTAL EXPENSES	367,804.98	325,290.00	-42,514.98	-13.07	367,804.98	325,290.00	-42,514.98	-13.07	325,290.00							
9000-00-000	NET INCOME	85,911.75	151,130.00	-65,218.25	-43.15	85,911.75	151,130.00	-65,218.25	-43.15	151,130.00							

FRANKLIN HEIGHTS, LLC (Incl. CDBG Grants)
Statement of Revenues, Expenditures, and Changes in Fund Net Position

January - December 2022

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
2999-99-999	Revenue & Expenses								
3000-00-000	INCOME								
3100-00-000	TENANT INCOME								
3101-00-000	Rental Income	454,988.51	480,000.00	-25,011.49	-5.21	454,988.51	480,000.00	-25,011.49	-5.21
3111-00-000	Tenant Rent	1,152,310.00	1,131,047.00	21,263.00	1.88	1,152,310.00	1,131,047.00	21,263.00	1.88
3112-06-000	PBV HAP Subsidy	1,607,298.51	1,611,047.00	-3,748.49	-0.23	1,607,298.51	1,611,047.00	-3,748.49	-0.23
3119-00-000	Total Rental Income	2,759,596.51	2,742,094.00	17,502.51	0.64	2,759,596.51	2,742,094.00	17,502.51	0.64
3120-00-000	Other Tenant Income								
3120-03-000	Damages	6,262.00	1,096.00	5,166.00	471.35	6,262.00	1,096.00	5,166.00	471.35
3120-05-000	Legal Fees - Tenant	829.00	829.00	0.00	0.00	829.00	829.00	0.00	0.00
3120-06-000	NSF Charges	75.00	75.00	0.00	0.00	75.00	75.00	0.00	0.00
3120-07-000	Tenant Owed Utilities	20,467.61	10,000.00	10,467.61	104.68	20,467.61	10,000.00	10,467.61	104.68
3120-08-000	Workers/Maint Charges	17,057.74	10,000.00	7,057.74	70.58	17,057.74	10,000.00	7,057.74	70.58
3120-09-000	Misc. Tenant Income	7,420.00	0.00	7,420.00	N/A	7,420.00	0.00	7,420.00	N/A
3129-00-000	Total Other Tenant Income	52,111.35	22,000.00	30,111.35	136.87	52,111.35	22,000.00	30,111.35	136.87
3199-00-000	TOTAL TENANT INCOME	1,659,409.86	1,633,047.00	26,362.86	1.61	1,659,409.86	1,633,047.00	26,362.86	1.61
3400-00-000	GRANT INCOME								
3415-00-000	Other Government Grants	140,000.00	165,000.00	-25,000.00	-15.15	140,000.00	165,000.00	-25,000.00	-15.15
3499-00-000	TOTAL GRANT INCOME	140,000.00	165,000.00	-25,000.00	-15.15	140,000.00	165,000.00	-25,000.00	-15.15
3600-00-000	OTHER INCOME								
3610-00-000	Investment Income - Unrestricted	490.25	500.00	-9.75	-1.95	490.25	500.00	-9.75	-1.95
3699-00-000	TOTAL OTHER INCOME	490.25	500.00	-9.75	-1.95	490.25	500.00	-9.75	-1.95
3999-00-000	TOTAL INCOME	1,799,900.11	1,798,547.00	1,353.11	0.08	1,799,900.11	1,798,547.00	1,353.11	0.08
4000-00-000	EXPENSES								
4100-00-000	ADMINISTRATIVE EXPENSES								
4100-99-000	Administrative Salaries								
4110-00-000	Administrative Salaries	224,629.94	266,851.00	-42,221.06	-15.82	224,629.94	266,851.00	-42,221.06	-15.82
4110-04-000	Employee Benefit Contributions-Admin	69,904.33	80,055.00	-10,150.67	-12.68	69,904.33	80,055.00	-10,150.67	-12.68
4110-99-000	Total Administrative Salaries	294,534.27	346,906.00	-52,371.73	-15.10	294,534.27	346,906.00	-52,371.73	-15.10
4130-00-000	Legal Expenses								
4130-01-000	Unlawful Detainers	893.00	0.00	893.00	N/A	893.00	0.00	893.00	N/A
4130-04-000	General Legal Expense	8,619.70	1,000.00	7,619.70	-761.97	8,619.70	1,000.00	7,619.70	-761.97
4131-00-000	Total Legal Expense	9,512.70	1,000.00	8,512.70	-851.27	9,512.70	1,000.00	8,512.70	-851.27
4140-00-000	Staff Training	3,860.88	1,000.00	2,860.88	-286.09	3,860.88	1,000.00	2,860.88	-286.09
4150-00-000	Travel	3,895.03	1,500.00	2,395.03	-159.67	3,895.03	1,500.00	2,395.03	-159.67
4171-00-000	Auditing Fees	2,200.00	2,200.00	0.00	0.00	2,200.00	2,200.00	0.00	0.00
4189-00-000	Total Other Admin Expenses	6,095.03	3,700.00	2,395.03	-64.73	6,095.03	3,700.00	2,395.03	-64.73
4190-00-000	Miscellaneous Admin Expenses								
4190-01-000	Membership and Fees	1,506.32	1,600.00	-93.68	-5.86	1,506.32	1,600.00	-93.68	-5.86
4190-02-000	Publications	496.46	500.00	-3.54	-0.71	496.46	500.00	-3.54	-0.71

FRANKLIN HEIGHTS, LLC (Incl. CDBG Grants)
Statement of Revenues, Expenditures, and Changes in Fund Net Position

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	YTD Actual		YTD Budget		Variance	% Var	YTD Actual		YTD Budget		Variance	% Var	Annual
	FTD Actual	FTD Budget	FTD Actual	FTD Budget			FTD Actual	FTD Budget	FTD Actual	FTD Budget			
4190-03-000	Advertising	1,781.16	2,500.00	1,781.16	2,500.00	718.84	28.75	1,781.16	2,500.00	718.84	28.75	2,500.00	
4190-04-000	Office Supplies	1,674.10	11,000.00	1,674.10	11,000.00	9,325.90	84.78	1,674.10	11,000.00	9,325.90	84.78	11,000.00	
4190-06-000	Compliance	5,013.00	5,100.00	5,013.00	5,100.00	87.00	1.71	5,013.00	5,100.00	87.00	1.71	5,100.00	
4190-07-000	Telephone & Internet	2,322.96	10,000.00	2,322.96	10,000.00	7,677.04	76.77	2,322.96	10,000.00	7,677.04	76.77	10,000.00	
4190-08-000	Postage	3,403.13	3,500.00	3,403.13	3,500.00	96.87	2.77	3,403.13	3,500.00	96.87	2.77	3,500.00	
4190-10-000	Copiers	1,259.46	5,000.00	1,259.46	5,000.00	3,740.54	74.81	1,259.46	5,000.00	3,740.54	74.81	5,000.00	
4190-12-000	Software	17,010.73	21,300.00	17,010.73	21,300.00	4,289.27	20.14	17,010.73	21,300.00	4,289.27	20.14	21,300.00	
4190-13-000	IT/WebSite Maintenance	3,068.08	6,000.00	3,068.08	6,000.00	2,931.92	48.87	3,068.08	6,000.00	2,931.92	48.87	6,000.00	
4190-18-000	Small Office Equipment	2,529.73	3,500.00	2,529.73	3,500.00	970.27	27.72	2,529.73	3,500.00	970.27	27.72	3,500.00	
4190-22-000	Other Misc Admin Expenses	2,081.20	25,000.00	2,081.20	25,000.00	22,918.80	91.68	2,081.20	25,000.00	22,918.80	91.68	25,000.00	
4191-00-000	Total Miscellaneous Admin Expenses	42,146.33	95,000.00	42,146.33	95,000.00	52,853.67	55.64	42,146.33	95,000.00	52,853.67	55.64	95,000.00	
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	356,149.21	447,606.00	356,149.21	447,606.00	91,456.79	20.43	356,149.21	447,606.00	91,456.79	20.43	447,606.00	
4200-00-000	TENANT SERVICES												
4220-01-000	Other Tenant Svcs	1,722.63	1,000.00	1,722.63	1,000.00	-722.63	-72.26	1,722.63	1,000.00	-722.63	-72.26	1,000.00	
4299-00-000	TOTAL TENANT SERVICES EXPENSES	1,722.63	1,000.00	1,722.63	1,000.00	-722.63	-72.26	1,722.63	1,000.00	-722.63	-72.26	1,000.00	
4300-00-000	UTILITY EXPENSES												
4310-00-000	Water	24,857.28	10,000.00	24,857.28	10,000.00	-14,857.28	-148.57	24,857.28	10,000.00	-14,857.28	-148.57	10,000.00	
4320-00-000	Electricity	8,565.98	20,000.00	8,565.98	20,000.00	11,434.02	57.17	8,565.98	20,000.00	11,434.02	57.17	20,000.00	
4330-00-000	Gas	215.12	4,000.00	215.12	4,000.00	3,784.88	94.62	215.12	4,000.00	3,784.88	94.62	4,000.00	
4390-00-000	Sewer & Trash	25,066.09	15,000.00	25,066.09	15,000.00	-10,066.09	-67.11	25,066.09	15,000.00	-10,066.09	-67.11	15,000.00	
4399-00-000	TOTAL UTILITY EXPENSES	58,704.47	49,000.00	58,704.47	49,000.00	-9,704.47	-19.80	58,704.47	49,000.00	-9,704.47	-19.80	49,000.00	
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES												
4400-99-000	General Maint Expense												
4410-00-000	Maintenance Salaries	125,882.22	157,505.00	125,882.22	157,505.00	31,622.78	20.08	125,882.22	157,505.00	31,622.78	20.08	157,505.00	
4410-05-000	Employee Benefit Contribution-Maint	25,053.37	47,252.00	25,053.37	47,252.00	22,198.63	46.98	25,053.37	47,252.00	22,198.63	46.98	47,252.00	
4419-00-000	Total General Maint Expense	150,935.59	204,757.00	150,935.59	204,757.00	53,821.41	26.29	150,935.59	204,757.00	53,821.41	26.29	204,757.00	
4420-00-000	Materials												
4420-01-000	Supplies-Grounds	936.59	950.00	936.59	950.00	13.41	1.41	936.59	950.00	13.41	1.41	950.00	
4420-02-000	Supplies-Appliance	2,863.84	2,865.00	2,863.84	2,865.00	1.16	0.04	2,863.84	2,865.00	1.16	0.04	2,865.00	
4420-03-000	Supplies-Unit Turnover	11,201.56	11,201.00	11,200.56	11,201.00	0.44	0.00	11,200.56	11,201.00	0.44	0.00	11,201.00	
4420-04-000	Supplies-Electrical	6,091.52	6,100.00	6,091.52	6,100.00	8.48	0.14	6,091.52	6,100.00	8.48	0.14	6,100.00	
4420-05-000	Supplies-Fuel & Parts	3,926.57	3,930.00	3,926.57	3,930.00	3.43	0.09	3,926.57	3,930.00	3.43	0.09	3,930.00	
4420-06-000	Supplies-Janitorial/Cleaning	2,053.84	2,054.00	2,053.84	2,054.00	0.16	0.01	2,053.84	2,054.00	0.16	0.01	2,054.00	
4420-07-000	Supplies-Maint/Repairs	9,251.72	6,240.00	9,251.72	6,240.00	-3,011.72	-48.26	9,251.72	6,240.00	-3,011.72	-48.26	6,240.00	
4420-08-000	Supplies-Plumbing	4,395.85	4,400.00	4,395.85	4,400.00	4.15	0.09	4,395.85	4,400.00	4.15	0.09	4,400.00	
4420-09-000	Tools and Equipment	1,755.90	1,760.00	1,755.90	1,760.00	4.10	0.23	1,755.90	1,760.00	4.10	0.23	1,760.00	
4420-10-000	Maintenance Paper/Supplies	479.13	500.00	479.13	500.00	20.87	4.17	479.13	500.00	20.87	4.17	500.00	
4429-00-000	Total Materials	42,955.52	40,000.00	42,955.52	40,000.00	-2,955.52	-7.39	42,955.52	40,000.00	-2,955.52	-7.39	40,000.00	
4430-00-000	Contract Costs												
4430-01-000	Contract-Routine Maintenance	69.75	70.00	69.75	70.00	0.25	0.36	69.75	70.00	0.25	0.36	70.00	
4430-03-000	Contract-Trash Collection	3,124.74	3,125.00	3,124.74	3,125.00	0.26	0.01	3,124.74	3,125.00	0.26	0.01	3,125.00	
4430-04-000	Contract-Snow Removal	1,260.00	1,260.00	1,260.00	1,260.00	0.00	0.00	1,260.00	1,260.00	0.00	0.00	1,260.00	
4430-05-000	Contract-Unit Turnover	28,544.57	28,550.00	28,544.57	28,550.00	5.43	0.02	28,544.57	28,550.00	5.43	0.02	28,550.00	
4430-06-000	Contract-Electrical	610.00	610.00	610.00	610.00	0.00	0.00	610.00	610.00	0.00	0.00	610.00	

FRANKLIN HEIGHTS, LLC (Incl. CDBG Grants)
Statement of Revenues, Expenditures, and Changes in Fund Net Position

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	PTD Actual			PTD Budget			Variance			% Var			YTD Actual			YTD Budget			Variance			% Var			Annual
4430-07-000	Contract-Pest Control	3,122.64	3,123.00	0.36	0.01	3,122.64	3,123.00	0.36	0.01	3,122.64	3,123.00	0.36	0.01	3,123.00											
4430-08-000	Contract-Floor Covering	17,322.97	1,000.00	-16,322.97	-1,632.30	17,322.97	1,000.00	-16,322.97	-1,632.30	17,322.97	1,000.00	-16,322.97	-1,632.30	1,076.00											
4430-09-000	Contract-Grounds	9,800.00	1,076.00	-8,724.00	-810.78	9,800.00	1,076.00	-8,724.00	-810.78	9,800.00	1,076.00	-8,724.00	-810.78	1,076.00											
4430-10-000	Contract-Janitorial/Cleaning	1,401.25	1,402.00	0.75	0.05	1,401.25	1,402.00	0.75	0.05	1,401.25	1,402.00	0.75	0.05	1,402.00											
4430-11-000	Contract-Plumbing	2,341.93	2,342.00	0.07	0.00	2,341.93	2,342.00	0.07	0.00	2,341.93	2,342.00	0.07	0.00	2,342.00											
4430-12-000	Contract-Inspections	16,935.00	10,000.00	-6,935.00	-69.35	16,935.00	10,000.00	-6,935.00	-69.35	16,935.00	10,000.00	-6,935.00	-69.35	10,000.00											
4430-13-000	Contract-HVAC	35,607.23	5,000.00	-30,607.23	-612.14	35,607.23	5,000.00	-30,607.23	-612.14	35,607.23	5,000.00	-30,607.23	-612.14	5,000.00											
4430-14-000	Contract-Vehicle Maintenance	1,201.99	1,202.00	0.01	0.00	1,201.99	1,202.00	0.01	0.00	1,201.99	1,202.00	0.01	0.00	1,202.00											
4430-15-000	Contract-Video Surveillance	91,000.00	91,000.00	0.00	0.00	91,000.00	91,000.00	0.00	0.00	91,000.00	91,000.00	0.00	0.00	91,000.00											
4430-18-000	Contract-Alarm Monitoring	239.40	240.00	0.60	0.25	239.40	240.00	0.60	0.25	239.40	240.00	0.60	0.25	240.00											
4439-00-000	Total Contract Costs	212,581.47	150,000.00	-62,581.47	-41.72	212,581.47	150,000.00	-62,581.47	-41.72	212,581.47	150,000.00	-62,581.47	-41.72	150,000.00											
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	406,472.58	394,757.00	-11,715.58	-2.97	406,472.58	394,757.00	-11,715.58	-2.97	406,472.58	394,757.00	-11,715.58	-2.97	394,757.00											
4500-00-000	GENERAL EXPENSES																								
4510-00-000	Insurance-Other	1,653.32	1,660.00	6.68	0.40	1,653.32	1,660.00	6.68	0.40	1,653.32	1,660.00	6.68	0.40	1,660.00											
4510-10-000	Property Insurance	13,614.35	14,340.00	725.65	5.06	13,614.35	14,340.00	725.65	5.06	13,614.35	14,340.00	725.65	5.06	14,340.00											
4510-20-000	Liability Insurance	5,900.76	7,000.00	1,099.24	15.70	5,900.76	7,000.00	1,099.24	15.70	5,900.76	7,000.00	1,099.24	15.70	7,000.00											
4510-30-000	Workmen's Compensation	6,998.04	7,000.00	1.96	0.03	6,998.04	7,000.00	1.96	0.03	6,998.04	7,000.00	1.96	0.03	7,000.00											
4521-00-000	Misc. Taxes/Licenses/Insurance	27,138.16	26,000.00	-1,138.16	-4.38	27,138.16	26,000.00	-1,138.16	-4.38	27,138.16	26,000.00	-1,138.16	-4.38	26,000.00											
4570-00-000	Bad Debt-Tenant Rents	18,165.70	15,000.00	-3,165.70	-21.10	18,165.70	15,000.00	-3,165.70	-21.10	18,165.70	15,000.00	-3,165.70	-21.10	15,000.00											
4599-00-000	TOTAL GENERAL EXPENSES	73,470.33	71,000.00	-2,470.33	-3.48	73,470.33	71,000.00	-2,470.33	-3.48	73,470.33	71,000.00	-2,470.33	-3.48	71,000.00											
4800-00-000	FINANCING EXPENSE																								
4851-00-000	Interest Expense-Loan 1	77,300.33	71,650.00	-5,650.33	-7.89	77,300.33	71,650.00	-5,650.33	-7.89	77,300.33	71,650.00	-5,650.33	-7.89	71,650.00											
4852-00-000	Interest Expense-Loan 2	140,000.00	140,000.00	0.00	0.00	140,000.00	140,000.00	0.00	0.00	140,000.00	140,000.00	0.00	0.00	140,000.00											
4899-00-000	TOTAL FINANCING EXPENSES	217,300.33	211,650.00	-5,650.33	-2.67	217,300.33	211,650.00	-5,650.33	-2.67	217,300.33	211,650.00	-5,650.33	-2.67	211,650.00											
8000-00-000	TOTAL EXPENSES	1,113,819.55	1,175,013.00	61,193.45	5.21	1,113,819.55	1,175,013.00	61,193.45	5.21	1,113,819.55	1,175,013.00	61,193.45	5.21	1,175,013.00											
9000-00-000	NET INCOME	686,080.56	623,534.00	62,546.56	10.03	686,080.56	623,534.00	62,546.56	10.03	686,080.56	623,534.00	62,546.56	10.03	623,534.00											

COMMERCE VILLAGE, LLC
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	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
2999-99-999 Revenue & Expenses									
3000-00-000 INCOME									
3100-00-000 TENANT INCOME									
3101-00-000 Rental Income	104,922.75	108,256.50	-3,333.75	-3.08	104,922.75	108,256.50	-3,333.75	-3.08	108,256.50
3111-00-000 Tenant Rent	111,453.00	108,256.50	3,196.50	2.95	111,453.00	108,256.50	3,196.50	2.95	108,256.50
3112-06-000 PBV HAP Subsidy	216,375.75	216,513.00	-137.25	-0.06	216,375.75	216,513.00	-137.25	-0.06	216,513.00
3119-00-000 Total Rental Income									
3120-00-000 Other Tenant Income	1,723.57	2,000.00	-276.43	-13.82	1,723.57	2,000.00	-276.43	-13.82	2,000.00
3120-01-000 Laundry and Vending	541.00	1,434.00	-893.00	-62.27	541.00	1,434.00	-893.00	-62.27	1,434.00
3120-03-000 Damages	14.00	15.00	-1.00	-6.67	14.00	15.00	-1.00	-6.67	15.00
3120-04-000 Late Charges	5.00	500.00	-495.00	-99.00	5.00	500.00	-495.00	-99.00	500.00
3120-08-000 Workorders/Maint Changes	201.00	201.00	0.00	0.00	201.00	201.00	0.00	0.00	201.00
3120-09-000 Misc. Tenant Income	2,484.57	4,150.00	-1,665.43	-40.13	2,484.57	4,150.00	-1,665.43	-40.13	4,150.00
3129-00-000 Total Other Tenant Income	218,860.32	220,663.00	-1,802.68	-0.82	218,860.32	220,663.00	-1,802.68	-0.82	220,663.00
3199-00-000 TOTAL TENANT INCOME									
3600-00-000 OTHER INCOME									
3611-00-000 Investment Income - Restricted	782.22	800.00	-17.78	-2.22	782.22	800.00	-17.78	-2.22	800.00
3650-00-000 Miscellaneous Other Income	43.00	50.00	-7.00	-14.00	43.00	50.00	-7.00	-14.00	50.00
3699-00-000 TOTAL OTHER INCOME	825.22	850.00	-24.78	-2.92	825.22	850.00	-24.78	-2.92	850.00
3999-00-000 TOTAL INCOME	219,685.54	221,513.00	-1,827.46	-0.82	219,685.54	221,513.00	-1,827.46	-0.82	221,513.00
4000-00-000 EXPENSES									
4100-00-000 ADMINISTRATIVE EXPENSES									
4100-99-000 Administrative Salaries	22,150.46	27,460.00	-5,309.54	19.34	22,150.46	27,460.00	-5,309.54	19.34	27,460.00
4110-04-000 Employee Benefit Contribution-Admin	7,086.69	7,100.00	13.31	0.19	7,086.69	7,100.00	13.31	0.19	7,100.00
4110-99-000 Total Administrative Salaries	29,237.15	34,560.00	-5,322.85	15.40	29,237.15	34,560.00	-5,322.85	15.40	34,560.00
4140-00-000 Staff Training	500.00	500.00	0.00	0.00	500.00	500.00	0.00	0.00	500.00
4150-00-000 Travel	462.50	500.00	37.50	7.50	462.50	500.00	37.50	7.50	500.00
4170-00-000 Management Fee	10,422.75	10,000.00	422.75	-4.23	10,422.75	10,000.00	422.75	-4.23	10,000.00
4189-00-000 Total Other Admin Expenses	10,885.25	10,500.00	385.25	-3.67	10,885.25	10,500.00	385.25	-3.67	10,500.00
4190-00-000 Miscellaneous Admin Expenses									
4190-01-000 Membership and Fees	53.25	75.00	21.75	29.00	53.25	75.00	21.75	29.00	75.00
4190-02-000 Publications	43.08	50.00	6.92	13.84	43.08	50.00	6.92	13.84	50.00
4190-03-000 Advertising	4.74	50.00	45.26	90.52	4.74	50.00	45.26	90.52	50.00
4190-04-000 Office Supplies	94.92	100.00	5.08	5.08	94.92	100.00	5.08	5.08	100.00
4190-07-000 Telephone & Internet	3,336.54	3,400.00	63.46	1.87	3,336.54	3,400.00	63.46	1.87	3,400.00
4190-08-000 Postage	220.27	300.00	79.73	26.58	220.27	300.00	79.73	26.58	300.00
4190-10-000 Copiers	1,109.01	1,000.00	109.01	-10.90	1,109.01	1,000.00	109.01	-10.90	1,000.00
4190-12-000 Software	1,650.66	1,100.00	550.66	-50.06	1,650.66	1,100.00	550.66	-50.06	1,100.00
4190-13-000 IT/Website Maintenance	1,396.49	1,425.00	28.51	2.00	1,396.49	1,425.00	28.51	2.00	1,425.00
4190-21-000 HCC Fees	6,763.98	6,800.00	36.02	0.53	6,763.98	6,800.00	36.02	0.53	6,800.00

COMMERCE VILLAGE, LLC
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	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4190-22-000	Other Misc Admin Expenses	-602.88	700.00	1,302.88	186.13	-602.88	1,302.88	186.13	700.00
4191-00-000	Total Miscellaneous Admin Expenses	14,070.06	15,000.00	929.94	6.20	14,070.06	15,000.00	929.94	15,000.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	54,692.46	60,560.00	5,867.54	9.69	54,692.46	60,560.00	5,867.54	60,560.00
4200-00-000	TEENANT SERVICES								
4210-00-000	Tenant Services Salaries	16,226.16	17,025.00	798.84	4.69	16,226.16	17,025.00	798.84	17,025.00
4210-01-000	Employee Benefit Contributions-Tenant Svcs.	1,241.32	1,225.00	-16.32	-1.33	1,241.32	1,225.00	-16.32	1,225.00
4220-01-000	Other Tenant Svcs.	626.96	1,500.00	873.04	58.20	626.96	1,500.00	873.04	1,500.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	18,094.44	19,750.00	1,655.56	8.38	18,094.44	19,750.00	1,655.56	19,750.00
4300-00-000	UTILITY EXPENSES								
4310-00-000	Water	4,069.56	4,300.00	230.44	5.36	4,069.56	4,300.00	230.44	4,300.00
4320-00-000	Electricity	17,926.03	20,000.00	2,073.97	10.37	17,926.03	20,000.00	2,073.97	20,000.00
4330-00-000	Gas	2,011.99	2,100.00	88.01	4.19	2,011.99	2,100.00	88.01	2,100.00
4390-00-000	Sewer & Trash	9,407.10	11,650.00	2,242.90	19.25	9,407.10	11,650.00	2,242.90	11,650.00
4399-00-000	TOTAL UTILITY EXPENSES	33,414.68	38,050.00	4,635.32	12.18	33,414.68	38,050.00	4,635.32	38,050.00
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES								
4400-99-000	General Maint Expense								
4410-00-000	Maintenance Salaries	11,470.95	15,450.00	3,979.05	25.75	11,470.95	15,450.00	3,979.05	15,450.00
4410-05-000	Employee Benefit Contribution-Maint.	1,604.94	3,500.00	1,895.06	54.14	1,604.94	3,500.00	1,895.06	3,500.00
4419-00-000	Total General Maint Expense	13,075.89	18,950.00	5,874.11	31.00	13,075.89	18,950.00	5,874.11	18,950.00
4420-00-000	Materials								
4420-01-000	Supplies-Grounds	650.42	400.00	-250.42	-62.60	650.42	400.00	-250.42	400.00
4420-02-000	Supplies-Appliances	267.65	250.00	-17.65	-7.06	267.65	250.00	-17.65	250.00
4420-03-000	Supplies-Unit Turnover	1,438.86	500.00	-938.86	-187.77	1,438.86	500.00	-938.86	500.00
4420-04-000	Supplies-Electrical	2,359.67	500.00	-1,859.67	-371.93	2,359.67	500.00	-1,859.67	500.00
4420-05-000	Supplies-Fuel & Parts	225.59	150.00	-75.59	-50.39	225.59	150.00	-75.59	150.00
4420-06-000	Supplies-Janitorial/Cleaning	93.86	100.00	6.14	6.14	93.86	100.00	6.14	100.00
4420-07-000	Supplies-Maint/Repairs	528.18	300.00	-228.18	-76.06	528.18	300.00	-228.18	300.00
4420-08-000	Supplies-Plumbing	300.26	200.00	-100.26	-50.13	300.26	200.00	-100.26	200.00
4420-09-000	Tools and Equipment	36.50	50.00	13.50	27.00	36.50	50.00	13.50	50.00
4420-10-000	Maintenance Paper/Supplies	78.86	50.00	-28.86	-57.72	78.86	50.00	-28.86	50.00
4429-00-000	Total Materials	5,979.85	2,500.00	-3,479.85	-139.19	5,979.85	2,500.00	-3,479.85	2,500.00
4430-00-000	Contract Costs								
4430-01-000	Contract-Routine Maintenance	218.75	220.00	1.25	0.57	218.75	220.00	1.25	220.00
4430-03-000	Contract-Trash Collection	2,596.25	2,680.00	83.75	3.12	2,596.25	2,680.00	83.75	2,680.00
4430-04-000	Contract-Snow Removal	2,025.00	2,200.00	175.00	7.95	2,025.00	2,200.00	175.00	2,200.00
4430-05-000	Contract-Unit Turnover	1,186.91	1,200.00	13.09	1.09	1,186.91	1,200.00	13.09	1,200.00
4430-06-000	Contract-Electrical	2,180.00	2,200.00	20.00	0.91	2,180.00	2,200.00	20.00	2,200.00
4430-07-000	Contract-Pest Control	673.64	215.00	-458.64	-213.32	673.64	215.00	-458.64	215.00
4430-10-000	Contract-Janitorial/Cleaning	1,291.27	1,300.00	8.73	0.67	1,291.27	1,300.00	8.73	1,300.00
4430-11-000	Contract-Plumbing	598.74	600.00	1.26	0.21	598.74	600.00	1.26	600.00
4430-12-000	Contract-Inspections	2,525.00	1,500.00	-1,025.00	-68.33	2,525.00	1,500.00	-1,025.00	1,500.00
4430-13-000	Contract-HVAC	5,742.50	4,800.00	-942.50	-19.64	5,742.50	4,800.00	-942.50	4,800.00
4430-15-000	Contract-Video Surveillance	75.00	75.00	0.00	0.00	75.00	75.00	0.00	75.00
4430-18-000	Contract-Alarm Monitoring	1,007.04	1,010.00	2.96	0.29	1,007.04	1,010.00	2.96	1,010.00

COMMERCE VILLAGE, LLC
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	PTD Actual			PTD Budget			Variance			% Var			YTD Actual			YTD Budget			Variance			% Var			Annual
4430-19-000	Contract-Sprinter Monitoring	1,425.00	0.00	-1,425.00	N/A	N/A	1,425.00	0.00	-1,425.00	N/A	N/A	0.00	0.00												
4430-99-000	Contract-Cost-Other	600.00	0.00	-600.00	N/A	N/A	600.00	0.00	-600.00	N/A	N/A	0.00	0.00												
4439-00-000	Total Contract Costs	22,145.10	18,000.00	-4,145.10	-23.03	-23.03	22,145.10	18,000.00	-4,145.10	-23.03	-23.03	18,000.00													
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	41,200.84	39,450.00	-1,750.84	-4.44	-4.44	41,200.84	39,450.00	-1,750.84	-4.44	-4.44	39,450.00													
4500-00-000	GENERAL EXPENSES																								
4510-00-000	Insurance-Other	216.30	220.00	3.70	1.68	1.68	216.30	220.00	3.70	1.68	1.68	220.00													
4510-10-000	Property Insurance	3,370.38	1,080.00	-2,290.38	-212.07	-212.07	3,370.38	1,080.00	-2,290.38	-212.07	-212.07	1,080.00													
4510-20-000	Liability Insurance	1,408.68	1,500.00	91.32	6.09	6.09	1,408.68	1,500.00	91.32	6.09	6.09	1,500.00													
4510-30-000	Workmen's Compensation	732.44	700.00	-32.44	-4.63	-4.63	732.44	700.00	-32.44	-4.63	-4.63	700.00													
4521-00-000	Misc. Taxes/Licenses/Insurance	12.12	24.00	11.88	49.50	49.50	12.12	24.00	11.88	49.50	49.50	24.00													
4570-00-000	Bad Debt-Tenant Rents	0.00	500.00	500.00	100.00	100.00	0.00	500.00	500.00	100.00	100.00	500.00													
4590-00-000	Other General Expense	0.00	9,000.00	9,000.00	100.00	100.00	0.00	9,000.00	9,000.00	100.00	100.00	9,000.00													
4599-00-000	TOTAL GENERAL EXPENSES	5,739.92	13,024.00	7,284.08	55.93	55.93	5,739.92	13,024.00	7,284.08	55.93	55.93	13,024.00													
4800-00-000	FINANCING EXPENSE																								
4851-00-000	Interest Expense-Loan 1	16,380.00	16,380.00	0.00	0.00	0.00	16,380.00	16,380.00	0.00	0.00	0.00	16,380.00													
4899-00-000	TOTAL FINANCING EXPENSES	16,380.00	16,380.00	0.00	0.00	0.00	16,380.00	16,380.00	0.00	0.00	0.00	16,380.00													
5000-00-000	NON-OPERATING ITEMS																								
5100-01-000	Depreciation Expense	113,403.54	0.00	-113,403.54	N/A	N/A	113,403.54	0.00	-113,403.54	N/A	N/A	0.00													
5999-00-000	TOTAL NON-OPERATING ITEMS	113,403.54	0.00	-113,403.54	N/A	N/A	113,403.54	0.00	-113,403.54	N/A	N/A	0.00													
8000-00-000	TOTAL EXPENSES	282,925.88	187,214.00	95,711.88	-51.12	-51.12	282,925.88	187,214.00	95,711.88	-51.12	-51.12	187,214.00													
9000-00-000	NET INCOME	-63,240.34	34,299.00	-97,539.34	-284.38	-284.38	-63,240.34	34,299.00	-97,539.34	-284.38	-284.38	34,299.00													

**HARRISONBURG REDEVELOPMENT
AND
HOUSING AUTHORITY
COMMISSIONERS**

January 2023

<u>COMMISSIONER</u>	<u>ADDRESS</u>	<u>PHONE NUMBER AND EXPIRATION OF TERM</u>
Vacant, Chair		2/11/2024
Christine Fasching Maphis, V. Chair	441 Ott street Harrisonburg VA 22801 ryboch@verizon.net	11/29/2022 540-810-1640
Vacant, Commissioner		11/29/2022
Kevin Coffman	140 Brookside Place Harrisonburg VA 22801 coffmakd@yahoo.com	11/29/2023 540-746-5592
Luciano Benjamin	217 South Liberty Street #318 Harrisonburg VA 22801 lucianobenjamin2020@gmail.com	11/29/2024 540-268-0592
Gil Colman	815 Elmwood Drive Harrisonburg VA. 22802 gil@colemanengineering.com	11/29/2025 540-246-3712
Shonda Green	1204 Wordsworth Court Harrisonburg, VA 22802 Shondagreeno6@gmail.com	11/29/2025
Michael G. Wong, Executive Director/Secretary-Treasurer (But not Commissioner)	709 Ott Street Harrisonburg, VA 22801 wongway@harrisonburgrha.com	434-7386 (W) 540-271-0060(C)

Mission Elevation: Drive change in your nonprofit with this unique program. Applications open. [Click here to learn more.](#)



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Mission Elevation Program

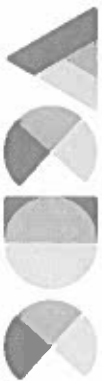
[Community Support](#) • [News and Updates](#)

The Mission Elevation program is designed for nonprofit organizations and quasi-government entities with a mission to make communities a better place for all residents in Virginia and the surrounding regions. The program will help you to step back and identify or refine the top challenge facing your organization and support you by providing individual coaching, peer group support and applied tools and frameworks to help you achieve both mission-impact and organizational results.

In these uncertain times, addressing ever-changing needs and maintaining a strong, sustainable organization presents significant challenges. If your team is struggling to adapt in this dynamic environment – this program is for you.

APPLICATIONS NOW OPEN FOR COHORT 6: Class of 2024

Mission Elevation: Drive change in your nonprofit with this unique program. Applications open. Click here to learn more.



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capacity while enhancing organizational sustainability and achieving meaningful impact in communities that you serve.

- 2023 Program: The next round of the Mission Elevation program will begin in late April of 2023.
- Applications: Application window for Cohort 6 is now open. The program will accept up to 8 organizations. Applications accepted on a rolling basis until a cohort is formed. Applications are due no later than March 31st.

If you would like more information, please contact Raven Bates.

How Does the Program Work?

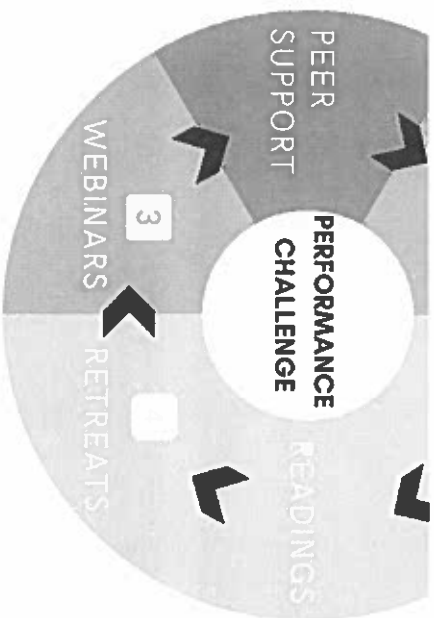
Two senior leaders from each participating organization will join fellow non-profit leaders for over a year of amazing experiences all designed to help you achieve long-term mission impact and organizational sustainability including:

- Four overnight retreats
- A dedicated professional coach to guide your team
- Multiple virtual connection points
- Collaboration and support of like-minded leaders

Mission Elevation: Drive change in your nonprofit with this unique program. Applications open. Click here to learn more.



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participating organization's performance challenge is different and is the most critical challenge or opportunity facing their work.

Using your organization's performance challenge as a roadmap, you will receive one-on-one guidance from experienced executive coaches, the support of like-minded nonprofit peers and the tools and resources in the program's customized curriculum.

Mission Elevation participants will come out of the program with the exact change that their organization needs to make a sustainable mission impact.

"Mission Elevation assisted our Agency to better align our mission with our funding strategies. It helped us to properly identify target markets that will help us to fulfill our goal to assist the most vulnerable in our footprint. This is a program that provides sustainable strategies for nonprofit leadership."

— Hope Cupit, SERCAP

Mission Elevation: Drive change in your nonprofit with this unique program. Applications open. Click here to learn more.



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Who can take part?

We believe that vibrant communities drive change. If you are a nonprofit organizations or quasi-government entity with a mission to make communities a better place for all residents in Virginia and/or the surrounding regions - this program is for you.

[Learn more about Cohort 6 here](#)

[Drop us a line!](#) We would love to chat with you about the program and see if it is right for you and your organization. Contact Raven Bates by [email](#) or at [804-482-6232](tel:804-482-6232).

For more information about the program, visit our [FAQ page](#).

[APPLY NOW](#)

VCDC envisions vibrant communities that benefit everyone and believes nonprofits are the driving force of change to make that happen. The Mission Elevation program is an extension of VCDC's commitment to

BoxScore Summary

For Selected Properties

Date = 12/01/2022-12/31/2022

Availability		Avg. Sq Ft	Avg. Rent	Units	Occupied No Notice	Vacant Rented	Vacant Unrented	Notice Rented	Notice Unrented	Avail	Model	Down	Adm'n	% Occ w/Notice	% Occ	% Leased	% Trend
0b1b-JRP	JR Poly Lineweaver effci	0	94	47	39	1	6	0	1	7	0	0	0	85.10	85.10	87.23	85.10
1b1b-FH	Franklin Heights-one bedro	896	0	18	16	0	2	0	0	2	0	0	0	88.88	88.88	88.88	88.88
1b1b-JRP	JR Poly Lineweaver One be	0	0	14	13	0	1	0	0	1	0	0	0	92.85	92.85	92.85	92.85
1bed-CV	Commerce Village	600	159	30	28	0	1	0	1	2	0	0	0	96.66	96.66	96.66	93.33
1bed-LA	Lineweaver Annex-one bedro	414	68	60	58	0	1	0	1	2	0	0	0	98.33	98.33	98.33	96.66
2b1b-FH	Franklin Heights-two bedro	988	0	38	37	0	1	0	0	1	0	0	0	97.36	97.36	97.36	97.36
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	13	0	0	0	0	0	0	0	0	100.00	100.00	100.00	100.00
5b2b-FH	Franklin Heights 5bed2bath	1,680	0	4	4	0	0	0	0	0	0	0	0	100.00	100.00	100.00	100.00
Total		650	47	280	282	4	14	0	3	17	0	0	0	94.84	94.84	95.00	93.92

Resident Activity		Units	Move In	Reverse Move In	Move Out	Cancel Move Out	Notice/SMI p/Early Term	Cancel Notice	Rented	On-Site Transfer	Month To Month	Renewal	Cancel Move In	Evict	Cancel Eviction
0b1b-JRP	JR Poly Lineweaver effci	47	1	0	1	0	0	0	2	0	0	0	0	1	0
1b1b-FH	Franklin Heights-one bedro	18	0	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	0	0	0	0	1	0	0	0	0	0	0	0	0
1bed-LA	Lineweaver Annex-one bedro	60	0	0	0	0	1	0	0	0	0	0	0	0	0
2b1b-FH	Franklin Heights-two bedro	38	0	0	0	0	0	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	0	0	0	0	0	0	0	0	0
Total		280	1	0	1	0	2	0	2	0	0	0	0	1	0

Conversion Ratios		First Contact	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	0	0	6	0	0	0	0	0	0.00	0	0.00	0	0	0	0.00
0b1b-JRP	JR Poly Lineweaver effci	0	0	0	0	0	0	2	2	200.00	0	200.00	0	0	0	200.00

Unit Availability

For Selected Properties

As Of = 12/31/2022

Unit Type	Avg. Sq Ft	Avg. Rent	Units	Occupied No Notice	Vacant Rented	Vacant Unrented	Notice Rented	Notice Unrented	Avail	Model	Down	Admin	% Occ	% Occ w/NonRev	% Leased	% Trend
JR Polly Lineweaver effci	0	94	47	39	1	6	0	1	7	0	0	0	85.11	85.11	87.23	85.11
Franklin Heights-one bedro	896	0	18	16	0	2	0	0	2	0	0	0	88.89	88.89	88.89	88.89
JR Polly Lineweaver One be	0	0	14	13	0	1	0	0	1	0	0	0	92.86	92.86	92.86	92.86
Commerce Village	600	159	30	28	0	1	0	1	2	0	0	0	96.67	96.67	96.67	93.33
Lineweaver Annex-one bedro	414	68	60	58	0	1	0	1	2	0	0	0	98.33	98.33	98.33	96.67
Franklin Heights-two-bedroom	988	0	38	37	0	1	0	0	1	0	0	0	97.37	97.37	97.37	97.37
Franklin Heights-three bed	977	0	24	23	0	1	0	0	1	0	0	0	95.83	95.83	95.83	95.83
Franklin Heights-three bed	1,248	0	32	31	0	1	0	0	1	0	0	0	96.88	96.88	96.88	96.88
Franklin Heights-four bed	1,192	0	13	13	0	0	0	0	0	0	0	0	100.00	100.00	100.00	100.00
Franklin Heights 5bed2bath	1,880	0	4	4	0	0	0	0	0	0	0	0	100.00	100.00	100.00	100.00
Total	650	47	280	262	1	14	0	3	17	0	0	0	94.64	94.64	95.00	93.93

Waiting List Review

Harrisonburg Redevelopment and Housing Authority (VA014)

Commerce Village

Page : 1

Waiting List Code: ComVil

Date/Time Last Generated: December 07, 2022 08:42 am

Property: Waitlist Property

List Open: Yes

Property Code:

Date Open:

Waiting List Type: Tenant Based

Date Closed:

Max Refusals: 1

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: 4

Total Rejected: 0

Total Housed: 3

Total In Process: 1

Use Single Preference Rule: No

% Lease up: 100.0%

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%

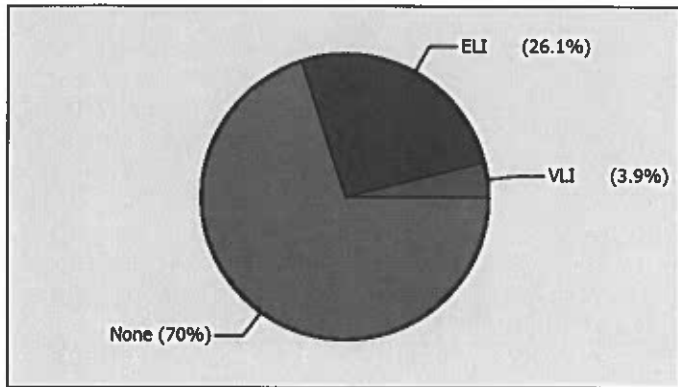
Income Limits Detail

Code	Description	Median Income	% 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

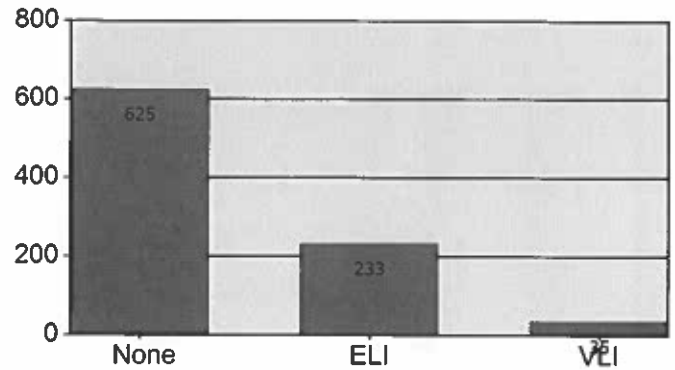
Current Waiting List Households by Selection Status and Income Limit

	None	ELI	VLI	Total Number Avg Position Min Position Max Position
Not Selected	625	232	35	892
	517	278	325	373
	6	2	14	2
	893	868	789	893
Selected	0	1	0	1
	0	1	0	1
	0	1	0	1
	0	1	0	1
Total	625	233	35	893
	517	139	325	280
	6	1	14	1
	893	868	789	893

Households by Income Limit - Percentage



Households by Income Limit - Count



Waiting List Preferences

Preference Calculation Method: Aggregate

Code	Preference Description	Points / Weight	Rank
ChHome	Chronically Homeless	60	0
CI Refer	Working with a Community Service Organization and referred by Western Virginia CoC-By Name List	120	0
live	live or work in HRHA jurisdiction	65	0
MedV	Medically Vulnerable/VI-SPDAT	20	0
Veterans	Veterans	60	0

Number of Households With Preferences

	Count
Chronically Homeless	160
live or work in HRHA jurisdiction	324
Medically Vulnerable/VI-SPDAT	87
Veterans	31
Working with a Community Service Organization and referred by Western Virginia CoC-By Name List	27

Waiting List Targeted Funding

Code	Preference Description	Points / Weight	Rank
------	------------------------	-----------------	------

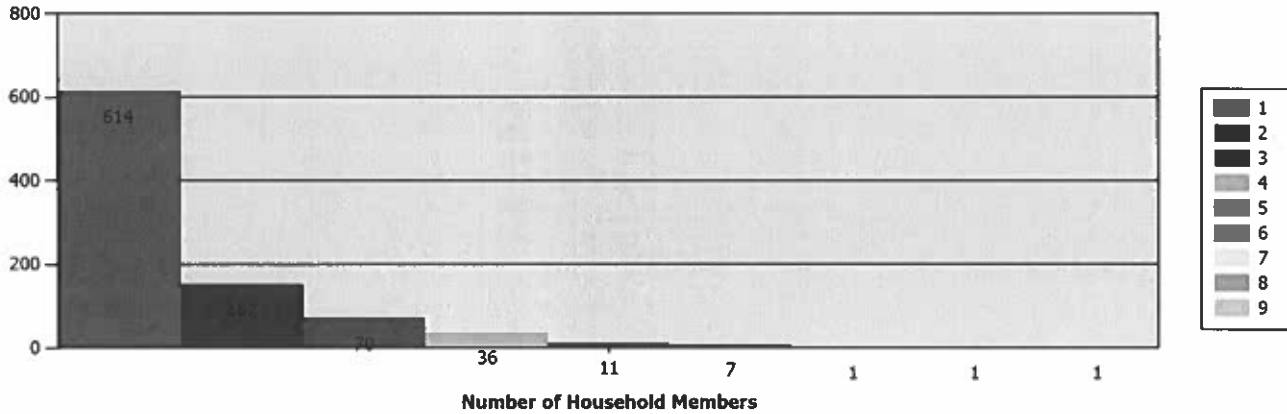
Number of Households With Targeted Funding

Waiting List Summary Information

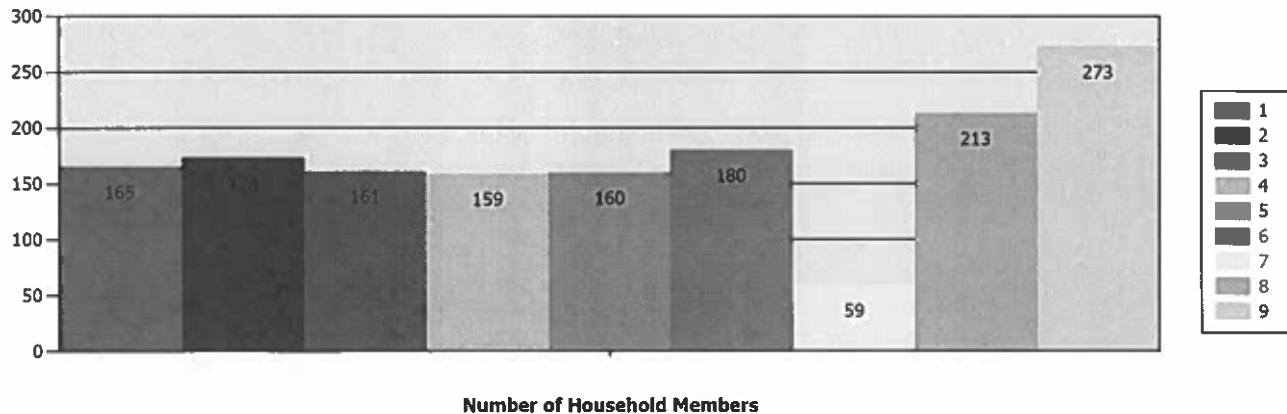
Waiting List Time Based on Number of HH Members

	1	2	3	4	5	6	7	8	9	# Families Avg Days Min Days Max Days
NotSelected	613	152	70	36	11	7	1	1	1	892
	330	174	161	159	160	180	59	213	273	190
	34	35	36	51	69	38	59	213	273	34
	1,917	846	312	307	309	311	59	213	273	1,917
Selected	1									1
	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
Total	614	152	70	36	11	7	1	1	1	893
	165	174	161	159	160	180	59	213	273	171
	0	35	36	51	69	38	59	213	273	0
	1,917	846	312	307	309	311	59	213	273	1,917

Number of Households on Waiting List by Number of Members



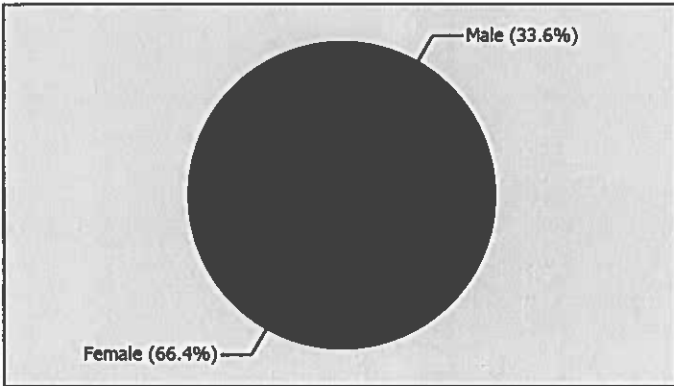
Avg Days on Waiting List by Number of Household Members



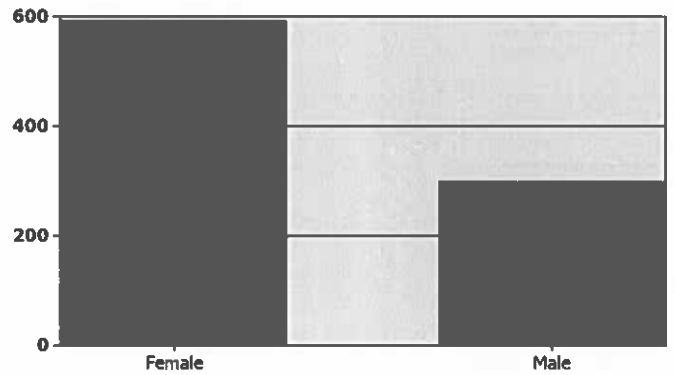
Gender of Head of Household

	Female	Male	Total
NotSelected	593	299	892
Selected		1	1
Total	593	300	893

Gender of Head of HH - Percentage



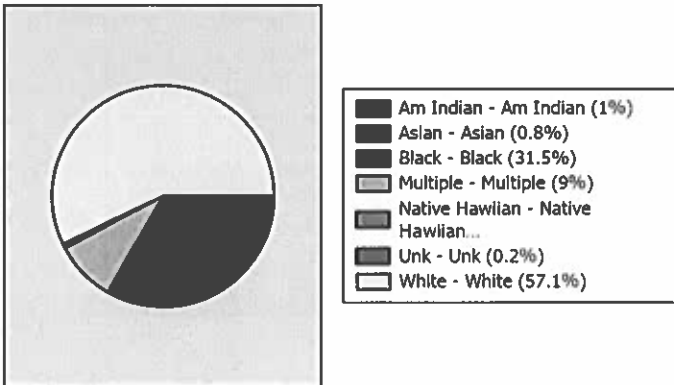
Gender of Head of HH - Count



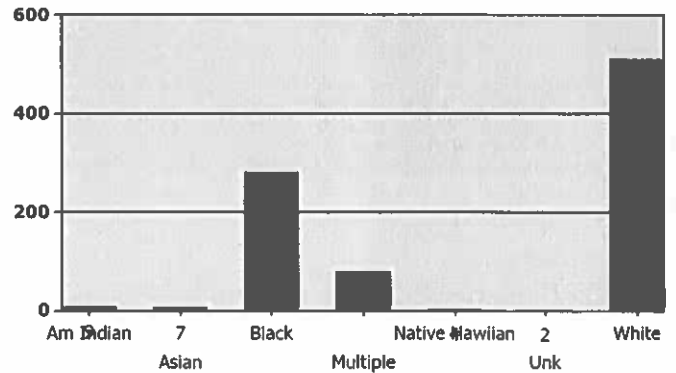
Household Race

	Am Indian	Asian	Black	Multiple	Native Hawlian	Unk	White	Total
NotSelected	9	7	281	80	4	2	509	892
Selected							1	1
Total	9	7	281	80	4	2	510	893

Household Race - Percentage



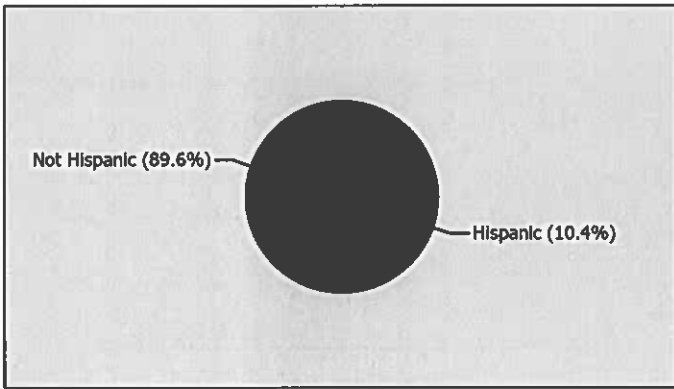
Household Race - Count



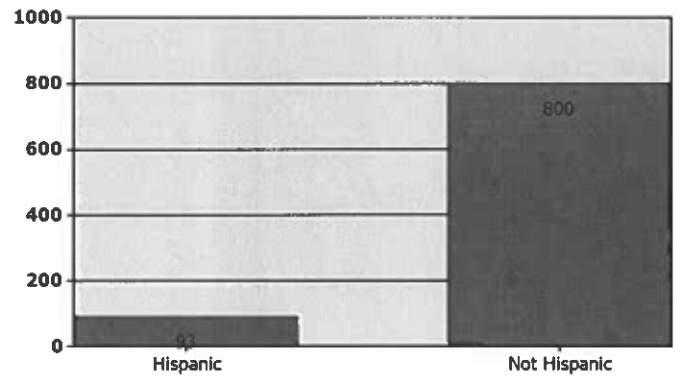
Household Ethnicity

	Hispanic	Not Hispanic	Total
NotSelected	93	799	892
Selected		1	1
Total	93	800	893

Household Ethnicity - Percentage



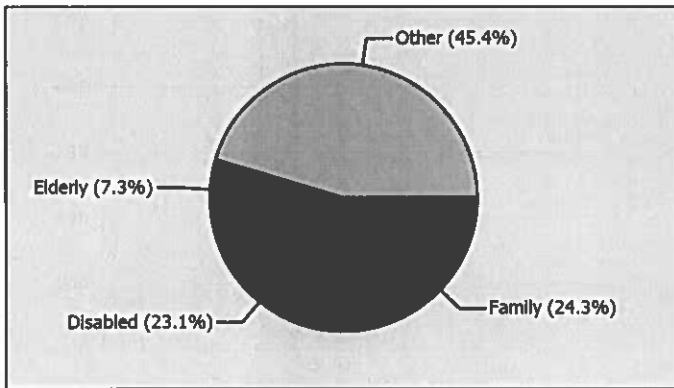
Household Ethnicity - Count



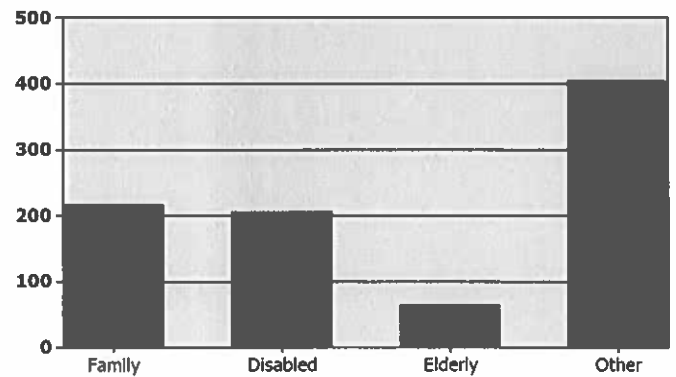
Household Type

	Family	Disabled	Elderly	Other	Total
NotSelected	217	205	65	405	892
Selected		1			1
Total	217	206	65	405	893

Household Type - Percentage



Household Type - Count



Waiting List Review

Harrisonburg Redevelopment and Housing Authority (VA014)

Franklin Heights

Page : 1

Waiting List Code: FH

Date/Time Last Generated: January 05, 2023 03:53 pm

Property: Waitlist Property

List Open: Yes

Property Code:

Date Open:

Waiting List Type: Project Based

Date Closed:

Max Refusals: 1

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: 32

Total Rejected: 1

Total Housed: 16

Total In Process: 15

Use Single Preference Rule: No

% Lease up: 94.1%

Income Targeting

Code	Income Limit Description	Req. %	Pts/ Wt	# Selected	# Rejected	# Housed	# In Process	% Lease Up	% Met
VLI	Harrisonburg, VA MSA	25%	0	5	0	4	1	100.0%	25.0%
ELI	Harrisonburg, VA MSA	75%	0	9	1	12	0	92.3%	75.0%

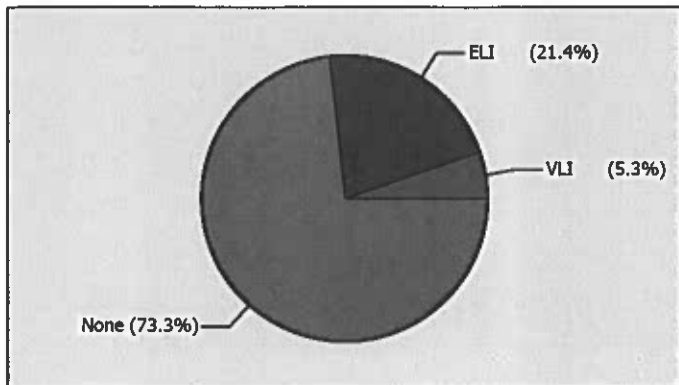
Income Limits Detail

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

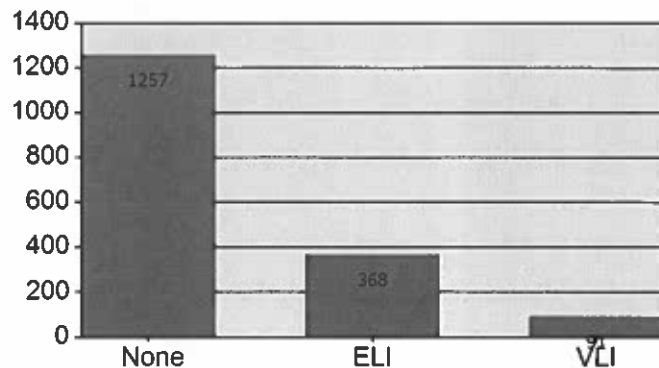
Current Waiting List Households by Selection Status and Income Limit

	None	ELI	VLI	Total Number Avg Position Min Position Max Position
NotSelected	1,257	368	91	1,716
	312	193	177	227
	2	1	3	1
	738	723	679	738
Total	1,257	368	91	1,716
	312	193	177	227
	2	1	3	1
	738	723	679	738

Households by Income Limit - Percentage



Households by Income Limit - Count



Waiting List Preferences

Preference Calculation Method: Aggregate

Code	Preference Description	Points / Weight	Rank
displfam	Displaced Family	20	0
Eld_Dis	Elderly and Disabled	60	0
fs	Self Sufficiency Programs	20	0
highrb	50% of gross income toward rent and utilities	20	0
homeless	Homeless	40	0
live	live or work in HRHA jurisdiction	65	0
UpM	Upwardly Mobile	5	0
Veterans	Veterans	15	0
vicabuse	Victim of Physical Abuse	20	0
wkpoor	Income is below 30% median	20	0

Number of Households With Preferences

	Count
50% of gross income toward rent and utilities	457
Displaced Family	49
Elderly and Disabled	378
Homeless	640
Income is below 30% median	578
live or work in HRHA jurisdiction	568
Self Sufficiency Programs	88
Upwardly Mobile	58
Veterans	27
Victim of Physical Abuse	262

Waiting List Targeted Funding

Code	Preference Description	Points / Weight	Rank
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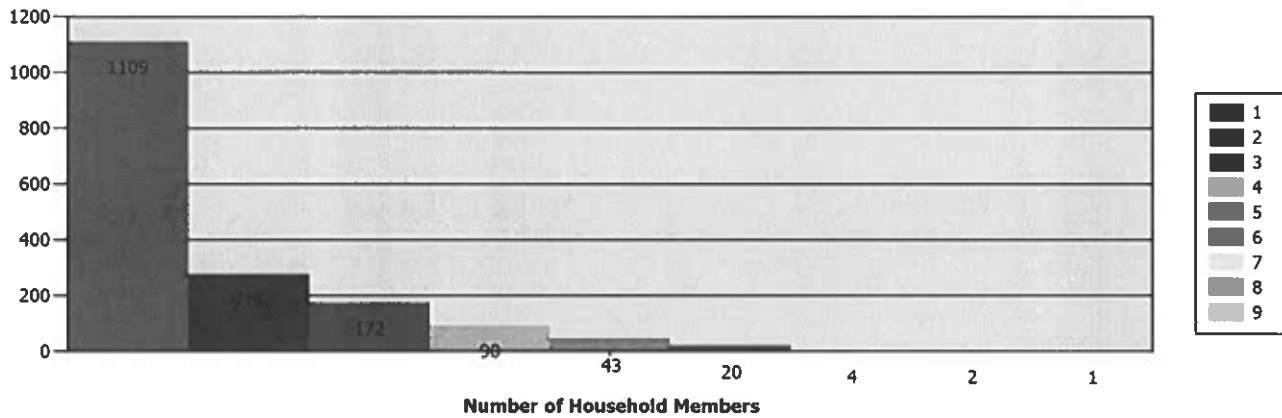
Number of Households With Targeted Funding

Waiting List Summary Information

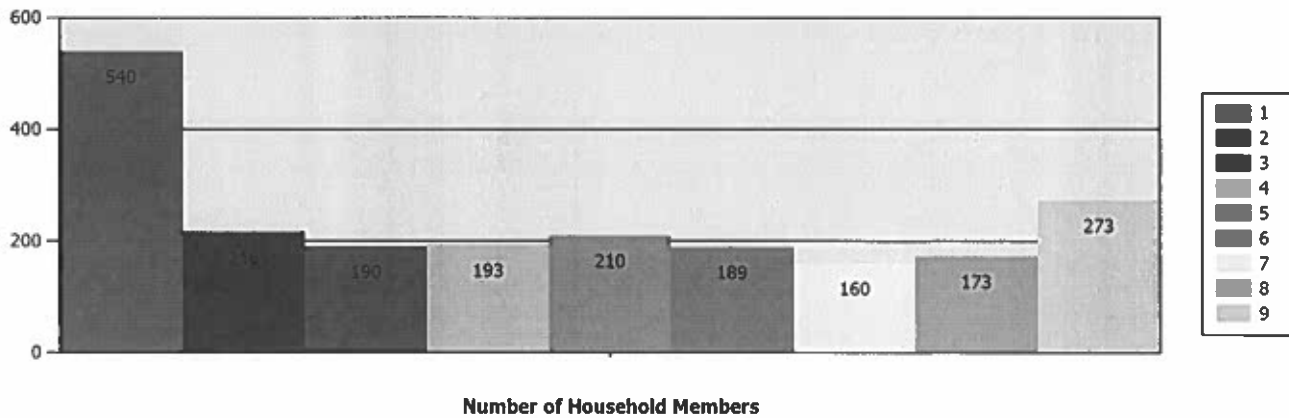
Waiting List Time Based on Number of HH Members

	1	2	3	4	5	6	7	8	9	# Families Avg Days Min Days Max Days
NotSelected	1,109	275	172	90	43	20	4	2	1	1,716
	540	216	190	193	210	189	160	173	273	238
	42	5	7	5	85	89	98	110	273	5
	2,672	2,888	1,293	543	748	313	294	237	273	2,888
Total	1,109	275	172	90	43	20	4	2	1	1,716
	540	216	190	193	210	189	160	173	273	238
	42	5	7	5	85	89	98	110	273	5
	2,672	2,888	1,293	543	748	313	294	237	273	2,888

Number of Households on Waiting List by Number of Members



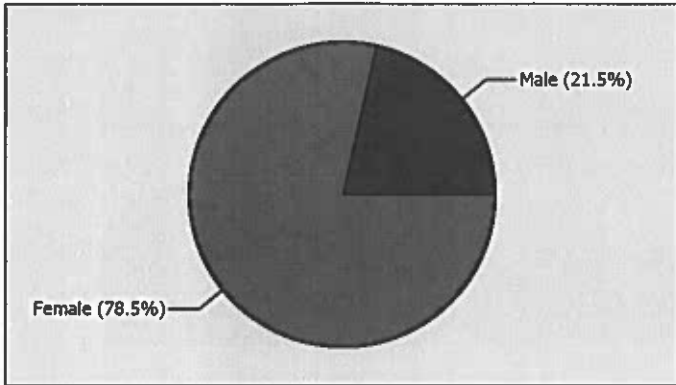
Avg Days on Waiting List by Number of Household Members



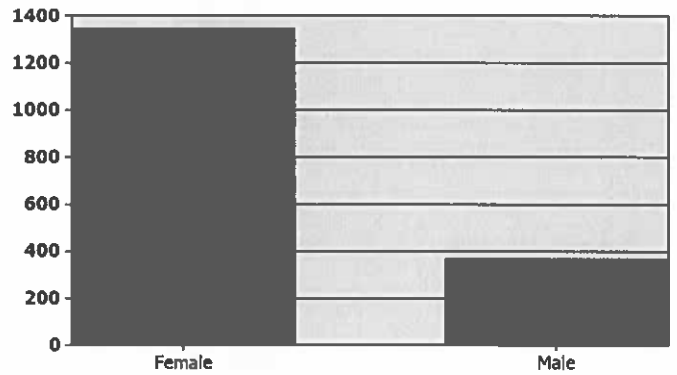
Gender of Head of Household

	Female	Male	Total
NotSelected	1,347	369	1,716
Total	1,347	369	1,716

Gender of Head of HH - Percentage



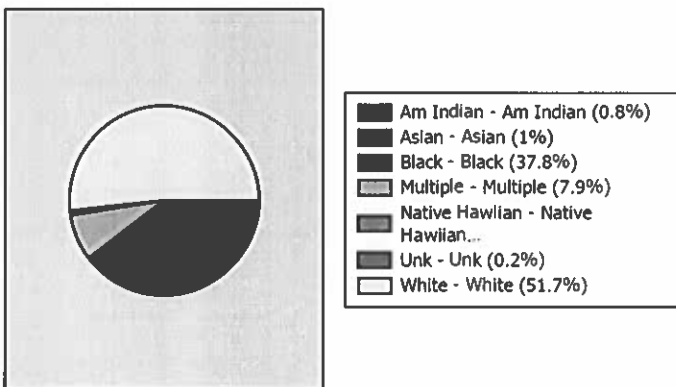
Gender of Head of HH - Count



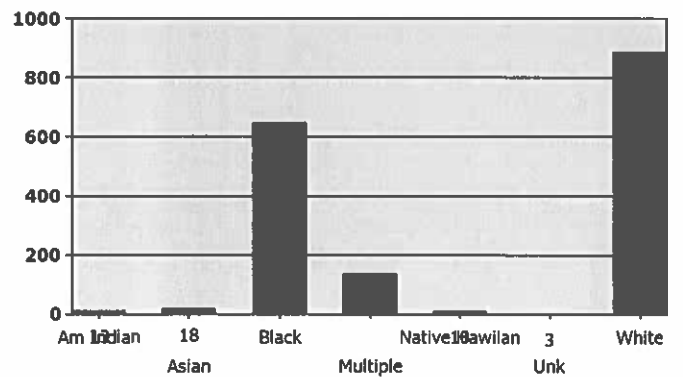
Household Race

	Am Indian	Asian	Black	Multiple	Native Hawiian	Unk	White	Total
NotSelected	13	18	649	136	10	3	887	1,716
Total	13	18	649	136	10	3	887	1,716

Household Race - Percentage



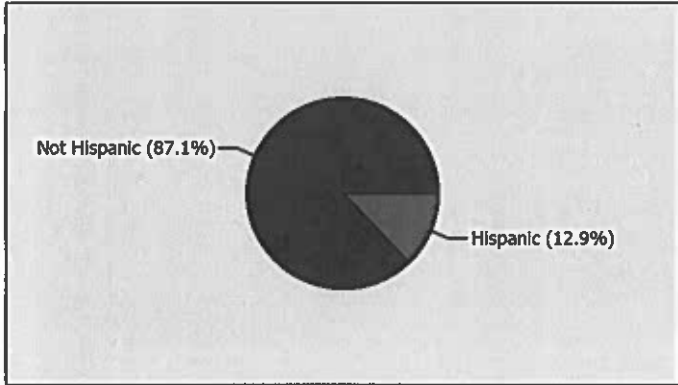
Household Race - Count



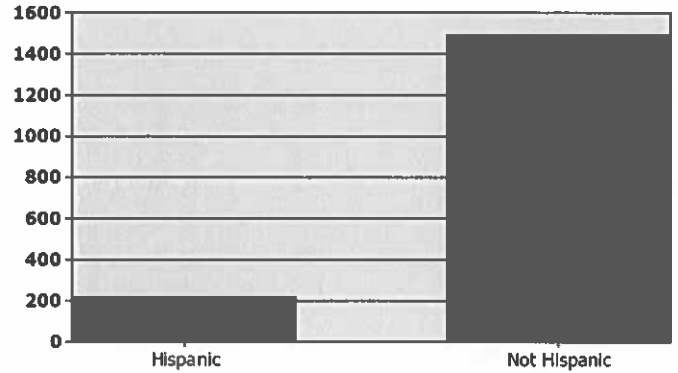
Household Ethnicity

	Hispanic	Not Hispanic	Total
NotSelected	221	1,495	1,716
Total	221	1,495	1,716

Household Ethnicity - Percentage



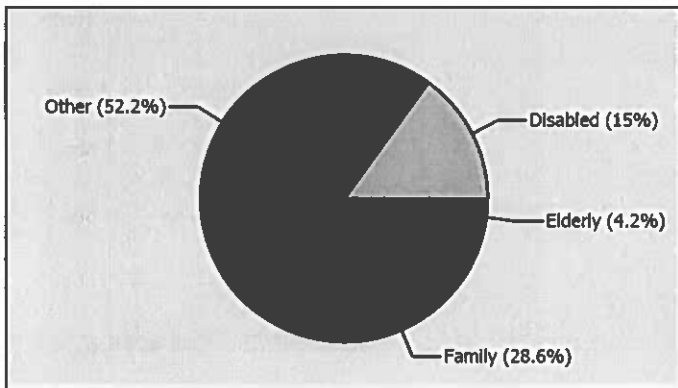
Household Ethnicity - Count



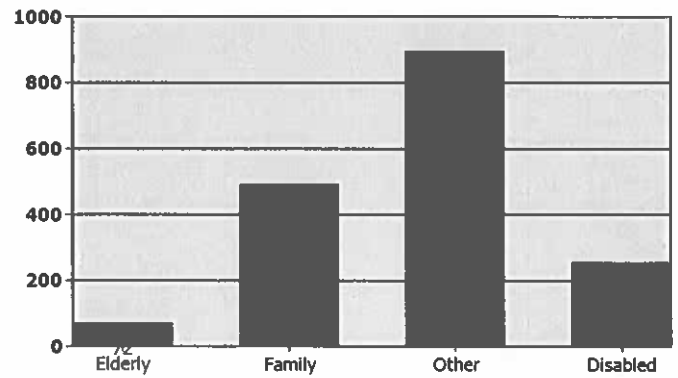
Household Type

	Elderly	Family	Other	Disabled	Total
NotSelected	72	491	896	257	1,716
Total	72	491	896	257	1,716

Household Type - Percentage



Household Type - Count



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: January 04, 2023 12:19 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: 577
Total Rejected: 1

Total Housed: 49
Total In Process: 527

% Lease up: 98.0%

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	49	1	40	8	97.6%	81.6%
VLI	Harrisonburg, VA MSA	25%	0	5	0	8	0	100.0%	16.3%

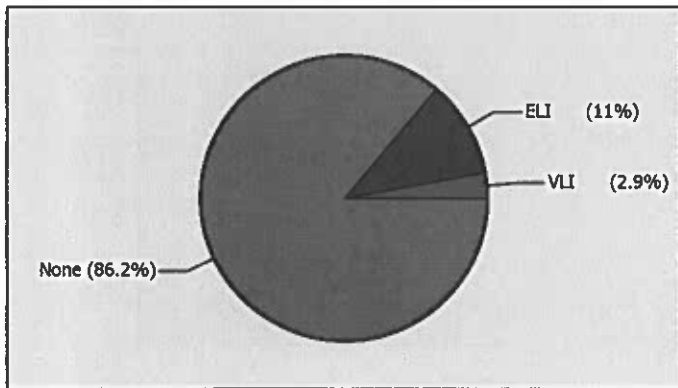
Income Limits Detail

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

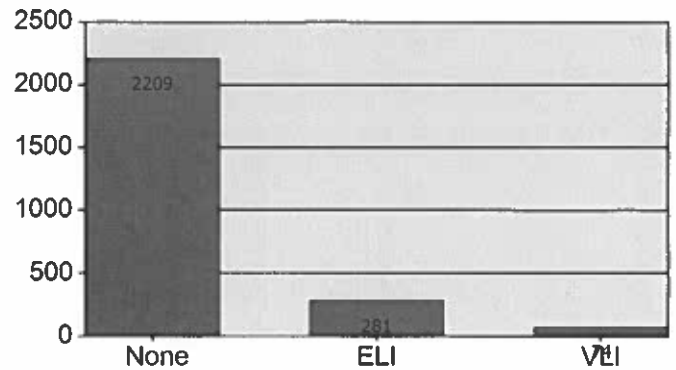
Current Waiting List Households by Selection Status and Income Limit

	None	ELI	VLI	Total Number Avg Position Min Position Max Position
NotSelected	2,208	280	74	2,562
	1,354	796	763	971
	2	3	21	2
	2,556	2,466	2,362	2,556
Selected	1	1	0	2
	4	1	0	2
	4	1	0	1
	4	1	0	4
Total	2,209	281	74	2,564
	679	398	763	584
	2	1	21	1
	2,556	2,466	2,362	2,556

Households by Income Limit - Percentage



Households by Income Limit - Count



Waiting List Preferences

Preference Calculation Method: Aggregate

Code	Preference Description	Points / Weight	Rank
DD/ID	Developmentally/Intellectual Disable	20	0
displfam	Displaced Family	20	0
Eld_Dis	Elderly and Disabled	20	0
ESDom	Escaping Domestic Violence	20	0
FUP	Family Unification Program Referral	150	0
highrb	50% of gross income toward rent and utilities	20	0
homeless	Homeless	20	0
live	live or work in HRHA jurisdiction	85	0
MSS	Mainstream Nonelderly	150	0
UpM	Upwardly Mobile	5	0
Veterans	Veterans	15	0
vicabuse	Victim of Physical Abuse	10	0
WKCS	Working with a Community Service Agency	20	0

Number of Households With Preferences

	Count
50% of gross income toward rent and utilities	745
Developmentally/Intellectual Disable	75
Displaced Family	64
Elderly and Disabled	535
Escaping Domestic Violence	229
Family Unification Program Referral	6
Homeless	803
live or work in HRHA jurisdiction	430
Mainstream Nonelderly	14
Upwardly Mobile	80
Veterans	47
Victim of Physical Abuse	342
Working with a Community Service Agency	250

Waiting List Targeted Funding

Code	Preference Description	Points / Weight	Rank
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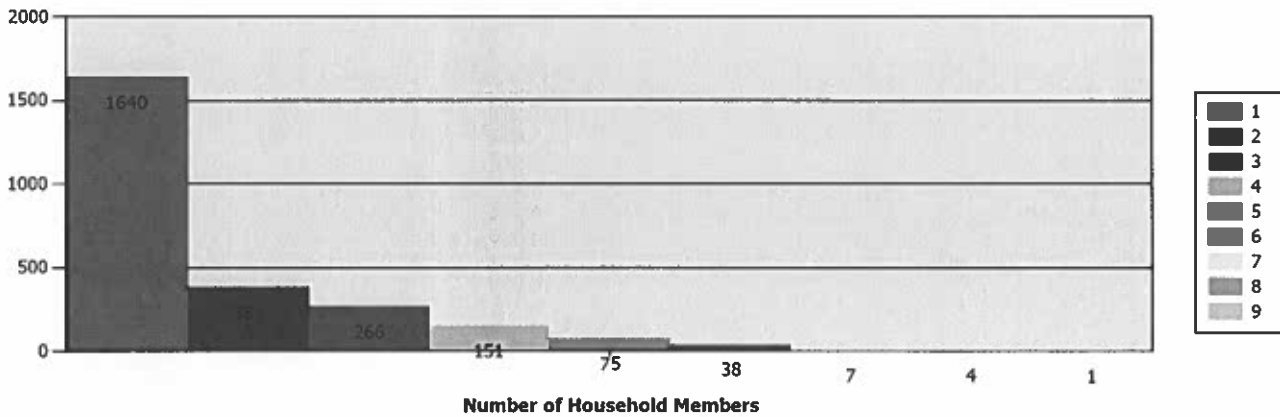
Number of Households With Targeted Funding

Waiting List Summary Information

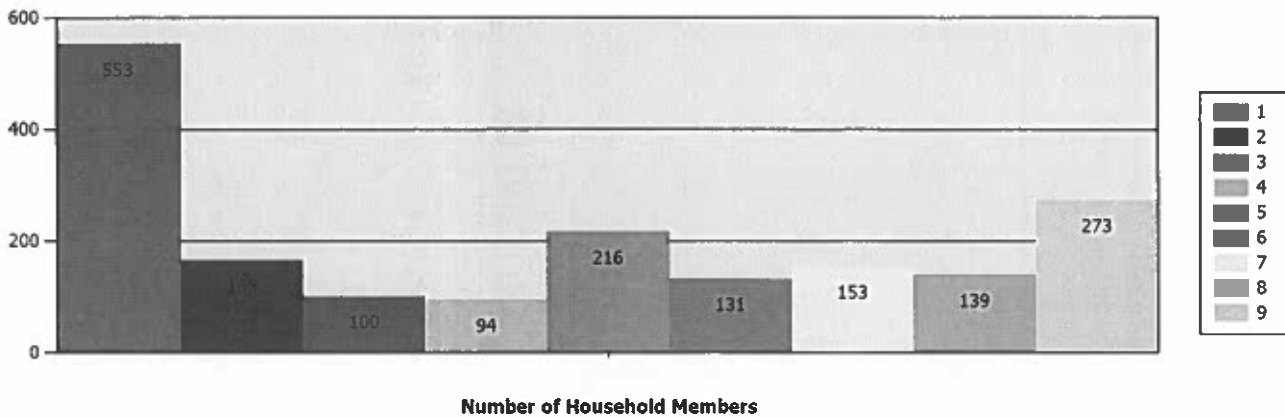
Waiting List Time Based on Number of HH Members

	1	2	3	4	5	6	7	8	9	# Families Avg Days Min Days Max Days
Not Selected	1,640	382	265	150	75	38	7	4	1	2,562
	553	165	167	187	216	131	153	139	273	220
	5	21	21	21	20	25	59	100	273	5
	2,954	1,444	1,152	2,730	2,202	313	294	237	273	2,954
Selected			1	1						2
	0	0	33	0	0	0	0	0	0	17
	0	0	33	0	0	0	0	0	0	0
	0	0	33	0	0	0	0	0	0	33
Total	1,640	382	266	151	75	38	7	4	1	2,564
	553	165	100	94	216	131	153	139	273	183
	5	21	21	0	20	25	59	100	273	0
	2,954	1,444	1,152	2,730	2,202	313	294	237	273	2,954

Number of Households on Waiting List by Number of Members



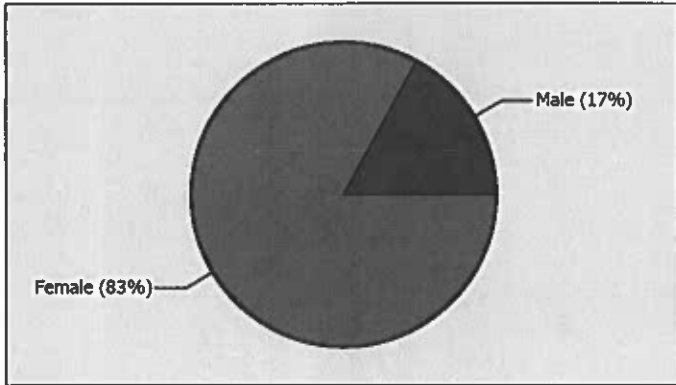
Avg Days on Waiting List by Number of Household Members



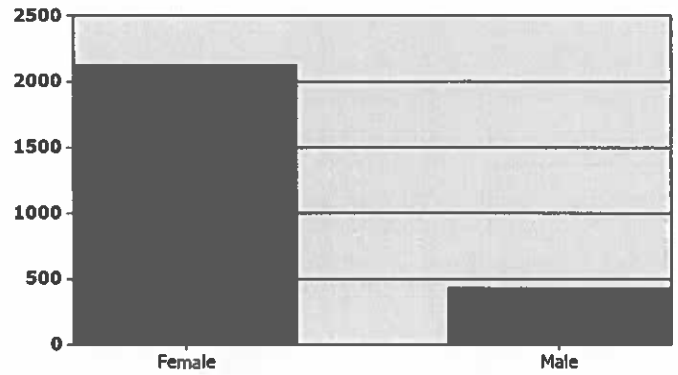
Gender of Head of Household

	Female	Male	Total
NotSelected	2,125	437	2,562
Selected	2		2
Total	2,127	437	2,564

Gender of Head of HH - Percentage



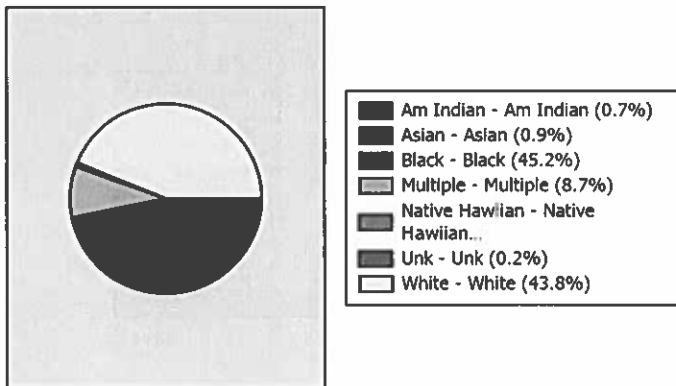
Gender of Head of HH - Count



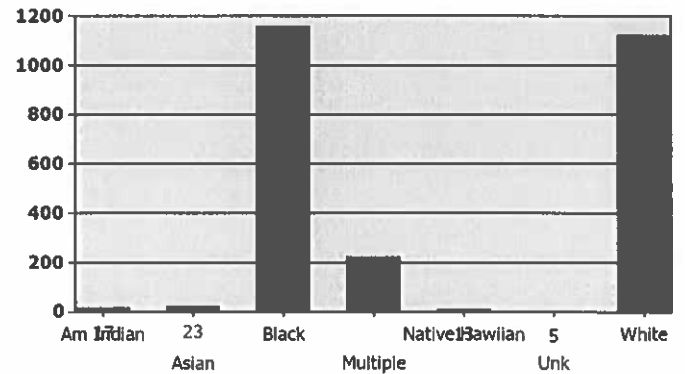
Household Race

	Am Indian	Asian	Black	Multiple	Native Hawiian	Unk	White	Total
NotSelected	17	23	1,160	224	13	5	1,120	2,562
Selected							2	2
Total	17	23	1,160	224	13	5	1,122	2,564

Household Race - Percentage



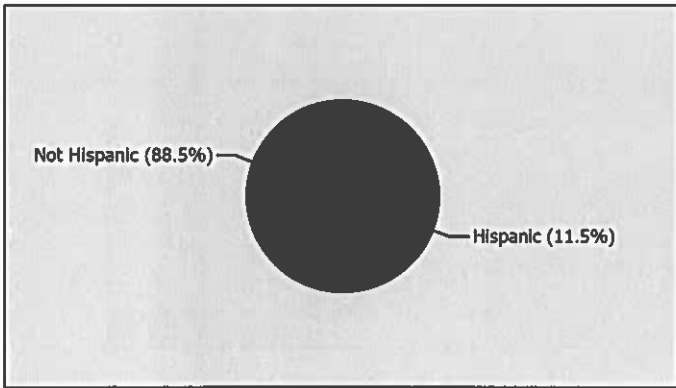
Household Race - Count



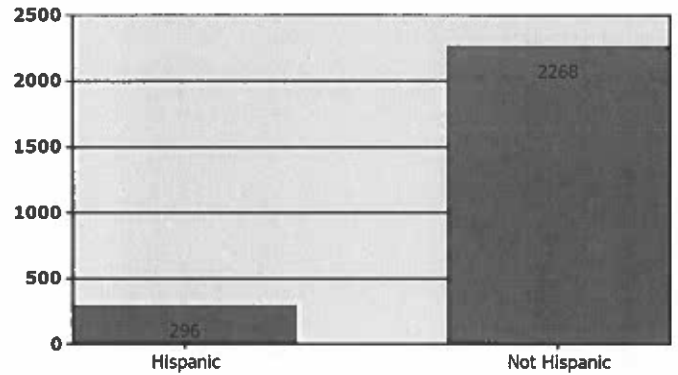
Household Ethnicity

	Hispanic	Not Hispanic	Total
NotSelected	296	2,266	2,562
Selected		2	2
Total	296	2,268	2,564

Household Ethnicity - Percentage



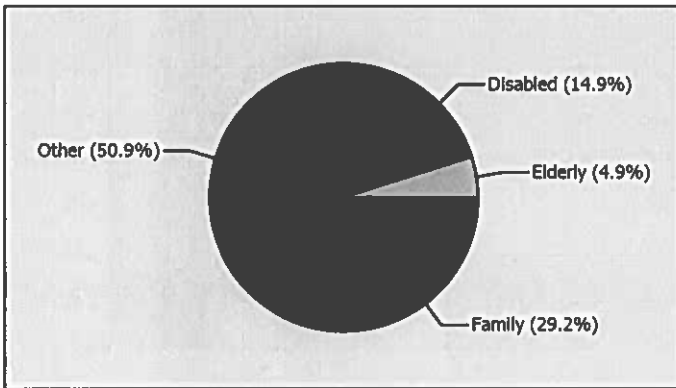
Household Ethnicity - Count



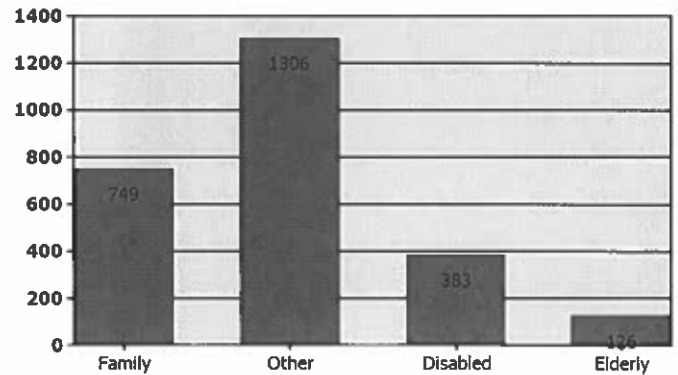
Household Type

	Family	Other	Disabled	Elderly	Total
NotSelected	748	1,306	382	126	2,562
Selected	1		1		2
Total	749	1,306	383	126	2,564

Household Type - Percentage



Household Type - Count



Waiting List Review

Harrisonburg Redevelopment and Housing Authority (VA014)

Lineweaver Annex

Page : 1

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

Date/Time Last Generated: September 15, 2022 04:39 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: 7
Total Rejected: 1

Total Housed: 6
Total In Process: 0

% Lease up: 85.7%

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	7	1	6	0	85.7%	100.0%

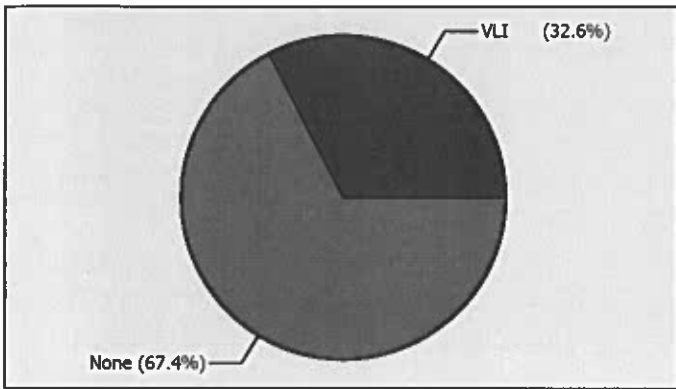
Income Limits Detail

Code	Description	Median Income	% Med 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

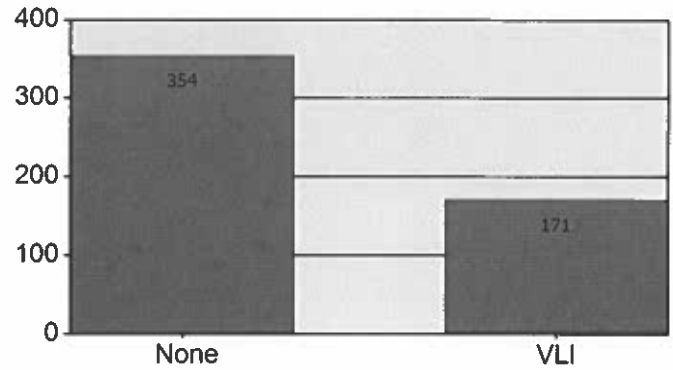
Current Waiting List Households by Selection Status and Income Limit

	None	VLI	Total Number Avg Position Min Position Max Position
NotSelected	354	170	524
	283	221	252
	1	3	1
	524	525	525
Selected	0	1	1
	0	198	198
	0	198	198
	0	198	198
Total	354	171	525
	283	210	234
	1	3	1
	524	525	525

Households by Income Limit - Percentage



Households by Income Limit - Count



Waiting List Preferences

Preference Calculation Method: Aggregate

Code	Preference Description	Points / Weight	Rank
HCVp	HCV participant	20	0
live	live or work in HRHA jurisdiction	20	0

Number of Households With Preferences

	Count
HCV participant	12
live or work in HRHA jurisdiction	211

Waiting List Targeted Funding

Code	Preference Description	Points / Weight	Rank
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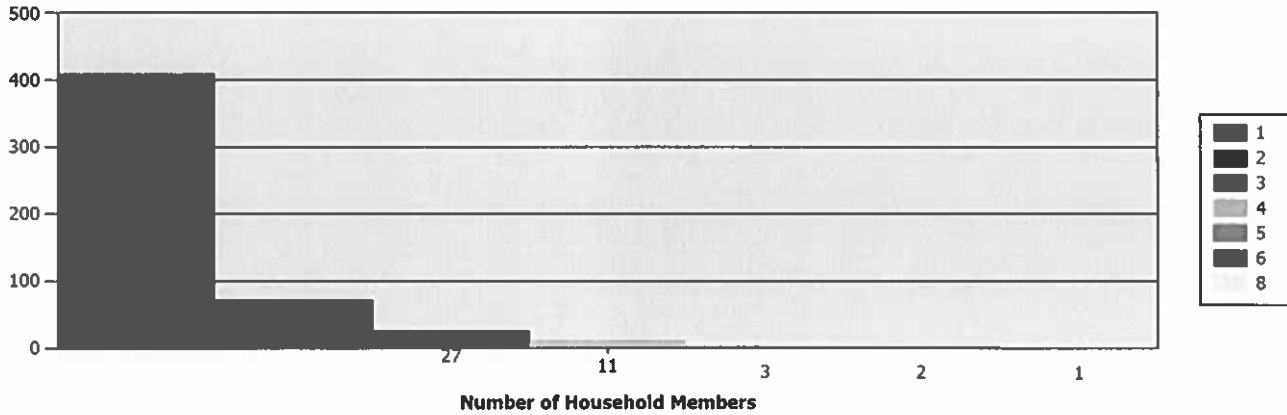
Number of Households With Targeted Funding

Waiting List Summary Information

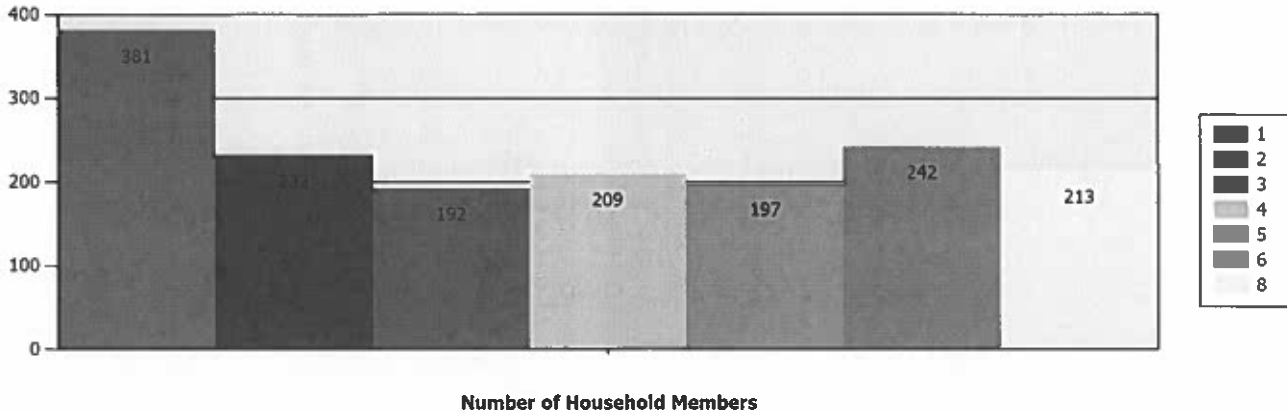
Waiting List Time Based on Number of HH Members

	1	2	3	4	5	6	8	# Families Avg Days Min Days Max Days
NotSelected	408	72	27	11	3	2	1	524
	408	232	192	209	197	242	213	242
	118	120	118	120	119	202	213	118
	1,439	1,313	298	284	260	283	213	1,439
Selected	1							1
	354	0	0	0	0	0	0	354
	354	0	0	0	0	0	0	354
	354	0	0	0	0	0	0	354
Total	409	72	27	11	3	2	1	525
	381	232	192	209	197	242	213	256
	118	120	118	120	119	202	213	118
	1,439	1,313	298	284	260	283	213	1,439

Number of Households on Waiting List by Number of Members



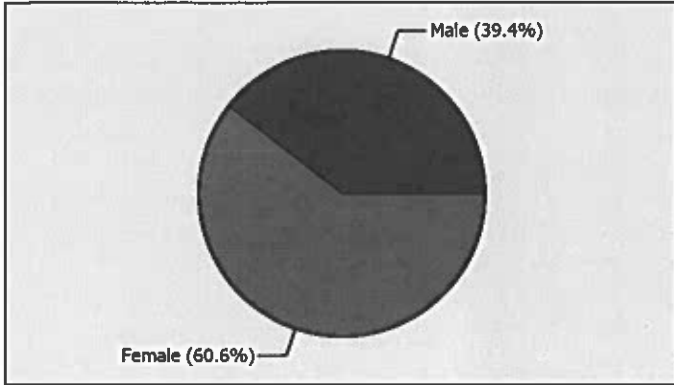
Avg Days on Waiting List by Number of Household Members



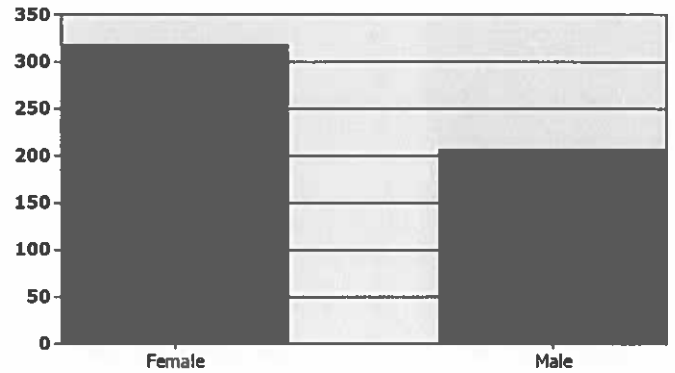
Gender of Head of Household

	Female	Male	Total
NotSelected	318	206	524
Selected		1	1
Total	318	207	525

Gender of Head of HH - Percentage



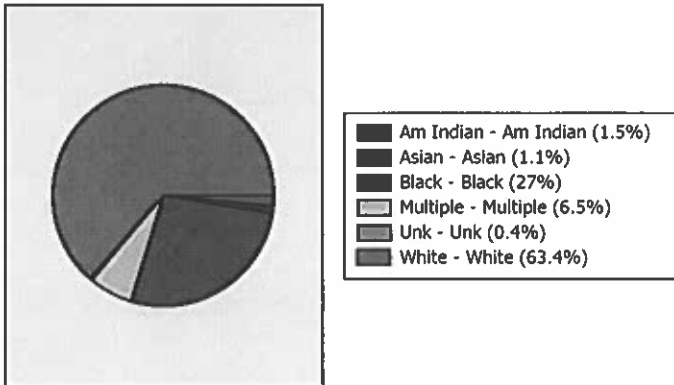
Gender of Head of HH - Count



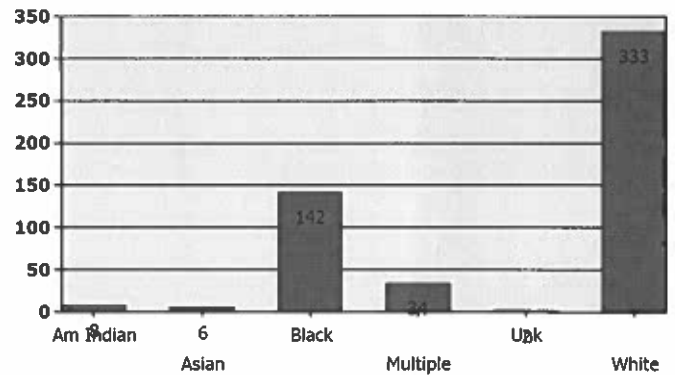
Household Race

	Am Indian	Asian	Black	Multiple	Unk	White	Total
NotSelected	8	6	142	34	2	332	524
Selected						1	1
Total	8	6	142	34	2	333	525

Household Race - Percentage



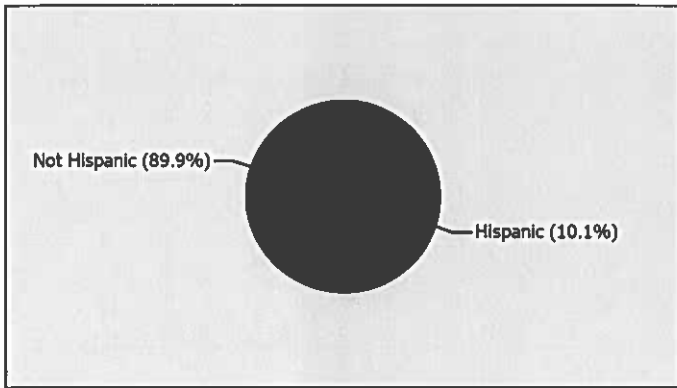
Household Race - Count



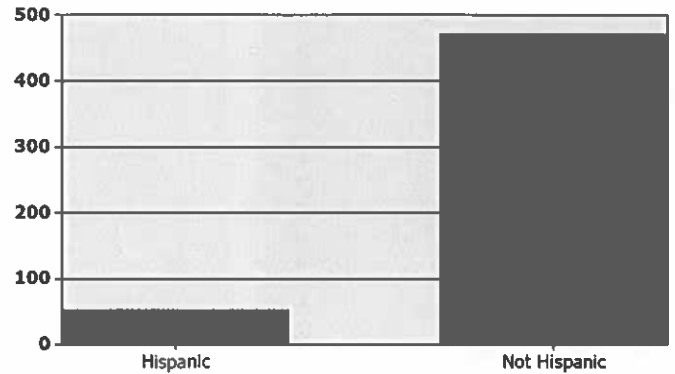
Household Ethnicity

	Hispanic	Not Hispanic	Total
NotSelected	53	471	524
Selected		1	1
Total	53	472	525

Household Ethnicity - Percentage



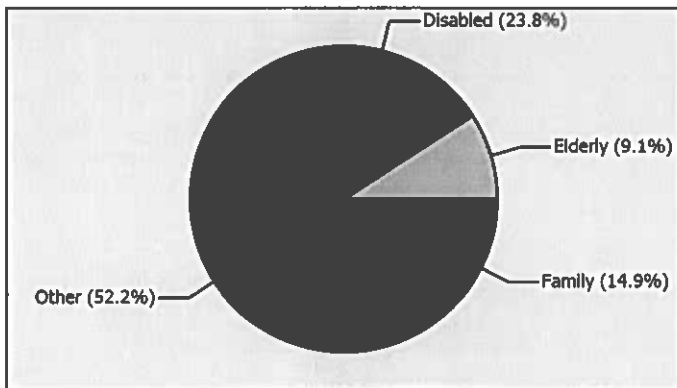
Household Ethnicity - Count



Household Type

	Family	Other	Disabled	Elderly	Total
NotSelected	78	273	125	48	524
Selected		1			1
Total	78	274	125	48	525

Household Type - Percentage



Household Type - Count

