



Harrisonburg Redevelopment & Housing Authority

P.O. BOX 1071 + HARRISONBURG, VA 22803

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

February 10, 2023

The Regular Meeting of the Harrisonburg Redevelopment and Housing Authority's Board of Commissioners will be held on **Wednesday February 15th 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
February 15, 2023

I. Call to order and determination of quorum

II. Review and Approval of Minutes
- January 18th, 2023

III. Financial Reports
- January 2023

Reports

A. Executive Director

1. Resolution Lineweaver Annex Renovations
2. 2022 HUD Financial Assessment Subsystem Submission
3. Scholarship Policy
4. Franklin Heights Path and Sidewalk Extension

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
- Improving Organizational Efficiency and Effectiveness
 - MTW-Implementation Schedule Update

C. Management Reports

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

IV. Public Comment

MINUTES

Regular Meeting
January 18, 2023

The Regular Meeting of the Harrisonburg Redevelopment & Housing Authority Board of Commissioners was held on Wednesday, January 18 at 4:00 p.m.

Those present were:

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

Also present were:

Michael G. Wong, Executive Director
Jordan Bowman, Attorney

After a period of discussion, Commissioner Benjamin seconded by Commissioner Green made the motion to appoint Gil Colman temporary presiding officer of the meeting. The motion was unanimously approved.

The regular meeting was called to order and a quorum declared present by Gil Colman, presiding officer.

Mr. Wong then presented the December 21st meeting minutes for consideration of approval. After a period of discussion, Commissioner Benjamin seconded by Commissioner Coffman made the motion to approve the December minutes. The motion was unanimously approved.

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

The board then discussed establishing board officers and the current status of the vacant commissioner. Mr. Wong related that filling commissioner positions is on the next City Council's agenda. After a period of discussion, the board agreed to postpone any voting on officers until the vacant positions are filled. No other action was taken from this discussion.

Mr. Wong then presented the Elevate program through the Virginia Community Development Corporation for consideration of staff participation. He related of the program assisting agencies in implementing strategies and activities that improve organizational sustainability. He stated of the belief that participation will assist the Authority in implementing the strategic plan that is currently under development. After a period of discussion, the board unanimously supported staff's participation in the Elevate

program.

Mr. Wong then provided brief updates on the Authority's initiatives and strategic activities. He stated that the Lineweaver Annex renovation project bid proposal was recently posted with the plan with a close date at the end of February. He related of the plan to present the results at the March board meeting. Mr. Wong then related that Blueline from Harrisonburg VA was selected as the design team for the Commerce Village II project. He stated of the plan to have a kickoff meeting in early February.

The board of commissioners then participated in a discussion concerning commissioner compensation. Mr. Wong related of the need for City Council to authorize compensation. After a period of discussion, no action was taken on this agenda item.

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

Gil Colman then opened the public comment period. No comment was received.

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

Michael G. Wong
Executive Director

Gil Colman
Presiding Officer

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

January 2023

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
3000-00-000									
	INCOME								
3100-00-000									
	TENANT INCOME								
3101-00-000	Rental Income	8,096.00	6,627.08	-531.08	-6.16	8,096.00	8,627.08	-531.08	103,525.00
3111-00-000	Tenant Rent	8,096.00	10,544.25	-1,994.25	-18.82	8,096.00	10,544.25	-1,994.25	126,531.00
3112-06-000	PBY H&B Subsidy	16,656.00	19,171.33	-2,515.33	-13.12	16,656.00	19,171.33	-2,515.33	230,056.00
3119-00-000	Total Rental Income								
3120-03-000	Other Tenant Income	126.51	150.00	-23.49	-15.66	126.51	150.00	-23.49	1,800.00
3120-01-000	Laundry and Vending	0.00	183.33	-183.33	-100.00	0.00	183.33	-183.33	2,200.00
3120-03-000	Damages	70.00	0.00	70.00	N/A	70.00	0.00	70.00	0.00
3120-04-000	Late Charges	196.51	333.33	-136.82	-41.05	196.51	333.33	-136.82	4,000.00
3129-00-000	Total Other Tenant Income								
3199-00-000	TOTAL TENANT INCOME	16,852.51	19,504.66	-2,652.15	-13.60	16,852.51	19,504.66	-2,652.15	234,556.00
3600-00-000	OTHER INCOME								
3611-00-000	Investment Income - Restricted	254.54	16.67	237.87	1,426.93	254.54	16.67	237.87	200.00
3650-00-000	Miscellaneous Other Income	20.00	0.00	20.00	N/A	20.00	0.00	20.00	0.00
3699-00-000	TOTAL OTHER INCOME	274.54	16.67	257.87	1,546.91	274.54	16.67	257.87	200.00
3999-00-000	TOTAL INCOME	17,127.05	19,521.33	-2,394.28	-12.26	17,127.05	19,521.33	-2,394.28	234,256.00
4000-00-000	EXPENSES								
4100-00-000	ADMINISTRATIVE EXPENSES								
4100-99-000	Administrative Salaries	1,882.19	2,047.92	165.73	8.09	1,882.19	2,047.92	165.73	24,575.00
4110-00-000	Administrative Salaries	624.07	568.33	55.74	-9.81	624.07	568.33	55.74	6,820.00
4110-04-000	Employee Benefit Contribution-Admin	2,906.26	2,616.25	109.99	4.20	2,906.26	2,616.25	109.99	31,395.00
4110-99-000	Total Administrative Salaries								
4140-00-000	Staff Training	0.00	41.67	41.67	100.00	0.00	41.67	41.67	500.00
4150-00-000	Travel	0.00	41.67	41.67	100.00	0.00	41.67	41.67	500.00
4173-00-000	Management Fee	0.00	958.33	958.33	100.00	0.00	958.33	958.33	11,500.00
4189-00-000	Total Other Admin Expenses	0.00	1,000.00	1,000.00	100.00	0.00	1,000.00	1,000.00	12,000.00
4190-00-000	Miscellaneous Admin Expenses								
4190-01-000	Membership and Fees	0.00	8.33	8.33	100.00	0.00	8.33	8.33	100.00
4190-02-000	Publications	0.00	8.33	8.33	100.00	0.00	8.33	8.33	100.00
4190-03-000	Advertising	0.00	8.33	8.33	100.00	0.00	8.33	8.33	100.00
4190-04-000	Office Supplies	5.62	29.17	23.55	80.73	5.62	29.17	23.55	350.00
4190-06-000	Compliance	0.00	125.00	125.00	100.00	0.00	125.00	125.00	1,500.00
4190-07-000	Telephone & Internet	21.53	300.00	278.47	92.82	21.53	300.00	278.47	3,600.00
4190-08-000	Postage	0.00	41.67	41.67	100.00	0.00	41.67	41.67	500.00
4190-10-000	Copiers	32.86	100.00	67.14	67.14	32.86	100.00	67.14	1,200.00
4190-12-000	Software	9.86	170.83	160.97	94.23	9.86	170.83	160.97	2,050.00
4190-13-000	IT/Website Maintenance	59.98	125.00	65.02	52.02	59.98	125.00	65.02	1,500.00
4190-21-000	HCC Fees	6,966.90	575.00	6,391.90	-1,111.63	6,966.90	575.00	6,391.90	6,900.00
4190-22-000	Other Misc Admin Expenses	6.00	83.33	77.33	92.80	6.00	83.33	77.33	1,000.00
4191-00-000	Total Miscellaneous Admin Expenses	7,102.75	1,574.99	5,527.76	-350.97	7,102.75	1,574.99	5,527.76	18,900.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	9,609.01	5,232.91	4,376.10	-83.63	9,609.01	5,232.91	4,376.10	62,795.00

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

January 2023

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4200-00-000									
TENANT SERVICES									
4210-00-000	0.00	1,520.83	1,520.83	100.00	0.00	1,520.83	1,520.83	100.00	18,250.00
Tenant Services Salaries									
4220-01-000	0.00	125.00	125.00	100.00	0.00	125.00	125.00	100.00	1,500.00
Other Tenant Svcs.									
TOTAL TENANT SERVICES EXPENSES	0.00	1,645.83	1,645.83	100.00	0.00	1,645.83	1,645.83	100.00	19,750.00
4299-00-000									
UTILITY EXPENSES									
4300-00-000	375.21	358.33	-16.88	-4.71	375.21	358.33	-16.88	-4.71	4,390.00
Water									
4310-00-000	2,135.48	1,666.67	-468.81	-28.13	2,135.48	1,666.67	-468.81	-28.13	20,000.00
Electricity									
4330-00-000	257.20	175.00	-82.20	-46.97	257.20	175.00	-82.20	-46.97	2,100.00
Gas									
4390-00-000	860.10	970.83	110.73	11.41	860.10	970.83	110.73	11.41	11,650.00
Sewer & Trash									
TOTAL UTILITY EXPENSES	3,627.99	3,170.83	-457.16	-14.42	3,627.99	3,170.83	-457.16	-14.42	38,050.00
4400-00-000									
MAINTENANCE AND OPERATIONAL EXPENSES									
4400-99-000									
General Maint Expense									
4410-00-000	825.33	1,725.83	900.50	52.18	825.33	1,725.83	900.50	52.18	20,710.00
Maintenance Salaries									
4410-05-000	304.89	504.00	199.11	39.51	304.89	504.00	199.11	39.51	6,000.00
Employee Benefit Contribution Maint.									
4419-00-000	1,130.22	2,229.83	1,099.61	49.31	1,130.22	2,229.83	1,099.61	49.31	26,758.00
Total General Maint Expense									
4420-00-000									
Materials									
4420-01-000	0.00	50.00	50.00	100.00	0.00	50.00	50.00	100.00	600.00
Supplies-Grounds									
4420-02-000	30.38	25.00	-5.38	-21.52	30.38	25.00	-5.38	-21.52	300.00
Supplies-Appliance									
4420-03-000	119.83	58.33	-61.50	-105.43	119.83	58.33	-61.50	-105.43	700.00
Supplies-Unit Turnover									
4420-04-000	15.68	58.33	42.65	73.12	15.68	58.33	42.65	73.12	700.00
Supplies-Electrical									
4420-05-000	21.92	16.67	-5.25	-31.49	21.92	16.67	-5.25	-31.49	200.00
Supplies-Fuel & Parts									
4420-06-000	67.37	8.33	-59.04	-708.76	67.37	8.33	-59.04	-708.76	100.00
Supplies-Janitorial/Cleaning									
4420-07-000	42.45	33.33	-9.12	-27.36	42.45	33.33	-9.12	-27.36	400.00
Supplies-Maint/Repairs									
4420-08-000	113.22	25.00	-88.22	-352.88	113.22	25.00	-88.22	-352.88	300.00
Supplies-Plumbing									
4420-09-000	0.00	8.33	8.33	100.00	0.00	8.33	8.33	100.00	100.00
Tools and Equipment									
4420-10-000	0.00	8.33	8.33	100.00	0.00	8.33	8.33	100.00	100.00
Maintenance Paper/Supplies									
TOTAL MATERIALS	410.85	291.65	-119.20	-40.87	410.85	291.65	-119.20	-40.87	3,500.00
4430-00-000									
Contract Costs									
4430-03-000	221.00	200.00	-21.00	-10.50	221.00	200.00	-21.00	-10.50	2,400.00
Contract-Trash Collection									
4430-04-000	125.00	183.33	58.33	31.82	125.00	183.33	58.33	31.82	2,200.00
Contract-Snow Removal									
4430-05-000	0.00	83.33	83.33	100.00	0.00	83.33	83.33	100.00	1,000.00
Contract-Unit Turnover									
4430-07-000	126.15	58.33	-67.82	-116.27	126.15	58.33	-67.82	-116.27	700.00
Contract-Pest Control									
4430-10-000	109.52	108.33	-1.19	-1.10	109.52	108.33	-1.19	-1.10	1,300.00
Contract-Janitorial/Cleaning									
4430-11-000	0.00	83.33	83.33	100.00	0.00	83.33	83.33	100.00	1,000.00
Contract-Plumbing									
4430-12-000	600.00	316.67	-283.33	-89.47	600.00	316.67	-283.33	-89.47	3,800.00
Contract-Inspections									
4430-13-000	0.00	400.00	400.00	100.00	0.00	400.00	400.00	100.00	4,800.00
Contract-HVAC									
4430-15-000	0.00	16.67	16.67	100.00	0.00	16.67	16.67	100.00	200.00
Contract-Video Surveillance									
4430-18-000	0.00	50.00	50.00	100.00	0.00	50.00	50.00	100.00	600.00
Contract-Alarm Monitoring									
TOTAL CONTRACT COSTS	1,181.67	1,499.99	318.32	21.22	1,181.67	1,499.99	318.32	21.22	18,000.00
4499-00-000									
TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	2,722.74	4,021.47	1,298.73	32.29	2,722.74	4,021.47	1,298.73	32.29	48,258.00
4500-00-000									
GENERAL EXPENSES									
4510-00-000	21.12	33.33	12.21	36.63	21.12	33.33	12.21	36.63	400.00
Insurance-Other									
4510-10-000	726.50	150.00	-576.50	-384.33	726.50	150.00	-576.50	-384.33	1,800.00
Property Insurance									

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

January 2023

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	
4510-20-000	Liability Insurance	204.90	150.00	-54.90	-36.60	204.90	150.00	-54.90	-36.60	1,800.00
4510-30-000	Workmen's Compensation	61.20	83.33	22.13	26.56	61.20	83.33	22.13	26.56	1,000.00
4521-00-000	Misc. Taxes/Licenses/Insurance	1.01	2.00	0.99	49.50	1.01	2.00	0.99	49.50	24.00
4570-00-000	Bad Debt/Tenant Rents	0.00	41.67	41.67	100.00	0.00	41.67	41.67	100.00	500.00
4599-00-000	TOTAL GENERAL EXPENSES	1,014.73	460.33	-554.40	-120.44	1,014.73	460.33	-554.40	-120.44	5,524.00
4800-00-000	FINANCING EXPENSE									
4851-00-000	Interest Expense-Loan 1	1,365.00	1,365.00	0.00	0.00	1,365.00	1,365.00	0.00	0.00	16,380.00
4899-00-000	TOTAL FINANCING EXPENSES	1,365.00	1,365.00	0.00	0.00	1,365.00	1,365.00	0.00	0.00	16,380.00
8000-00-000	TOTAL EXPENSES	18,339.47	15,896.37	-2,443.10	-15.37	18,339.47	15,896.37	-2,443.10	-15.37	190,757.00
9000-00-000	NET INCOME	-1,212.42	3,624.96	-4,837.38	-133.45	-1,212.42	3,624.96	-4,837.38	-133.45	43,499.00

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

February 2023

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
3000-00-000									
	INCOME								
3100-00-000									
	TENANT INCOME								
3101-00-000	Rental Income	18,338.00	-6,930.99	-37.80	11,407.01	18,338.00	-6,930.99	-37.80	220,056.00
3111-00-000	Tenant Rent	11,407.01	18,338.00	-6,930.99	11,407.01	18,338.00	-6,930.99	-37.80	220,056.00
3119-00-000	Total Rental Income	11,407.01	18,338.00	-6,930.99	11,407.01	18,338.00	-6,930.99	-37.80	220,056.00
3199-00-000	TOTAL TENANT INCOME	11,407.01	18,338.00	-6,930.99	11,407.01	18,338.00	-6,930.99	-37.80	220,056.00
3999-00-000	TOTAL INCOME	11,407.01	18,338.00	-6,930.99	11,407.01	18,338.00	-6,930.99	-37.80	220,056.00
4000-00-000	EXPENSES								
4100-00-000	ADMINISTRATIVE EXPENSES								
4130-00-000	Legal Expense	208.33	208.33	100.00	0.00	208.33	208.33	100.00	2,500.00
4130-04-000	General Legal Expense	208.33	208.33	100.00	0.00	208.33	208.33	100.00	2,500.00
4131-00-000	Total Legal Expense	208.33	208.33	100.00	0.00	208.33	208.33	100.00	2,500.00
4190-00-000	Miscellaneous Admin Expenses	50.00	-77.35	-154.70	127.35	50.00	-77.35	-154.70	600.00
4190-07-000	Telephone & Internet	127.35	50.00	-77.35	127.35	50.00	-77.35	-154.70	600.00
4191-00-000	Total Miscellaneous Admin Expenses	127.35	50.00	-77.35	127.35	50.00	-77.35	-154.70	600.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	127.35	258.33	130.98	127.35	258.33	130.98	50.70	3,100.00
4300-00-000	UTILITY EXPENSES								
4310-00-000	Water	66.67	163.92	245.87	-97.25	66.67	163.92	245.87	800.00
4320-00-000	Electricity	748.97	0.00	-748.97	748.97	0.00	-748.97	N/A	0.00
4330-00-000	Gas	389.84	0.00	-389.84	389.84	0.00	-389.84	N/A	0.00
4399-00-000	TOTAL UTILITY EXPENSES	1,041.56	66.67	-974.89	1,041.56	66.67	-974.89	-1,462.26	800.00
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES								
4420-00-000	Materials								
4420-04-000	Supplies-Electrical	41.67	41.67	100.00	0.00	41.67	41.67	100.00	500.00
4420-07-000	Supplies-Main/Repairs	216.67	216.67	100.00	0.00	216.67	216.67	100.00	2,600.00
4429-00-000	Total Materials	258.34	258.34	100.00	0.00	258.34	258.34	100.00	3,100.00
4430-00-000	Contract Costs								
4430-03-000	Contract-Trash Collection	83.33	83.33	100.00	0.00	83.33	83.33	100.00	1,000.00
4430-04-000	Contract-Snow Removal	90.00	0.00	-90.00	90.00	0.00	-90.00	N/A	0.00
4430-07-000	Contract-Pest Control	54.17	54.17	100.00	126.15	54.17	-71.98	-132.88	650.00
4430-10-000	Contract-Janitorial/Cleaning	150.00	150.00	100.00	150.92	150.00	-0.92	-0.61	1,800.00
4430-13-000	Contract-HVAC	670.13	150.00	-520.13	670.13	150.00	-520.13	-346.75	1,800.00
4430-17-000	Contract-Elevator Maintenance	250.00	250.00	100.00	0.00	250.00	250.00	100.00	3,000.00
4430-18-000	Contract-Alarm Monitoring	23.00	20.83	-2.17	23.00	20.83	-2.17	-10.42	250.00
4430-99-000	Contract Costs-Other	600.00	208.33	-391.67	600.00	208.33	-391.67	-188.00	2,500.00
4439-00-000	Total Contract Costs	1,660.20	916.66	-743.54	1,660.20	916.66	-743.54	-81.11	11,000.00
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	1,660.20	1,175.00	-485.20	1,660.20	1,175.00	-485.20	-41.29	14,100.00
4800-00-000	FINANCING EXPENSE								
4851-00-000	Interest Expense-Loan 1	2,656.48	1,267.08	-1,389.40	2,656.48	1,267.08	-1,389.40	-109.65	15,205.00
4899-00-000	TOTAL FINANCING EXPENSES	2,656.48	1,267.08	-1,389.40	2,656.48	1,267.08	-1,389.40	-109.65	15,205.00

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

January 2023

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	
8000-00-000	TOTAL EXPENSES	5,485.59	2,767.08	-2,718.51	-98.24	5,485.59	2,767.08	-2,718.51	-98.24	33,205.00
9000-00-000	NET INCOME	5,921.42	15,570.92	-9,649.50	-61.97	5,921.42	15,570.92	-9,649.50	-61.97	186,851.00

LINEWEAVER ANNEX APARTMENTS
Statement of Revenues, Expenditures, and Changes in Net Position
 January 2023

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
3000-00-000	INCOME								
3100-00-000	TEENANT INCOME								
3101-00-000	Rental Income								
3111-00-000	Tenant Rent	16,139.00	16,666.67	-527.67	-3.17	16,139.00	16,666.67	-527.67	200,000.00
3112-06-000	Ply Hdp Subsidy	22,766.00	25,492.92	-2,726.92	-10.70	22,766.00	25,492.92	-2,726.92	305,915.00
3119-00-000	Total Rental Income	38,905.00	42,159.59	-3,254.59	-7.72	38,905.00	42,159.59	-3,254.59	505,915.00
3120-00-000	Other Tenant Income								
3120-01-000	Laundry and Vending	316.56	333.33	-16.77	-5.03	316.56	333.33	-16.77	4,000.00
3120-03-000	Damages	0.00	125.00	-125.00	-100.00	0.00	125.00	-125.00	1,500.00
3120-04-000	Late Charges	331.00	0.00	331.00	N/A	331.00	0.00	331.00	0.00
3120-08-000	Workers/Maint Charges	0.00	291.67	-291.67	-100.00	0.00	291.67	-291.67	3,500.00
3129-00-000	Total Other Tenant Income	647.56	750.00	-102.44	-13.66	647.56	750.00	-102.44	9,000.00
3199-00-000	TOTAL TEENANT INCOME	39,552.56	42,909.59	-3,357.03	-7.82	39,552.56	42,909.59	-3,357.03	514,915.00
3999-00-000	TOTAL INCOME	39,552.56	42,909.59	-3,357.03	-7.82	39,552.56	42,909.59	-3,357.03	514,915.00
4000-00-000	EXPENSES								
4100-00-000	ADMINISTRATIVE EXPENSES								
4100-99-000	Administrative Salaries								
4110-00-000	Administrative Salaries	3,771.98	5,442.50	-1,670.52	30.69	3,771.98	5,442.50	-1,670.52	65,310.00
4110-04-000	Employee Benefit Contribution Admin	1,241.49	1,765.83	-524.34	29.69	1,241.49	1,765.83	-524.34	21,190.00
4110-99-000	Total Administrative Salaries	5,013.47	7,208.33	-2,194.86	30.45	5,013.47	7,208.33	-2,194.86	86,500.00
4130-00-000	Legal Expense								
4130-01-000	Unlawful Detainers	0.00	26.67	-26.67	100.00	0.00	26.67	-26.67	320.00
4130-04-000	General Legal Expense	2,413.35	390.00	-2,023.35	-518.81	2,413.35	390.00	-2,023.35	4,880.00
4131-00-000	Total Legal Expense	2,413.35	416.67	-1,996.68	-479.20	2,413.35	416.67	-1,996.68	5,000.00
4140-00-000	Staff Training	0.00	83.33	-83.33	100.00	0.00	83.33	-83.33	1,000.00
4150-00-000	Travel	158.46	83.33	-75.13	-90.16	158.46	83.33	-75.13	1,000.00
4171-00-000	Auditing Fees	0.00	104.17	-104.17	100.00	0.00	104.17	-104.17	1,250.00
4189-00-000	Total Other Admin Expenses	158.46	187.50	-29.04	15.49	158.46	187.50	-29.04	2,250.00
4190-00-000	Miscellaneous Admin Expenses								
4190-01-000	Membership and Fees	0.00	41.67	-41.67	100.00	0.00	41.67	-41.67	500.00
4190-02-000	Publications	0.00	41.67	-41.67	100.00	0.00	41.67	-41.67	500.00
4190-03-000	Advertising	0.00	41.67	-41.67	100.00	0.00	41.67	-41.67	500.00
4190-04-000	Office Supplies	16.87	83.33	-66.46	79.76	16.87	83.33	-66.46	1,000.00
4190-06-000	Compliance	0.00	141.67	-141.67	100.00	0.00	141.67	-141.67	1,700.00
4190-07-000	Telephone & Internet	170.89	233.33	-62.44	26.76	170.89	233.33	-62.44	2,800.00
4190-08-000	Postage	0.00	166.67	-166.67	100.00	0.00	166.67	-166.67	2,000.00
4190-10-000	Copiers	22.80	125.00	-102.20	81.76	22.80	125.00	-102.20	1,500.00
4190-12-000	Software	215.35	666.67	-451.32	67.70	215.35	666.67	-451.32	8,000.00
4190-13-000	IT/Website Maintenance	179.93	208.33	-28.40	13.63	179.93	208.33	-28.40	2,500.00
4190-18-000	Small Office Equipment	0.00	83.33	-83.33	100.00	0.00	83.33	-83.33	1,000.00
4190-22-000	Other Misc Admin Expenses	0.00	250.00	-250.00	100.00	0.00	250.00	-250.00	3,000.00
4191-00-000	Total Miscellaneous Admin Expenses	605.84	2,083.34	-1,477.50	70.92	605.84	2,083.34	-1,477.50	25,000.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	8,191.12	9,979.17	-1,788.05	17.92	8,191.12	9,979.17	-1,788.05	119,750.00

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

January 2023

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4200-00-000	TENANT SERVICES									
4220-01-000	Other Tenant Svcs.	0.00	83.33	83.33	100.00	0.00	83.33	83.33	100.00	1,000.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	0.00	83.33	83.33	100.00	0.00	83.33	83.33	100.00	1,000.00
4300-00-000	UTILITY EXPENSES									
4310-00-000	Water	693.57	833.33	139.76	16.77	693.57	833.33	139.76	16.77	10,000.00
4320-00-000	Electricity	9,830.31	5,416.67	-4,413.64	-81.48	9,830.31	5,416.67	-4,413.64	-81.48	65,000.00
4390-00-000	Sewer & Trash	1,720.20	2,083.33	363.13	17.43	1,720.20	2,083.33	363.13	17.43	25,000.00
4399-00-000	TOTAL UTILITY EXPENSES	12,244.08	8,333.33	-3,910.75	-46.93	12,244.08	8,333.33	-3,910.75	-46.93	100,000.00
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES									
4400-99-000	General Maint Expense									
4410-00-000	Maintenance Salaries	4,418.70	5,683.33	1,264.63	22.25	4,418.70	5,683.33	1,264.63	22.25	68,200.00
4410-05-000	Employee Benefit Contribution-Maint.	1,010.49	1,630.00	619.51	38.01	1,010.49	1,630.00	619.51	38.01	19,560.00
4419-00-000	Total General Maint Expense	5,429.19	7,313.33	1,884.14	25.76	5,429.19	7,313.33	1,884.14	25.76	87,760.00
4420-00-000	Materials									
4420-01-000	Supplies-Grounds	0.00	25.00	25.00	100.00	0.00	25.00	25.00	100.00	300.00
4420-02-000	Supplies-Appliance	63.80	33.33	-30.47	-91.42	63.80	33.33	-30.47	-91.42	400.00
4420-03-000	Supplies-Unit Turnover	438.21	250.00	-188.21	-75.28	438.21	250.00	-188.21	-75.28	3,000.00
4420-04-000	Supplies-Electrical	150.38	83.33	-67.05	-80.46	150.38	83.33	-67.05	-80.46	1,000.00
4420-05-000	Supplies-Fuel & Parts	61.37	125.00	63.63	50.90	61.37	125.00	63.63	50.90	1,500.00
4420-06-000	Supplies-Janitorial/Cleaning	177.98	58.33	-119.65	-205.13	177.98	58.33	-119.65	-205.13	700.00
4420-07-000	Supplies-Maint/Repairs	1,276.81	583.33	-693.48	-118.88	1,276.81	583.33	-693.48	-118.88	7,600.00
4420-08-000	Supplies-Plumbing	106.11	133.33	27.22	20.42	106.11	133.33	27.22	20.42	2,000.00
4420-09-000	Tools and Equipment	34.47	166.67	132.20	79.32	34.47	166.67	132.20	79.32	2,000.00
4420-10-000	Maintenance Paper/Supplies	0.00	41.67	41.67	100.00	0.00	41.67	41.67	100.00	500.00
4429-00-000	Total Materials	2,309.13	1,499.99	-809.14	-53.94	2,309.13	1,499.99	-809.14	-53.94	18,000.00
4430-00-000	Contract Costs									
4430-03-000	Contract-Trash Collection	217.49	225.00	7.51	3.34	217.49	225.00	7.51	3.34	2,700.00
4430-04-000	Contract-Snow Removal	62.50	250.00	187.50	75.00	62.50	250.00	187.50	75.00	3,000.00
4430-05-000	Contract-Unit Turnover	0.00	1,833.33	1,833.33	100.00	0.00	1,833.33	1,833.33	100.00	22,000.00
4430-06-000	Contract-Electrical	0.00	166.67	166.67	100.00	0.00	166.67	166.67	100.00	2,000.00
4430-07-000	Contract-Pest Control	63.07	500.00	436.93	87.39	63.07	500.00	436.93	87.39	6,000.00
4430-08-000	Contract-Floor Covering	0.00	416.67	416.67	100.00	0.00	416.67	416.67	100.00	5,000.00
4430-09-000	Contract-Grounds	0.00	50.00	50.00	100.00	0.00	50.00	50.00	100.00	600.00
4430-10-000	Contract-Janitorial/Cleaning	99.84	125.00	25.16	20.13	99.84	125.00	25.16	20.13	1,500.00
4430-11-000	Contract-Inspections	1,000.00	416.67	-583.33	-140.00	1,000.00	416.67	-583.33	-140.00	5,000.00
4430-12-000	Contract-HVAC	0.00	600.00	600.00	100.00	0.00	600.00	600.00	100.00	7,200.00
4430-13-000	Contract-Video Surveillance	0.00	83.33	83.33	100.00	0.00	83.33	83.33	100.00	1,000.00
4430-14-000	Contract-Elevator Maintenance	0.00	600.00	600.00	100.00	0.00	600.00	600.00	100.00	7,200.00
4430-15-000	Contract-Alarm Monitoring	70.50	50.00	-20.50	-41.00	70.50	50.00	-20.50	-41.00	600.00
4430-18-000	Contract-Sprinkler Monitoring	0.00	100.00	100.00	100.00	0.00	100.00	100.00	100.00	1,200.00
4430-23-000	Contract-Consultants	13,443.64	0.00	-13,443.64	N/A	13,443.64	0.00	-13,443.64	N/A	0.00
4439-00-000	Total Contract Costs	14,957.04	5,416.67	-9,540.37	-76.13	14,957.04	5,416.67	-9,540.37	-76.13	65,000.00
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	22,695.36	14,229.99	-8,465.37	-59.49	22,695.36	14,229.99	-8,465.37	-59.49	170,760.00

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

January 2023

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4500-00-000 GENERAL EXPENSES									
4510-00-000 Insurance-Other	156.20	166.67	10.47	6.28	156.20	166.67	10.47	6.28	2,000.00
4510-10-000 Property Insurance	257.64	333.33	75.69	22.71	257.64	333.33	75.69	22.71	4,000.00
4510-20-000 Liability Insurance	148.41	166.67	18.26	10.96	148.41	166.67	18.26	10.96	2,000.00
4510-30-000 Workmen's Compensation	185.47	166.67	-18.80	-11.28	185.47	166.67	-18.80	-11.28	2,000.00
4570-00-000 Bad Debt-Tenant Rents	0.00	416.67	416.67	100.00	0.00	416.67	416.67	100.00	5,000.00
4599-00-000 TOTAL GENERAL EXPENSES	747.72	1,250.01	502.29	40.18	747.72	1,250.01	502.29	40.18	15,000.00
4800-00-000 FINANCING EXPENSE									
4851-00-000 Interest Expense-Loan 1	2,536.43	2,847.08	310.65	10.91	2,536.43	2,847.08	310.65	10.91	34,165.00
4899-00-000 TOTAL FINANCING EXPENSES	2,536.43	2,847.08	310.65	10.91	2,536.43	2,847.08	310.65	10.91	34,165.00
8000-00-000 TOTAL EXPENSES	46,414.71	36,722.91	-9,691.80	-26.39	46,414.71	36,722.91	-9,691.80	-26.39	440,675.00
9000-00-000 NET INCOME	-6,862.15	6,186.68	-13,048.83	-210.92	-6,862.15	6,186.68	-13,048.83	-210.92	74,240.00

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

January 2023

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
3000-00-000	INCOME								
3400-00-000	GRANT INCOME								
3410-50-100	VA Homelessness Solutions Program	5,963.57	4,949.25	1,014.32	20.49	5,963.57	4,949.25	1,014.32	59,391.00
3410-53-100	CHERP-HMIS Grant	0.00	2,482.17	-2,482.17	-100.00	0.00	2,482.17	-2,482.17	29,786.00
3410-60-200	Homelessness Assistance Grant (HMIS/SNAP)	0.00	7,006.00	-7,006.00	-100.00	0.00	7,006.00	-7,006.00	84,072.00
3410-61-200	COC Planning Grant	0.00	1,892.83	-1,892.83	-100.00	0.00	1,892.83	-1,892.83	22,714.00
3499-00-000	TOTAL GRANT INCOME	5,963.57	16,330.25	-10,366.68	-63.48	5,963.57	16,330.25	-10,366.68	195,963.00
3999-00-000	TOTAL INCOME	5,963.57	16,330.25	-10,366.68	-63.48	5,963.57	16,330.25	-10,366.68	195,963.00
4000-00-000	EXPENSES								
4100-00-000	ADMINISTRATIVE EXPENSES								
4100-99-000	Administrative Salaries								
4110-50-100	Salary-VA Homelessness Solutions Program(VHSP)	4,340.76	3,532.58	-808.18	-22.88	4,340.76	3,532.58	-808.18	42,391.00
4110-50-101	Adm Benefits-VA Homelessness Solutions Program	922.23	1,250.00	-327.77	26.22	922.23	1,250.00	-327.77	15,000.00
4110-53-100	Salary-CHERP HMIS	2,006.40	2,482.17	-475.77	19.17	2,006.40	2,482.17	-475.77	29,786.00
4110-54-100	Adm Benefits-CHERP-HMIS	153.49	0.00	153.49	N/A	153.49	0.00	153.49	0.00
4110-60-200	Salary-Homelessness Assistance Grant(HMIS)	3,912.12	5,000.00	-1,087.88	21.76	3,912.12	5,000.00	-1,087.88	60,000.00
4110-60-201	Adm Benefits-Homelessness Assistance Grant(HMIS)	1,283.71	1,000.00	283.71	-28.37	1,283.71	1,000.00	283.71	12,000.00
4110-61-200	Salary-COC Planning Grant	0.00	1,392.83	-1,392.83	100.00	0.00	1,392.83	-1,392.83	16,714.00
4110-61-201	Adm Benefits-COC Planning	0.00	500.00	-500.00	100.00	0.00	500.00	-500.00	6,000.00
4110-99-000	Total Administrative Salaries	12,618.71	15,157.58	-2,538.87	16.75	12,618.71	15,157.58	-2,538.87	181,991.00
4190-00-000	Miscellaneous Admin Expenses								
4190-50-100	VA Homelessness Solutions Program(VHSP)	0.00	166.67	-166.67	100.00	0.00	166.67	-166.67	2,000.00
4190-60-200	Homelessness Assistance Grant (HMIS/SNAP)	1,588.84	1,006.00	582.84	-57.94	1,588.84	1,006.00	582.84	12,072.00
4191-00-000	Total Miscellaneous Admin Expenses	1,588.84	1,172.67	416.17	-35.49	1,588.84	1,172.67	416.17	14,072.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	14,207.55	16,330.25	-2,122.70	13.00	14,207.55	16,330.25	-2,122.70	195,963.00
8000-00-000	TOTAL EXPENSES	14,207.55	16,330.25	-2,122.70	13.00	14,207.55	16,330.25	-2,122.70	195,963.00
9000-00-000	NET INCOME	-8,243.98	0.00	-8,243.98	N/A	-8,243.98	0.00	-8,243.98	0.00

**HOUSING CHOICE VOUCHER PROGRAM (Incl. MTW, MS5, and FSS Grant)
Statement of Revenues, Expenditures, and Changes in Net Position**

January 2023

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
3000-00-000	INCOME								
3400-00-000	GRANT INCOME								
3410-01-000	Section 8 HAP Earned	499,513.00	476,273.58	23,239.42	4.88	499,513.00	476,273.58	23,239.42	5,215,283.00
3410-02-000	Section 8 Admin Fee Income	239,948.00	51,734.75	187,213.25	361.87	238,948.00	51,734.75	187,213.25	620,817.00
3410-03-000	Section 8 FSS Grant Income	0.00	5,250.00	-5,250.00	-100.00	0.00	5,250.00	-5,250.00	63,000.00
3499-00-000	TOTAL GRANT INCOME	738,461.00	533,258.33	205,202.67	38.48	738,461.00	533,258.33	205,202.67	6,399,100.00
3600-00-000	OTHER INCOME								
3611-00-000	Investment Income - Restricted	53.89	0.00	53.89	N/A	53.89	0.00	53.89	0.00
3640-00-000	Fraud Recovery-HAP	-1,343.66	583.33	-1,926.99	-330.34	-1,343.66	583.33	-1,926.99	7,000.00
3640-01-000	Fraud Recovery-ADM	0.00	583.33	-583.33	-100.00	0.00	583.33	-583.33	7,000.00
3650-00-000	Miscellaneous Other Income	170.11	666.67	-496.56	-74.48	170.11	666.67	-496.56	8,000.00
3699-00-000	TOTAL OTHER INCOME	-1,119.66	1,833.33	-2,952.99	-161.07	-1,119.66	1,833.33	-2,952.99	22,000.00
3999-00-000	TOTAL INCOME	737,341.34	535,091.66	202,249.68	37.80	737,341.34	535,091.66	202,249.68	6,421,100.00
4000-00-000	EXPENSES								
4100-00-000	ADMINISTRATIVE EXPENSES								
4100-99-000	Administrative Salaries								
4110-00-000	Administrative Salaries	31,154.53	35,605.25	4,450.72	12.50	31,154.53	35,605.25	4,450.72	427,263.00
4110-04-000	Employee Benefit Contribution-Admin	8,086.55	10,723.58	2,637.03	24.99	8,086.55	10,723.58	2,637.03	128,683.00
4110-20-000	Administrative Salaries-FSS	3,725.82	3,918.75	192.93	4.92	3,725.82	3,918.75	192.93	47,025.00
4110-21-000	Employee Benefits Contribution-FSS	992.20	1,331.25	339.05	25.47	992.20	1,331.25	339.05	15,975.00
4110-99-000	Total Administrative Salaries	43,959.10	51,578.83	7,619.73	14.77	43,959.10	51,578.83	7,619.73	618,946.00
4130-00-000	Legal Expense								
4130-02-000	Criminal Background Checks	96.95	250.00	153.05	61.22	96.95	250.00	153.05	3,000.00
4130-04-000	General Legal Expense	0.00	166.67	166.67	100.00	0.00	166.67	166.67	2,000.00
4131-00-000	Total Legal Expense	96.95	416.67	319.72	76.73	96.95	416.67	319.72	5,000.00
4140-00-000	Staff Training	1,000.00	666.67	-333.33	-50.00	1,000.00	666.67	-333.33	8,000.00
4150-00-000	Travel	327.52	416.67	89.15	21.40	327.52	416.67	89.15	5,000.00
4171-00-000	Auditing Fees	0.00	753.33	753.33	100.00	0.00	753.33	753.33	9,040.00
4172-00-000	Port Out Admin Fee Paid	92.78	166.67	73.89	44.33	92.78	166.67	73.89	2,000.00
4189-00-000	Total Other Admin Expenses	420.30	1,336.67	916.37	68.56	420.30	1,336.67	916.37	16,040.00
4190-00-000	Miscellaneous Admin Expenses								
4190-01-000	Membership and Fees	-250.00	125.00	375.00	300.00	-250.00	125.00	375.00	1,900.00
4190-03-000	Advertising	0.00	416.67	416.67	100.00	0.00	416.67	416.67	5,000.00
4190-04-000	Office Supplies	107.27	208.33	101.06	48.51	107.27	208.33	101.06	2,500.00
4190-05-000	Fuel-Administrative	87.67	150.00	62.33	41.55	87.67	150.00	62.33	1,800.00
4190-06-000	Compliance	0.00	833.33	833.33	100.00	0.00	833.33	833.33	10,000.00
4190-07-000	Telephone & Internet	433.99	375.00	-58.99	-15.73	433.99	375.00	-58.99	4,500.00
4190-08-000	Postage	0.00	150.00	150.00	100.00	0.00	150.00	150.00	1,800.00
4190-10-000	Copiers	118.14	166.67	48.53	29.12	118.14	166.67	48.53	2,000.00
4190-12-000	Software	92.08	583.33	491.25	84.21	92.08	583.33	491.25	7,000.00
4190-13-000	IT/Website Maintenance	559.81	533.33	-26.48	-4.96	559.81	533.33	-26.48	6,400.00
4190-17-000	Landlord Incentives	1,000.00	1,250.00	250.00	20.00	1,000.00	1,250.00	250.00	15,000.00

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

January 2023

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4190-18-000	0.00	208.33	208.33	100.00	0.00	208.33	208.33	100.00	2,500.00
4190-22-000	1,796.18	416.67	-1,379.51	-331.08	1,796.18	416.67	-1,379.51	-331.08	5,000.00
4191-00-000	3,945.14	5,416.66	1,471.52	27.17	3,945.14	5,416.66	1,471.52	27.17	65,000.00
4199-00-000	49,421.49	59,415.50	9,994.01	16.82	49,421.49	59,415.50	9,994.01	16.82	712,986.00
TOTAL ADMINISTRATIVE EXPENSES									
4300-00-000									
UTILITY EXPENSES									
4320-00-000	0.00	333.33	333.33	100.00	0.00	333.33	333.33	100.00	4,000.00
4330-00-000	0.00	166.67	166.67	100.00	0.00	166.67	166.67	100.00	2,000.00
4399-00-000	0.00	500.00	500.00	100.00	0.00	500.00	500.00	100.00	6,000.00
TOTAL UTILITY EXPENSES									
4500-00-000									
GENERAL EXPENSES									
4510-00-000	147.86	150.00	2.14	1.43	147.86	150.00	2.14	1.43	1,800.00
4510-10-000	39.13	25.00	-14.13	-56.52	39.13	25.00	-14.13	-56.52	300.00
4510-20-000	20.82	16.67	-4.15	-24.90	20.82	16.67	-4.15	-24.90	200.00
4510-30-000	493.21	575.00	81.79	14.22	493.21	575.00	81.79	14.22	6,900.00
4599-00-000	701.02	766.67	65.65	8.56	701.02	766.67	65.65	8.56	9,200.00
TOTAL GENERAL EXPENSES									
4700-00-000									
HOUSING ASSISTANCE PAYMENTS									
4715-00-000	474,930.00	477,523.58	2,593.58	0.54	474,930.00	477,523.58	2,593.58	0.54	5,730,283.00
4715-01-000	6,768.00	0.00	-6,768.00	N/A	6,768.00	0.00	-6,768.00	N/A	0.00
4715-02-000	4,617.00	0.00	-4,617.00	N/A	4,617.00	0.00	-4,617.00	N/A	0.00
4715-06-000	3,837.98	0.00	-3,837.98	N/A	3,837.98	0.00	-3,837.98	N/A	0.00
4799-00-000	490,152.98	477,523.58	-12,629.40	-2.64	490,152.98	477,523.58	-12,629.40	-2.64	5,730,283.00
TOTAL HOUSING ASSISTANCE PAYMENTS									
8000-00-000	540,275.49	538,205.75	-2,069.74	-0.38	540,275.49	538,205.75	-2,069.74	-0.38	6,458,469.00
TOTAL EXPENSES									
9000-00-000	197,065.85	-3,114.09	200,179.94	6,428.20	197,065.85	-3,114.09	200,179.94	6,428.20	-37,369.00
NET INCOME									

JR POLLY L'NEWEAVER APARTMENTS (incl. Service Coordinator Grant)
Statement of Revenues, Expenditures, and Changes in Net Position

January 2023

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
3000-00-000	INCOME								
3100-00-000	TEENANT INCOME								
3101-00-000	Rental Income	12,533.80	15,568.33	3,034.53	-19.49	12,533.80	15,568.33	-3,034.53	186,820.00
3111-00-000	Tenant Rent	18,811.00	23,588.42	-4,777.42	-20.25	18,811.00	23,588.42	-4,777.42	283,061.00
3112-00-000	50059 HAP Sundry	31,344.80	39,156.75	-7,811.95	-19.95	31,344.80	39,156.75	-7,811.95	469,881.00
3119-00-000	Total Rental Income								
3120-00-000	Other Tenant Income	316.57	400.00	-83.43	-20.86	316.57	400.00	-83.43	4,800.00
3120-01-000	Laundry and Vending	194.13	400.00	-205.87	-51.47	194.13	400.00	-205.87	4,800.00
3120-03-000	Damages	118.00	41.67	76.33	183.18	118.00	41.67	76.33	500.00
3120-04-000	Late Charges	27.73	50.00	-22.27	-44.54	27.73	50.00	-22.27	600.00
3120-05-000	Legal Fees - Tenant	508.33	508.33	-508.33	-100.00	508.33	508.33	-508.33	6,100.00
3120-08-000	Workorders/Maint Charges	656.43	1,400.00	-743.57	-53.11	656.43	1,400.00	-743.57	16,800.00
3129-00-000	Total Other Tenant Income	32,001.23	40,556.75	-8,555.52	-21.10	32,001.23	40,556.75	-8,555.52	486,881.00
3199-00-000	TOTAL TENANT INCOME								
3400-00-000	GRANT INCOME								
3410-20-300	Service Coordinator Grant (SC)	0.00	5,713.00	-5,713.00	-100.00	0.00	5,713.00	-5,713.00	68,556.00
3499-00-000	TOTAL GRANT INCOME	0.00	5,713.00	-5,713.00	-100.00	0.00	5,713.00	-5,713.00	68,556.00
3999-00-000	TOTAL INCOME	32,001.23	46,269.75	-14,268.52	-30.84	32,001.23	46,269.75	-14,268.52	555,237.00
4000-00-000	EXPENSES								
4100-00-000	ADMINISTRATIVE EXPENSES								
4100-99-000	Administrative Salaries	2,142.24	3,137.50	995.26	31.72	2,142.24	3,137.50	995.26	37,650.00
4110-00-000	Administrative Salaries	873.19	1,450.00	576.81	39.78	873.19	1,450.00	576.81	17,400.00
4110-04-000	Employee Benefit Contribution-Admin	3,015.43	4,587.50	1,572.07	34.27	3,015.43	4,587.50	1,572.07	55,050.00
4110-99-000	Total Administrative Salaries								
4130-01-000	Legal Expense	0.00	83.33	83.33	100.00	0.00	83.33	83.33	1,000.00
4130-01-000	Unlawful Detainers	0.00	16.67	16.67	100.00	0.00	16.67	16.67	200.00
4130-02-000	Criminal Background Checks	3,751.45	316.67	-3,434.78	-1,084.66	3,751.45	316.67	-3,434.78	3,800.00
4130-04-000	General Legal Expense	3,751.45	416.67	-3,334.78	-800.34	3,751.45	416.67	-3,334.78	5,000.00
4131-00-000	Total Legal Expense	0.00	83.33	83.33	100.00	0.00	83.33	83.33	1,000.00
4140-00-000	Staff Training	0.00	83.33	83.33	100.00	0.00	83.33	83.33	1,000.00
4150-00-000	Travel	0.00	83.33	83.33	100.00	0.00	83.33	83.33	1,000.00
4171-00-000	Auditing Fees	0.00	145.83	145.83	100.00	0.00	145.83	145.83	1,750.00
4189-00-000	Total Other Admin Expenses	0.00	229.16	229.16	100.00	0.00	229.16	229.16	2,750.00
4190-00-000	Miscellaneous Admin Expenses								
4190-01-000	Membership and Fees	0.00	41.67	41.67	100.00	0.00	41.67	41.67	500.00
4190-02-000	Publications	0.00	20.83	20.83	100.00	0.00	20.83	20.83	250.00
4190-03-000	Advertising	0.00	20.83	20.83	100.00	0.00	20.83	20.83	250.00
4190-04-000	Office Supplies	11.25	83.33	72.08	86.50	11.25	83.33	72.08	1,000.00
4190-07-000	Telephone & Internet	245.16	291.67	46.51	15.95	245.16	291.67	46.51	3,500.00
4190-08-000	Postage	0.00	83.33	83.33	100.00	0.00	83.33	83.33	1,000.00
4190-10-000	Copiers	17.08	83.33	66.25	79.50	17.08	83.33	66.25	1,000.00
4190-12-000	Software	205.47	458.33	252.86	55.17	205.47	458.33	252.86	5,500.00

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

January 2023

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4190-13-000	IT/Website Maintenance	119.96	125.00	5.04	4.03	119.96	125.00	5.04	1,500.00
4190-18-000	Small Office Equipment	0.00	25.00	25.00	100.00	0.00	25.00	100.00	300.00
4190-22-000	Other Misc Admin Expenses	0.00	16.67	16.67	100.00	0.00	16.67	100.00	200.00
4191-00-000	Total Miscellaneous Admin Expenses	598.92	1,249.99	651.07	52.09	598.92	1,249.99	52.09	15,000.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	7,365.80	6,566.65	-799.15	-12.17	7,365.80	6,566.65	-799.15	78,800.00
4200-00-000	TEENANT SERVICES								
4210-20-300	Tenant Services-Salaries	0.00	4,058.33	4,058.33	100.00	0.00	4,058.33	100.00	48,700.00
4211-20-300	Tenant Services-Benefits	0.00	1,145.92	1,145.92	100.00	0.00	1,145.92	100.00	13,751.00
4220-01-000	Other Tenant Svcs	0.00	83.33	83.33	100.00	0.00	83.33	100.00	1,000.00
4240-20-300	Tenant Services-Other Direct Costs	88.68	333.33	244.65	73.40	88.68	333.33	73.40	4,000.00
4241-20-300	Tenant Services-Training	0.00	83.33	83.33	100.00	0.00	83.33	100.00	1,000.00
4242-20-300	Tenant Services-Supplies & Materials	0.00	8.75	8.75	100.00	0.00	8.75	100.00	105.00
4243-20-300	Tenant Services-Travel	0.00	83.33	83.33	100.00	0.00	83.33	100.00	1,000.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	88.68	5,796.32	5,707.64	98.47	88.68	5,796.32	98.47	69,556.00
4300-00-000	UTILITY EXPENSES								
4310-00-000	Water	716.31	666.67	-49.64	-7.45	716.31	666.67	-49.64	8,000.00
4320-00-000	Electricity	11,334.67	5,833.33	-5,501.34	-94.31	11,334.67	5,833.33	-5,501.34	70,000.00
4390-00-000	Sewer & Trash	1,777.54	2,083.33	305.79	14.68	1,777.54	2,083.33	305.79	25,000.00
4399-00-000	TOTAL UTILITY EXPENSES	13,828.52	8,583.33	-5,245.19	-61.11	13,828.52	8,583.33	-5,245.19	103,000.00
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES								
4400-99-000	General Maint Expense								
4410-00-000	Maintenance Salaries	3,570.56	5,683.00	2,112.44	37.17	3,570.56	5,683.00	37.17	68,196.00
4410-05-000	Employee Benefit Contribution-Maint.	953.76	1,705.00	751.24	44.06	953.76	1,705.00	44.06	20,460.00
4419-00-000	Total General Maint Expense	4,524.32	7,388.00	2,863.68	38.76	4,524.32	7,388.00	38.76	88,656.00
4420-00-000	Materials								
4420-01-000	Supplies-Grounds	0.00	41.67	41.67	100.00	0.00	41.67	100.00	300.00
4420-02-000	Supplies-Appliance	63.80	25.00	-38.80	-155.20	63.80	25.00	-38.80	300.00
4420-03-000	Supplies-Light Turnover	438.21	333.33	-104.88	-31.46	438.21	333.33	-104.88	4,000.00
4420-04-000	Supplies-Electrical	117.72	50.00	-67.72	-135.44	117.72	50.00	-67.72	600.00
4420-05-000	Supplies-Fuel & Parts	56.98	125.00	68.02	54.42	56.98	125.00	54.42	1,500.00
4420-06-000	Supplies-Janitorial/Cleaning	177.99	62.50	-115.49	-184.78	177.99	62.50	-115.49	750.00
4420-07-000	Supplies-Maint/Repairs	2,373.33	350.00	-2,023.33	-578.09	2,373.33	350.00	-2,023.33	4,200.00
4420-08-000	Supplies-Plumbing	114.81	166.67	51.86	31.12	114.81	166.67	51.86	2,000.00
4420-09-000	Tools and Equipment	34.47	83.33	48.86	58.63	34.47	83.33	48.86	1,000.00
4420-10-000	Maintenance Paper/Supplies	0.00	12.50	12.50	100.00	0.00	12.50	100.00	150.00
4429-00-000	Total Materials	3,377.31	1,250.00	-2,127.31	-170.18	3,377.31	1,250.00	-2,127.31	15,000.00
4430-00-000	Contract Costs								
4430-01-000	Contract-Routine Maintenance	0.00	41.67	41.67	100.00	0.00	41.67	100.00	500.00
4430-03-000	Contract-Trash Collection	217.49	208.33	-9.16	-4.40	217.49	208.33	-9.16	2,500.00
4430-04-000	Contract-Snow Removal	62.50	166.67	104.17	62.50	62.50	166.67	62.50	2,000.00
4430-05-000	Contract-Unit Turnover	2,880.85	1,450.00	-1,430.85	-98.68	2,880.85	1,450.00	-1,430.85	17,400.00
4430-06-000	Contract-Electrical	0.00	208.33	208.33	100.00	0.00	208.33	100.00	2,500.00
4430-07-000	Contract-Pest Control	63.08	83.33	20.25	24.30	63.08	83.33	20.25	1,000.00
4430-08-000	Contract-Floor Covering	0.00	83.33	83.33	100.00	0.00	83.33	100.00	1,000.00

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

January 2023

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	
4430-10-000	Contract-Janitorial/Cleaning	99.84	125.00	25.16	20.13	99.84	125.00	25.16	20.13	1,500.00
4430-11-000	Contract-Plumbing	0.00	266.67	266.67	100.00	0.00	266.67	266.67	100.00	3,200.00
4430-13-000	Contract-HVAC	0.00	583.33	583.33	100.00	0.00	583.33	583.33	100.00	7,000.00
4430-15-000	Contract-Video Surveillance	0.00	41.67	41.67	100.00	0.00	41.67	41.67	100.00	500.00
4430-17-000	Contract-Elevator Maintenance	3,915.14	1,266.67	-2,648.47	-209.09	3,915.14	1,266.67	-2,648.47	-209.09	15,200.00
4430-18-000	Contract-Alarm Monitoring	70.50	41.67	-28.83	-69.19	70.50	41.67	-28.83	-69.19	500.00
4430-19-000	Contract-Sprinkler Monitoring	0.00	100.00	100.00	100.00	0.00	100.00	100.00	100.00	1,200.00
4430-99-000	Contract-Costs-Other	0.00	333.33	333.33	100.00	0.00	333.33	333.33	100.00	4,000.00
4439-00-000	Total Contract Costs	7,309.40	5,000.00	-2,309.40	-46.19	7,309.40	5,000.00	-2,309.40	-46.19	60,000.00
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	15,211.03	13,638.00	-1,573.03	-11.53	15,211.03	13,638.00	-1,573.03	-11.53	163,656.00
4500-00-000	GENERAL EXPENSES									
4510-00-000	Insurance-Other	236.71	191.67	-45.04	-23.50	236.71	191.67	-45.04	-23.50	2,300.00
4510-10-000	Property Insurance	288.79	333.33	44.54	13.36	288.79	333.33	44.54	13.36	4,000.00
4510-20-000	Liability Insurance	145.28	279.17	133.89	47.96	145.28	279.17	133.89	47.96	3,350.00
4510-30-000	Workmen's Compensation	109.94	191.67	81.73	42.64	109.94	191.67	81.73	42.64	2,300.00
4570-00-000	Bad Debt-Tenant Rents	0.00	833.33	833.33	100.00	0.00	833.33	833.33	100.00	10,000.00
4599-00-000	TOTAL GENERAL EXPENSES	780.72	1,829.17	1,048.45	57.32	780.72	1,829.17	1,048.45	57.32	21,950.00
4600-00-000	FINANCING EXPENSE									
4851-00-000	Interest Expense-Loan 1	2,545.21	2,226.75	-318.46	-14.30	2,545.21	2,226.75	-318.46	-14.30	26,721.00
4899-00-000	TOTAL FINANCING EXPENSES	2,545.21	2,226.75	-318.46	-14.30	2,545.21	2,226.75	-318.46	-14.30	26,721.00
8000-00-000	TOTAL EXPENSES	39,819.96	38,640.22	-1,179.74	-3.05	39,819.96	38,640.22	-1,179.74	-3.05	463,683.00
9000-00-000	NET INCOME	-7,818.73	7,629.53	-15,448.26	-202.48	-7,818.73	7,629.53	-15,448.26	-202.48	91,554.00

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

January 2023

	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	38,251.00	37,500.00	751.00	2.00	38,251.00	37,500.00	751.00	450,000.00
3111-00-000	Tenant Rent	97,496.00	104,503.00	-7,007.00	-6.71	97,496.00	104,503.00	-7,007.00	1,254,036.00
3112-00-000	PGY HAP Subsidy	135,747.00	142,003.00	-6,256.00	-4.41	135,747.00	142,003.00	-6,256.00	1,704,036.00
3119-00-000	Total Rental Income								
3120-00-000	Other Tenant Income	0.00	83.33	-83.33	-100.00	0.00	83.33	-83.33	1,000.00
3120-03-000	Damages	748.00	83.33	664.67	797.64	748.00	83.33	664.67	1,000.00
3120-04-000	Legal Charges	153.00	83.33	69.67	83.61	153.00	83.33	69.67	1,000.00
3120-05-000	Late Fees - Tenant	8.33	8.33	0.00	0.00	8.33	8.33	0.00	100.00
3120-06-000	NSF Charges	0.00	-8.33	8.33	-100.00	0.00	-8.33	8.33	1,000.00
3120-07-000	Tenant Owed Utilities	1,408.33	1,408.33	-1,268.33	-90.06	1,408.33	1,408.33	-1,268.33	16,900.00
3120-08-000	Workers/Maint Charges	1,666.67	1,666.67	-1,666.67	-100.00	0.00	1,666.67	-1,666.67	20,000.00
3129-00-000	Total Other Tenant Income	1,041.00	3,333.32	-2,292.32	-68.77	1,041.00	3,333.32	-2,292.32	40,000.00
3199-00-000	TOTAL TENANT INCOME	136,788.00	145,336.32	-8,548.32	-5.88	136,788.00	145,336.32	-8,548.32	1,744,036.00
3400-00-000	GRANT INCOME								
3415-00-000	Other Government Grants	0.00	13,750.00	-13,750.00	-100.00	0.00	13,750.00	-13,750.00	165,000.00
3499-00-000	TOTAL GRANT INCOME	0.00	13,750.00	-13,750.00	-100.00	0.00	13,750.00	-13,750.00	165,000.00
3600-00-000	OTHER INCOME								
3610-00-000	Investment Income - Unrestricted	144.84	50.00	94.84	189.68	144.84	50.00	94.84	600.00
3699-00-000	TOTAL OTHER INCOME	144.84	50.00	94.84	189.68	144.84	50.00	94.84	600.00
3999-00-000	TOTAL INCOME	136,932.84	159,136.32	-22,203.48	-13.95	136,932.84	159,136.32	-22,203.48	1,909,636.00
4000-00-000	EXPENSES								
4100-00-000	ADMINISTRATIVE EXPENSES								
4100-99-000	Administrative Salaries	17,989.64	23,925.00	-5,935.36	-24.81	17,989.64	23,925.00	-5,935.36	287,100.00
4110-00-000	Employee Benefit Contribution-Admin	5,934.78	6,116.25	-181.47	-2.97	5,934.78	6,116.25	-181.47	73,395.00
4110-99-000	Total Administrative Salaries	23,924.42	30,041.25	-6,116.83	-20.36	23,924.42	30,041.25	-6,116.83	360,495.00
4130-00-000	Legal Expense								
4130-01-000	Unlawful Decliners	139.00	41.67	97.33	-233.57	139.00	41.67	97.33	500.00
4130-04-000	General Legal Expense	1,217.61	125.00	-1,092.61	-874.09	1,217.61	125.00	-1,092.61	1,500.00
4131-00-000	Total Legal Expense	1,356.61	166.67	-1,189.94	-713.95	1,356.61	166.67	-1,189.94	2,000.00
4140-00-000	Staff Training	949.00	166.67	-782.33	-469.39	949.00	166.67	-782.33	2,000.00
4150-00-000	Travel	369.47	166.67	-202.80	-121.68	369.47	166.67	-202.80	2,000.00
4171-00-000	Auditing Fees	0.00	183.33	-183.33	100.00	0.00	183.33	-183.33	2,200.00
4189-00-000	Total Other Admin Expenses	369.47	350.00	-19.47	-5.56	369.47	350.00	-19.47	4,200.00
4190-00-000	Miscellaneous Admin Expenses								
4190-01-000	Membership and Fees	0.00	291.67	-291.67	100.00	0.00	291.67	-291.67	3,500.00
4190-02-000	Publications	104.07	166.67	-62.60	-37.56	104.07	166.67	-62.60	2,000.00

FRANKLIN HEIGHTS LLC (incl. CDBG Grants)
Statement of Revenues, Expenditures, and Changes in Net Position
 January 2023

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4190-03-000	0.00	125.00	125.00	100.00	0.00	125.00	125.00	100.00	1,500.00
4190-04-000	271.17	666.67	395.50	59.32	271.17	666.67	395.50	59.32	8,000.00
4190-06-000	50.00	593.33	533.33	91.43	50.00	593.33	533.33	91.43	7,000.00
4190-07-000	352.20	750.00	397.80	53.04	352.20	750.00	397.80	53.04	9,000.00
4190-08-000	0.00	500.00	500.00	100.00	0.00	500.00	500.00	100.00	6,000.00
4190-10-000	115.18	416.67	301.49	72.36	115.18	416.67	301.49	72.36	5,000.00
4190-12-000	135.75	1,666.67	1,530.92	91.86	135.75	1,666.67	1,530.92	91.86	20,000.00
4190-13-000	564.83	500.00	-64.83	-12.97	564.83	500.00	-64.83	-12.97	6,000.00
4190-18-000	0.00	166.67	166.67	100.00	0.00	166.67	166.67	100.00	2,000.00
4190-22-000	-0.11	2,083.33	2,083.44	100.01	-0.11	2,083.33	2,083.44	100.01	25,000.00
4191-00-000	1,593.09	7,916.68	6,323.59	79.88	1,593.09	7,916.68	6,323.59	79.88	95,000.00
4199-00-000	28,192.59	38,641.27	10,448.68	27.04	28,192.59	38,641.27	10,448.68	27.04	463,695.00
4200-00-000									
4200-01-000	0.00	83.33	83.33	100.00	0.00	83.33	83.33	100.00	1,000.00
4299-00-000	0.00	83.33	83.33	100.00	0.00	83.33	83.33	100.00	1,000.00
4300-00-000									
4310-00-000	2,504.45	2,666.67	162.22	6.08	2,504.45	2,666.67	162.22	6.08	32,000.00
4320-00-000	792.97	1,000.00	207.03	20.70	792.97	1,000.00	207.03	20.70	12,000.00
4330-00-000	34.59	333.33	298.74	89.62	34.59	333.33	298.74	89.62	4,000.00
4390-00-000	2,912.94	3,000.00	87.06	2.90	2,912.94	3,000.00	87.06	2.90	36,000.00
4399-00-000	6,244.95	7,000.00	755.05	10.79	6,244.95	7,000.00	755.05	10.79	84,000.00
4400-00-000									
4400-99-000									
4410-00-000	10,988.86	15,487.25	4,498.39	29.05	10,988.86	15,487.25	4,498.39	29.05	185,847.00
4410-05-000	3,403.95	4,583.33	1,179.38	25.73	3,403.95	4,583.33	1,179.38	25.73	55,000.00
4419-00-000	14,392.81	20,070.58	5,677.77	28.29	14,392.81	20,070.58	5,677.77	28.29	240,847.00
4420-00-000									
4420-01-000	0.00	125.00	125.00	100.00	0.00	125.00	125.00	100.00	1,500.00
4420-02-000	179.81	250.00	70.19	28.08	179.81	250.00	70.19	28.08	3,000.00
4420-03-000	794.45	958.33	163.88	17.10	794.45	958.33	163.88	17.10	11,500.00
4420-04-000	1,258.06	500.00	-758.06	-151.61	1,258.06	500.00	-758.06	-151.61	6,000.00
4420-05-000	210.40	416.67	206.27	49.50	210.40	416.67	206.27	49.50	5,000.00
4420-06-000	753.66	250.00	-503.66	-201.46	753.66	250.00	-503.66	-201.46	3,000.00
4420-07-000	1,129.12	1,000.00	-129.12	-12.91	1,129.12	1,000.00	-129.12	-12.91	12,000.00
4420-08-000	541.62	416.67	-124.95	-29.99	541.62	416.67	-124.95	-29.99	5,000.00
4420-09-000	322.04	166.67	-155.37	-93.22	322.04	166.67	-155.37	-93.22	2,000.00
4420-10-000	0.00	83.33	83.33	100.00	0.00	83.33	83.33	100.00	1,000.00
4429-00-000	5,189.16	4,166.67	-1,022.49	-24.54	5,189.16	4,166.67	-1,022.49	-24.54	50,000.00
4430-00-000									
4430-03-000	120.80	250.00	129.20	51.68	120.80	250.00	129.20	51.68	3,000.00
4430-04-000	0.00	166.67	166.67	100.00	0.00	166.67	166.67	100.00	2,000.00
4430-05-000	0.00	1,666.67	1,666.67	100.00	0.00	1,666.67	1,666.67	100.00	20,000.00
4430-06-000	0.00	83.33	83.33	100.00	0.00	83.33	83.33	100.00	1,000.00
4430-07-000	3,726.15	166.67	-3,559.48	-2,135.65	3,726.15	166.67	-3,559.48	-2,135.65	2,000.00

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

January 2023

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4430-08-000	Contract-Floor Covering	0.00	666.67	100.00	0.00	666.67	666.67	100.00	8,000.00
4430-09-000	Contract-Grounds	10,875.00	-10,458.33	-2,509.98	10,875.00	416.67	-10,458.33	-2,509.98	5,000.00
4430-10-000	Contract-Janitray/Cleaning	133.95	32.72	19.63	133.95	166.67	32.72	19.63	2,000.00
4430-11-000	Contract-Plumbing	0.00	250.00	100.00	0.00	250.00	250.00	100.00	3,000.00
4430-12-000	Contract-Inspections	2,230.00	-1,063.33	-91.14	2,230.00	1,166.67	-1,063.33	-91.14	14,000.00
4430-13-000	Contract-HVAC	50.00	616.67	92.50	50.00	666.67	616.67	92.50	8,000.00
4430-14-000	Contract-Vehicle Maintenance	0.00	125.00	100.00	0.00	125.00	125.00	100.00	1,500.00
4430-15-000	Contract-Video Surveillance	0.00	7,500.00	100.00	0.00	7,500.00	7,500.00	100.00	90,000.00
4430-18-000	Contract-Alarm Monitoring	0.00	41.67	100.00	0.00	41.67	41.67	100.00	500.00
4439-00-000	Total Contract Costs	17,135.90	-3,802.54	-28.52	17,135.90	13,333.36	-3,802.54	-28.52	160,000.00
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	36,717.87	852.74	2.27	36,717.87	37,570.61	852.74	2.27	450,847.00
4500-00-000	GENERAL EXPENSES								
4510-00-000	Insurance-Other	147.86	185.47	55.64	147.86	333.33	185.47	55.64	4,000.00
4510-10-000	Property Insurance	1,114.54	-114.54	-11.45	1,114.54	1,000.00	-114.54	-11.45	12,000.00
4510-20-000	Liability Insurance	537.06	-37.06	-7.41	537.06	500.00	37.06	7.41	6,000.00
4510-30-000	Workmen's Compensation	493.21	173.46	26.02	493.21	666.67	173.46	26.02	8,000.00
4521-00-000	Misc. Taxes/Licenses/Insurance	0.00	2,333.33	100.00	0.00	2,333.33	2,333.33	100.00	28,000.00
4570-00-000	Bad Debt-Tenant Rents	0.00	2,083.33	100.00	0.00	2,083.33	2,083.33	100.00	25,000.00
4599-00-000	TOTAL GENERAL EXPENSES	2,292.67	4,623.99	66.85	2,292.67	6,916.66	4,623.99	66.85	83,000.00
4800-00-000	FINANCING EXPENSE								
4851-00-000	Interest Expense-Loan 1	26,413.02	-19,636.52	-289.77	26,413.02	6,776.50	-19,636.52	-289.77	81,318.00
4852-00-000	Interest Expense-Loan 2	70,000.00	-58,333.33	-500.00	70,000.00	11,666.67	-58,333.33	-500.00	140,000.00
4899-00-000	TOTAL FINANCING EXPENSES	96,413.02	-77,969.85	-422.76	96,413.02	18,443.17	-77,969.85	-422.76	221,318.00
8000-00-000	TOTAL EXPENSES	169,861.10	-61,206.06	-56.33	169,861.10	108,655.04	-61,206.06	-56.33	1,303,860.00
9000-00-000	NET INCOME	-32,928.26	50,481.28	-165.23	-32,928.26	50,481.28	-83,409.54	-165.23	605,776.00

COMMERCE VILLAGE LLC
Statement of Revenues, Expenditures, and Changes in Net Position
 January 2023

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
3000-00-000									
	INCOME								
3100-00-000									
	TENANT INCOME								
3101-00-000									
	Rental Income								
3111-00-000	8,096.00	8,627.08	-531.08	-6.16	8,096.00	8,627.08	-531.08	-6.16	103,525.00
	Tenant Rent								
3112-06-000	8,560.00	10,544.25	-1,984.25	-18.82	8,560.00	10,544.25	-1,984.25	-18.82	126,531.00
	PBV HAP Subsidy								
3119-00-000	16,656.00	19,171.33	-2,515.33	-13.12	16,656.00	19,171.33	-2,515.33	-13.12	230,956.00
	Total Rental Income								
3120-00-000									
	Other Tenant Income								
3120-01-000	126.51	150.00	-23.49	-15.66	126.51	150.00	-23.49	-15.66	1,800.00
	Laundry and Vending								
3120-03-000	0.00	183.33	-183.33	-100.00	0.00	183.33	-183.33	-100.00	2,200.00
	Damages								
3120-04-000	70.00	0.00	70.00	N/A	70.00	0.00	70.00	N/A	0.00
	Late Charges								
3129-00-000	196.51	333.33	-136.82	-41.05	196.51	333.33	-136.82	-41.05	4,000.00
	Total Other Tenant Income								
3199-00-000	16,852.51	19,504.66	-2,652.15	-13.60	16,852.51	19,504.66	-2,652.15	-13.60	234,956.00
	TOTAL TENANT INCOME								
3600-00-000									
	OTHER INCOME								
3611-00-000	254.54	16.67	237.87	1,426.93	254.54	16.67	237.87	1,426.93	200.00
	Investment Income - Restricted								
3650-00-000	20.00	0.00	20.00	N/A	20.00	0.00	20.00	N/A	0.00
	Miscellaneous Other Income								
3699-00-000	274.54	16.67	257.87	1,546.91	274.54	16.67	257.87	1,546.91	200.00
	TOTAL OTHER INCOME								
3999-00-000	17,127.05	19,521.33	-2,394.28	-12.26	17,127.05	19,521.33	-2,394.28	-12.26	234,256.00
	TOTAL INCOME								
4000-00-000									
	EXPENSES								
4100-00-000									
	ADMINISTRATIVE EXPENSES								
4100-99-000									
	Administrative Salaries								
4110-00-000	1,882.19	2,047.92	-165.73	8.09	1,882.19	2,047.92	-165.73	8.09	24,575.00
	Administrative Salaries								
4110-04-000	624.07	568.33	-55.74	-9.81	624.07	568.33	-55.74	-9.81	6,820.00
	Employee Benefit Contribution-Admin								
4110-99-000	2,506.26	2,616.25	-109.99	-4.20	2,506.26	2,616.25	-109.99	-4.20	31,395.00
	Total Administrative Salaries								
4140-00-000	0.00	41.67	41.67	100.00	0.00	41.67	41.67	100.00	500.00
	Staff Training								
4150-00-000	0.00	958.33	958.33	100.00	0.00	958.33	958.33	100.00	11,500.00
	Travel								
4173-00-000	0.00	1,000.00	1,000.00	100.00	0.00	1,000.00	1,000.00	100.00	12,000.00
	Management Fee								
4189-00-000	0.00	0.00	0.00	100.00	0.00	0.00	0.00	100.00	100.00
	Total Other Admin Expenses								
4190-00-000	0.00	8.33	8.33	100.00	0.00	8.33	8.33	100.00	100.00
	Miscellaneous Admin Expenses								
4190-01-000	0.00	8.33	8.33	100.00	0.00	8.33	8.33	100.00	100.00
	Membership and Fees								
4190-02-000	0.00	8.33	8.33	100.00	0.00	8.33	8.33	100.00	100.00
	Publications								
4190-03-000	0.00	8.33	8.33	100.00	0.00	8.33	8.33	100.00	100.00
	Advertising								
4190-04-000	5.62	29.17	23.55	80.73	5.62	29.17	23.55	80.73	350.00
	Office Supplies								
4190-06-000	0.00	125.00	125.00	100.00	0.00	125.00	125.00	100.00	1,500.00
	Compliance								
4190-07-000	21.53	300.00	278.47	92.82	21.53	300.00	278.47	92.82	3,600.00
	Telephone & Internet								
4190-08-000	0.00	41.67	41.67	100.00	0.00	41.67	41.67	100.00	500.00
	Postage								
4190-10-000	32.86	100.00	67.14	67.14	32.86	100.00	67.14	67.14	1,200.00
	Copiers								
4190-12-000	9.86	170.83	160.97	94.23	9.86	170.83	160.97	94.23	2,050.00
	Software								
4190-13-000	59.98	125.00	65.02	52.02	59.98	125.00	65.02	52.02	1,500.00
	IT/Website Maintenance								
4190-21-000	6,966.90	575.00	6,391.90	-1,111.63	6,966.90	575.00	6,391.90	-1,111.63	6,900.00
	HCC Fees								
4190-22-000	6.00	83.33	77.33	92.80	6.00	83.33	77.33	92.80	1,000.00
	Other Misc Admin Expenses								
4191-00-000	7,102.75	1,574.99	5,527.76	-350.97	7,102.75	1,574.99	5,527.76	-350.97	18,900.00
	Total Miscellaneous Admin Expenses								
4199-00-000	9,609.01	5,232.91	4,376.10	-83.63	9,609.01	5,232.91	4,376.10	-83.63	62,795.00
	TOTAL ADMINISTRATIVE EXPENSES								

COMMERCE VILLAGE LLC
January 2023
Statement of Revenues, Expenditures, and Changes in Net Position

	PTD Actual	PTD Budget	Variance	% Var.	YTD Actual	YTD Budget	Variance	% Var.	Annual
4200-00-000	TENANT SERVICES								
4210-00-000	Tenant Services Salaries	0.00	1,520.83	1,520.83	0.00	1,520.83	1,520.83	100.00	18,250.00
4220-01-000	Other Tenant Svcs	0.00	125.00	125.00	0.00	125.00	125.00	100.00	1,500.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	0.00	1,645.83	1,645.83	0.00	1,645.83	1,645.83	100.00	19,750.00
4300-00-000	UTILITY EXPENSES								
4310-00-000	Water	375.21	358.33	-16.88	-4.71	375.21	358.33	-16.88	4,300.00
4320-00-000	Electricity	2,135.48	1,666.67	-468.81	-28.13	2,135.48	1,666.67	-468.81	21,000.00
4330-00-000	Gas	257.20	175.00	-82.20	-46.97	257.20	175.00	-82.20	2,100.00
4390-00-000	Sewer & Trash	860.10	970.83	110.73	11.41	860.10	970.83	-110.73	11,650.00
4399-00-000	TOTAL UTILITY EXPENSES	3,627.99	3,170.83	-457.16	-14.42	3,627.99	3,170.83	-457.16	38,050.00
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES								
4400-99-000	General Maint Expense								
4410-00-000	Maintenance Salaries	825.31	1,725.83	900.50	52.18	825.31	1,725.83	900.50	20,710.00
4410-05-000	Employee Benefit Contribution-Maint.	304.89	504.00	199.11	39.51	304.89	504.00	199.11	6,048.00
4419-00-000	Total General Maint Expense	1,130.22	2,229.83	1,099.61	49.31	1,130.22	2,229.83	1,099.61	26,758.00
4420-00-000	Materials								
4420-01-000	Supplies-Grounds	0.00	50.00	50.00	100.00	0.00	50.00	50.00	600.00
4420-02-000	Supplies-Appliance	30.38	25.00	-5.38	-21.52	30.38	25.00	-5.38	300.00
4420-03-000	Supplies-Unit Turnover	119.83	58.33	-61.50	-105.43	119.83	58.33	-61.50	700.00
4420-04-000	Supplies-Electrical	15.68	58.33	42.65	73.12	15.68	58.33	42.65	700.00
4420-05-000	Supplies-Fuel & Parts	21.92	16.67	-5.25	-31.49	21.92	16.67	-5.25	200.00
4420-06-000	Supplies-Janitorial/Cleaning	67.37	8.33	-59.04	-708.76	67.37	8.33	-59.04	100.00
4420-07-000	Supplies-Maint/Repairs	42.45	33.33	-9.12	-27.36	42.45	33.33	-9.12	400.00
4420-08-000	Supplies-Plumbing	113.22	25.00	-88.22	-352.88	113.22	25.00	-88.22	300.00
4420-09-000	Tools and Equipment	0.00	8.33	8.33	100.00	0.00	8.33	8.33	100.00
4420-10-000	Maintenance Paper/Supplies	0.00	8.33	8.33	100.00	0.00	8.33	8.33	100.00
4429-00-000	Total Materials	410.85	291.65	-119.20	-40.87	410.85	291.65	-119.20	3,500.00
4430-00-000	Contract Costs								
4430-03-000	Contract-Trash Collection	221.00	200.00	-21.00	-10.50	221.00	200.00	-21.00	2,400.00
4430-04-000	Contract-Snow Removal	125.00	183.33	58.33	31.82	125.00	183.33	58.33	2,200.00
4430-05-000	Contract-Unit Turnover	0.00	83.33	83.33	100.00	0.00	83.33	83.33	1,000.00
4430-07-000	Contract-Pest Control	126.15	58.33	-67.82	-116.27	126.15	58.33	-67.82	700.00
4430-10-000	Contract-Janitorial/Cleaning	109.52	108.33	-1.19	-1.10	109.52	108.33	-1.19	1,300.00
4430-11-000	Contract-Plumbing	0.00	83.33	83.33	100.00	0.00	83.33	83.33	1,000.00
4430-12-000	Contract-Inspectors	600.00	316.67	-283.33	-89.47	600.00	316.67	-283.33	3,800.00
4430-13-000	Contract-HVAC	0.00	400.00	400.00	100.00	0.00	400.00	400.00	4,800.00
4430-15-000	Contract-Video Surveillance	0.00	16.67	16.67	100.00	0.00	16.67	16.67	200.00
4430-18-000	Contract-Alarm Monitoring	0.00	50.00	50.00	100.00	0.00	50.00	50.00	600.00
4439-00-000	Total Contract Costs	1,181.67	1,499.99	318.32	21.22	1,181.67	1,499.99	318.32	18,000.00
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	2,722.74	4,021.47	1,298.73	32.29	2,722.74	4,021.47	1,298.73	48,258.00
4500-00-000	GENERAL EXPENSES								
4510-00-000	Insurance-Other	21.12	33.33	12.21	36.63	21.12	33.33	12.21	400.00
4510-10-000	Property Insurance	726.50	150.00	-576.50	-384.33	726.50	150.00	-576.50	1,800.00

COMMERCE VILLAGE LLC
Statement of Revenues, Expenditures, and Changes in Net Position

January 2023

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4510-20-000	204.90	150.00	-54.90	-36.60	204.90	150.00	-54.90	-36.60	1,800.00
4510-30-000	61.20	83.33	22.13	26.56	61.20	83.33	22.13	26.56	1,000.00
4521-00-000	1.01	2.00	0.99	49.50	1.01	2.00	0.99	49.50	-24.00
4570-00-000	0.00	41.67	41.67	100.00	0.00	41.67	41.67	100.00	500.00
4599-00-000	1,014.73	460.33	-554.40	-120.44	1,014.73	460.33	-554.40	-120.44	5,524.00
4800-00-000									
4800-00-000									
4851-00-000	1,365.00	1,365.00	0.00	0.00	1,365.00	1,365.00	0.00	0.00	16,380.00
4899-00-000	1,365.00	1,365.00	0.00	0.00	1,365.00	1,365.00	0.00	0.00	16,380.00
8000-00-000	18,339.47	15,896.37	-2,443.10	-15.37	18,339.47	15,896.37	-2,443.10	-15.37	190,757.00
9000-00-000	-1,212.42	3,624.96	-4,837.38	-133.45	-1,212.42	3,624.96	-4,837.38	-133.45	43,499.00
	NET INCOME								

**RESOLUTION AUTHORIZING REFINANCING
OF LINEWEAVER ANNEX LOAN WITH THE BANK OF THE JAMES**

WHEREAS, the Harrisburg Redevelopment and Housing Authority (the “Authority”) is duly organized under the Virginia Housing Authorities. Law, Chapter 1, Title, 36, Code of Virginia of 1950, as amended (the “Act”);

WHEREAS, in furtherance of the its purposes, the Authority is renovating the Lineweaver Annex Apartments (the “Project”);

WHEREAS, in order to finance the Project, the Authority obtained a temporary loan from the Bank of the James in an amount not to exceed \$2,300,000;

WHEREAS, the Authority is applying for grant funds and loans from the Virginia Department of Housing and Community Development (the “VDHCD”) to be used to finalize the permanent financing of the Project; and

WHEREAS, the permanent loans with VDHCD are in the best interest of the Authority, and the Board of Commissioners desire to enter into the loans with VDHCD.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HARRISONBURG REDEVELOPMENT AND HOUSING AUTHORITY THAT:

1. The Interim Chair, Interim Vice Chair, and Secretary/Executive Director of the Authority are each authorized to execute on behalf of the Authority, all documents, including, without limitation, Loan Commitments, Notes, Deeds of Trust, and other loan documents related to this transaction that are reasonably necessary or convenient in furtherance of the refinancing with the Virginia Department of Housing and Community Development and/or this Resolution; and, if required, the Secretary and any Assistant Secretary of the Authority are each authorized to fix the seal of the Authority to each such documents and to attest such seal. The Interim Chair, Secretary/Executive Director, and Assistant Secretary of the Authority are each authorized to execute and deliver on behalf of the Authority and affix the Authority’s seal to such other instruments, documents, certificates, or acts, as may be advised by counsel as they deem necessary or appropriate to carry out the transactions authorized by and/or to effectuate the purpose of this Resolution.

2. This resolution shall take effect immediately.

Resolved this 15th day of February, 2022.

CERTIFICATE OF VOTES

Record of the roll-call vote by the Harrisonburg Redevelopment and Housing Authority, upon reading on a resolution titled **“RESOLUTION AUTHORIZING REFINANCING OF LINEWEAVER ANNEX LOAN WITH THE BANK OF THE JAMES”** taken at a regular meeting of the Authority held on February 15, 2023:

AYE NAY ABSTAIN ABSENT

Gil Colman
Christine Fasching Maphis
Kevin Coffman
Luciano Benjamin
Shondra Green

Dated: February 15, 2023

(SEAL)

Interim Chair, Harrisonburg Redevelopment and
Housing Authority

ATTEST: _____
Secretary

The undersigned Secretary of the Harrisonburg Redevelopment and Housing Authority hereby certifies that the foregoing is a true, correct, and complete copy of a Resolution adopted by the Authority’s Commissioners present and voting at a meeting duly called and held on February 15, 2023, in accordance with law, and that such Resolution has not been repealed, revoked, rescinded, or amended, but is in full force and effect as of the date hereof.

WITNESS my hand and the seal of the Authority this 15th day of February, 2023.

**HARRISONBURG REDEVELOPMENT AND
HOUSING AUTHORITY**

By: _____
Michael G. Wong, Secretary

HRHA Scholarship Policies

Application Requirements and Process

To apply, students must have a 2.5 cumulative GPA – or if their school does not have GPAs, a 900 SAT or a 17 ACT score. Students must submit the application, essay, and two letters of support to an HRHA Scholarship Contact person by the deadline. Applicants may submit their VAHCDO application and letters of recommendation to HRHA or use the HRHA application and submit two letters of recommendation.

Scholarship Contacts are HRHA's Family Self-Sufficiency Coordinator, currently Jacques Mushagasha, and the Resident Services and Communications Coordinator, currently Victoria Hill.

Scholarship awards will be made to HRHA residents or voucher holders who have maintained their HRHA residence for six months prior to the application deadline.

HRHA scholarship application timing will follow soon after the VAHCDO process, opening roughly in early March, applications due in late April, and recipients notified by mid-May. All application documents must be submitted to an HRHA Scholarship Contact person by the deadline.

Scholarship funds will be paid to the educational institution. Students must fill out HRHA's Scholarship Payment Request Form, informing HRHA of the school they are attending, their student id number, address funds should be sent to, student GPA, and declaring their commitment to enrolling in a full-time schedule of classes.

HRHA Scholarship documents include these policies, the application form, the candidate scoring and evaluation sheet, selection committee conflict of interest and confidentiality agreements, and the payment request form.

Recipient Selection

Scholarship selection criteria may include, but are not limited to, the following: prior academic performance; performance on tests designed to measure ability and aptitude for educational work; recommendations from instructors or others who have knowledge of the applicant's capabilities; additional biographical information regarding an applicant's career, academic, and other relevant experiences; financial need; and conclusions the selection committee may draw as to the applicant's motivation, character, ability, or potential. Scholarship awards will be made to

HRHA residents or voucher holders who have maintained their HRHA residence for six months prior to the application deadline.

Recipients must be secondary school students; undergraduate or graduate students pursuing studies to meet requirements for an academic or professional degree; or students in a program that provides full credit toward a bachelor's or higher degree, or offers a training program to prepare students for gainful employment in a recognized occupation and is authorized under federal or state law to provide such a program and is accredited by a national recognized accreditation agency. Scholarships must be used for tuition and related expenses. Scholarships may be transferred between accredited institutions, such as from community college to a four-year college.

HRHA reserves the right to impose additional restrictions or requirements.

Selection Committee

The scholarship selection committee shall have five members and include: one HRHA Commissioner, one HRHA staff member, and three community representatives. Candidates will be ranked using a scoring and evaluation sheet as well as in person or remote interviews.

Every member of any selection committee charged with evaluating scholarship candidates shall adhere to relevant HRHA policies, including a conflict of interest and confidentiality policy. Every member of any selection committee shall be obligated to disclose any personal knowledge of and relationship with any potential grantee under consideration and to refrain from participation in the award process in a circumstance where he or she would derive, directly or indirectly, a private benefit if any potential grantee or grantees are selected over others.

Grant Renewals

Scholarships will ordinarily be awarded for a one-year period, but may be for a shorter or longer period. They are renewable for spring and fall semester up to \$1,000 per school year.

Students must submit a transcript to a designated HRHA Scholarship Contact person at the Contact's email or to info@harrisonburgrha.com each term showing that they are maintaining a 2.5 GPA and a full-time schedule. Students who fall below the minimum requirements will be given six months to improve their grades or return to school full-time.

If a scholarship recipient's family moves out of public or assisted housing after the award has been made, the recipient shall be eligible to continue to receive multi-year funding provided other guidelines are met.

Supervision of Scholarship Grants

General Procedures

HRHA shall pay scholarships directly to the educational institution for the use of the scholarship recipient. Each educational institution must use the grant funds to defray the scholarship recipient's expenses or to pay the funds (or a portion thereof) to the recipient only if the recipient is enrolled at such educational institution and his or her standing at such educational institution is consistent with the purposes and conditions of the scholarship.

Scholarships must be used only for qualified tuition and related expenses and for room and board. Scholarships may be used only for: (1) tuition and fees required for the enrollment or attendance of the student at a qualifying institution; (2) fees, books, supplies, and equipment required for courses of instruction at such an educational institution; and (3) room and board.

Special Procedures

Where the reports submitted, or other information (including the failure to submit reports) indicates that all or any part of a scholarship is not being used in furtherance of the purposes of such grant, HRHA is under a duty to investigate. While conducting its investigation, HRHA shall withhold further payments to the extent possible until any delinquent reports required under the foregoing provisions of these procedures have been submitted.

If HRHA learns that all or any part of a grant is not being used in furtherance of the purposes of the grant, the Authority shall take all reasonable and appropriate steps to recover the grant funds and/or ensure restoration of the diverted funds to the purposes of the grant. If such a diversion occurs and the grantee has not previously diverted grant funds to any use not in furtherance of the purposes of the grant, HRHA shall withhold any further payments to the grantee until it has received the grantee's assurance that future diversions shall not occur and shall require the grantee to take extraordinary precautions to prevent future diversions from occurring.

Where a grantee has previously diverted funds received from HRHA and HRHA determines that any part of a grant has again been used for improper purposes, HRHA shall take all reasonable and appropriate steps to recover the grant funds

and/or ensure restoration of the diverted funds to the purposes of the grant. In such case, HRHA shall withhold further payments until: the diverted funds are in fact recovered or restored; HRHA has received the grantee's assurances that future diversions will not occur; and HRHA requires the grantee to take precautions to prevent future diversions from occurring. HRHA reserves the right to terminate scholarship support in this instance.

Steps taken to recover funds may include legal action where appropriate, but need not include legal action if it is unlikely to result in the satisfaction of execution on a judgment.

Recordkeeping Requirements

HRHA shall retain the following records in connection with all scholarships: all information obtained to evaluate the qualifications of potential grantees; the identification of grantees, including any relationship of any grantee to the Authority or to a director or officer; the purpose and amount of each grant; and any additional information HRHA obtains in complying with its scholarship administration procedures. Information pertaining to unsuccessful applicants for awards shall be kept along with information on successful applicants.

Records pertaining to any scholarship made pursuant to this policy shall be kept for no less than three years after the filing of HRHA's annual tax return for the period in which the last installment of such grant was paid.

BoxScore Summary

For Selected Properties

Date = 12/01/2022-01/31/2023

Availability		Avg. Sq Ft	Avg. Rent	Units	Occupied No Notice	Vacant Rented	Vacant Unrented	Notice Rented	Notice Unrented	Avail	Model	Down	Admin	% Occ w/NoRev	% Occ	% Leased	% Trend
0b1b-JRP	JR Poly Lineweaver effici	0	107	47	41	2	4	0	0	4	0	0	0	87.23	87.23	91.48	91.48
1b1b-FH	Franklin Heights-one bedro	896	0	18	15	1	2	0	0	2	0	0	0	83.33	83.33	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	26	0	3	0	0	4	0	0	0	90.00	90.00	90.00	86.66
1bed-LA	Lineweaver Annex-one bedro	414	68	60	58	0	1	0	0	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	22	0	2	0	0	2	0	0	0	91.66	91.66	91.66	91.66
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 Speed2bath	1,680	0	4	4	0	0	0	0	0	0	0	0	100.00	100.00	100.00	100.00
Total		650	49	290	260	3	15	0	0	17	0	0	0	93.57	93.57	94.84	93.92

Resident Activity

Code	Name	Units	Move In	Reverse Move In	Move Out	Cancel Move Out	Notice/SIM p/Early Term	Cancel Notice	Rented	On-Site Transfer	Month To Month	Renewal	Cancel Move In	Evid	Cancel Eviction
0b1b-JRP	JR Poly Lineweaver effici	47	3	0	1	0	0	0	6	0	0	0	0	1	0
1b1b-FH	Franklin Heights-one bedro	18	0	0	1	0	0	0	0	1	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	2	0	3	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	1	0	2	1	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 Speed2bath	4	0	0	0	0	0	0	0	0	0	0	0	0	0
Total		280	3	0	5	0	6	1	6	1	0	0	0	1	0

Conversion Ratios

Code	Name	Calls	Walk-in	Email	Other	SMS	Web	Chat	Unq. First Contact	Show	Applied	Approved	% Gross Conv Ratio	Unq. Shows	% Qual. Conv Ratio	Denied	Cancel	Re-Appl	% Net Conv Ratio	
Not Specified	Not Specified	0	0	0	0	0	15	0	0	0	0	0	0.00	0	0.00	0	0	0	0	0.00
0b1b-JRP	JR Poly Lineweaver effici	0	0	0	0	0	2	0	0	0	6	6	600.00	0	600.00	0	0	0	0	600.00

Unit Availability

For Selected Properties

As Of = 01/31/2023

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 Poly Lineweaver effici	0	107	47	41	2	4	0	0	4	0	0	0	87.23	87.23	91.49	91.49
Franklin Heights-one bedro	896	0	18	15	1	2	0	0	2	0	0	0	83.33	83.33	88.89	88.89
JR Poly 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	26	0	3	0	1	4	0	0	0	90.00	90.00	90.00	86.67
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-twobedroo	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	22	0	2	0	0	2	0	0	0	91.67	91.67	91.67	91.67
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 5bedbath	1,880	0	4	4	0	0	0	0	0	0	0	0	100.00	100.00	100.00	100.00
Total	650	50	280	280	3	15	0	2	17	0	0	0	93.57	93.57	94.04	93.93

**Harrisonburg Redevelopment & Housing Authority Report
Financial Report as January 31, 2023**

LOCAL COMMUNITY DEVELOPMENT

Cash:	First Bank & Trust-Operating Funds		\$670,807.01
		Total	\$670,807.01
	AR Due from:		
	JR Polly Lineweaver Apartments	\$231,513.55	
	Housing Choice Voucher Program	\$47,162.53	
	Commerce Village, LLC	\$19,001.15	
	Franklin Heights, LLC-Operating Expenses	\$91,036.37	
	Franklin Heights, LLC-Debt Servicing	\$93,925.00	
		\$482,638.60	

HOUSING CHOICE VOUCHER PROGRAM

Cash:	Truist/SunTrust-Checking Account		\$627,435.08
	United Bank-FSS Escrow for participants		\$83,896.53
		Total	\$711,331.61

J.R. POLLY LINEWEAVER APARTMENTS

Cash:	United Bank-Checking Account		\$32,858.00
		Total	\$32,858.00

ALL PROGRAMS-FH, LW, JRL

Cash:	United Bank-Security Deposit Account		\$199,747.75
-------	--------------------------------------	--	--------------

COMPONENT UNITS

Franklin Heights, LLC

Cash:	United Bank-Checking Account		\$296,870.40
-------	------------------------------	--	--------------

Commerce Village, LLC

Cash:	First Bank & Trust		\$246,596.05
	Virginia Housing-Replacement Reserve Account		\$64,582.43
	Truist/BB&T-Operating Reseve Account		\$130,754.27

	<u>Grand Total</u>	<u>\$2,353,547.52</u>
--	---------------------------	------------------------------