



Harrisonburg Redevelopment & Housing Authority

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May 8, 2023

The Regular Meeting of the Harrisonburg Redevelopment and Housing Authority's Board of Commissioners will be held on **Wednesday May 17 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
May 17, 2023

I. Call to order and determination of quorum

II. Review and Approval of Minutes
- April 15th, 2023

III. Financial Reports
- April 2023

Reports

A. Executive Director

1. Introduction New Commissioners, Discussion on Establishing Board Officers and Joint Training Date
2. HRHA Scholarship Nominee

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
April 19, 2023

The Regular Meeting of the Harrisonburg Redevelopment & Housing Authority Board of Commissioners was held on **Wednesday, April 19 at 4:00 p.m.**

Those present were:

Gil Colman, Commissioner, Acting Presiding Officer
Luciano Benjamin, Commissioner
Kevin Coffman, Commissioner
Shonda Green, Commissioner

Also present were:

Michael G. Wong, Executive Director
Jordan Bowman, Attorney
Tiffany Runion, Deputy Director

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

Mr. Wong then presented the March 15th meeting minutes for consideration of approval. After a period of discussion, Commissioner Benjamin seconded by Commissioner Coffman made the motion approving the March minutes. The motion was unanimously approved.

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

Mr. Wong then presented a Resolution and Allonge authorizing amendment for JR Polly Lineweaver. He related that the Authority borrowed \$1.75 million for renovation of the JR Polly Lineweaver in 2010. He stated that the adjustable rate was set against the LIBOR rate, which is being discontinued. He stated of the resolution and Allonge changes the setting rate to the 5-Year USD SOFR swap OIS rate published by Bloomberg. After a period of discussion Commissioner Coffman seconded by Commissioner Benjamin made the motion approving the Resolution and Allonge. A roll call vote was taken:

Gil Colman, Presiding Officer	Aye
Luciano Benjamin, Commissioner	Aye
Kevin Coffman, Commissioner	Aye
Shonda Green, Commissioner	Aye

Mr. Wong then introduced Avi Hopkins, Spark Mill Group, through video conferencing for a presentation of the Authority's strategic plan. Mr. Hopkins provided a brief overview of the processes to develop the plan including interviewing stakeholders, residents, all

day staff retreat, and a planning session with the Commissioners. He stated of several of the goals were already established within the Authority's 5-Year plan. He related of next steps including working with HRHA staff for development of milestones, action steps, and identification of activity responsibility. After a period of discussion, the Board related of approval of the strategic plan goals.

Commissioner Benjamin seconded by Commissioner Coffman made the motion to go into closed session to discuss the acquisition of real estate as authorized by section 2.23711(A)(3). The motion was unanimously approved. After a period of discussion, the board concluded its closed session and a roll call certification was completed. With respect to the just concluded closed session and to the best of each member's knowledge only public business matters lawfully exempted from open meeting requirements under the Virginia Freedom of Information Act and only such public business matters as were identified in the motion by which the closed meeting was convened were heard, discussed, or convened in the meeting by the Authority.

Gil Colman, Presiding Officer	Aye
Luciano Benjamin, Commissioner	Aye
Kevin Coffman, Commissioner	Aye
Shonda Green, Commissioner	Aye

No action was taken from the closed session.

Mr. Wong then provided brief updates on the current projects. He related of the closing on the acquisition of the BTC property is scheduled for the end of April. He stated once the property is acquired the project will begin the site planning and initial phasing process. He stated that the Lineweaver Annex renovation is still awaiting bid proposal from construction firms. He related of two firms looking at the construction project but is still concerned with the lack of response from construction firms.

Mr. Wong then related of coordinating approval processes to allow for a property line adjustment to allow for 18 apartments to be built on Commerce Village II. He related of the initial response being positive with the plan to move forward with the necessary legal documents. He stated of the need to rezone both properties to maximize the number of units allowed.

Mr. Wong then related of staff continuing to work on transferring all residents to the new MTW 50058 and assign each of the residents to their respective cohorts to allow for the triennial certifications to occur. He related of hosting three resident question and answer sessions with residents expressing excitement about the program changes.

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 Benjamin seconded by Commissioner Coffman. The motion was unanimously approved.

Gil Colman, acting presiding officer then opened the public comment period. Anton Ray, Harrisonburg, VA, spoke of frustration and disappointment with Mr. Wong. He

related of speaking to the Board on numerous occasions and of concerns with how Mr. Wong has responded to his complaints. He stated of feeling that Mr. Wong has not been forthcoming with his responses to his questions. He requested at open forum to address his concerns. No other public comment was received.

The commissioners then discussed the request from Mr. Ray. No action was taken from the discussion.

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

Michael G. Wong
Executive Director

Gil Colman
Presiding Officer

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

January - April 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									
3111-00-000	Tenant Rent	49,640.19	35,004.67	14,635.52	41.81	147,861.30	140,018.68	7,842.62	5.60	420,056.00
3112-06-000	PBV HAP Subsidy	23,449.00	25,492.92	-2,043.92	-8.02	92,670.65	101,971.68	-9,301.03	-9.12	305,915.00
3119-00-000	Total Rental Income	73,089.19	60,497.59	12,591.60	20.81	240,531.95	241,990.36	-1,458.41	-0.60	725,971.00
3120-00-000	Other Tenant Income									
3120-01-000	Laundry and Vending	166.19	333.33	-167.14	-50.14	1,275.56	1,333.32	-57.76	-4.33	4,000.00
3120-03-000	Damages	1,080.00	125.00	955.00	764.00	2,024.00	500.00	1,524.00	304.80	1,500.00
3120-04-000	Late Charges	0.00	0.00	0.00	N/A	654.00	0.00	654.00	N/A	0.00
3120-08-000	Workorders/Maint Charges	71.00	291.67	-220.67	-75.66	155.54	1,166.68	-1,011.14	-86.67	3,500.00
3129-00-000	Total Other Tenant Income	1,317.19	750.00	567.19	75.63	4,109.10	3,000.00	1,109.10	36.97	9,000.00
3199-00-000	TOTAL TENANT INCOME	74,406.38	61,247.59	13,158.79	21.48	244,641.05	244,990.36	-349.31	-0.14	734,971.00
3400-00-000	GRANT INCOME									
3410-50-100	VA Homelessness Solutions Program	5,517.48	4,949.25	568.23	11.48	27,304.50	19,797.00	7,507.50	37.92	59,391.00
3410-53-100	CHERP-HMIS Grant	12,064.75	2,482.17	9,582.58	386.06	12,064.75	9,928.68	2,136.07	21.51	29,786.00
3410-60-200	Homelessness Assistance Grant (HMIS/SNAP)	27,305.74	7,006.00	20,299.74	289.75	27,305.74	28,024.00	-718.26	-2.56	84,072.00
3410-61-200	COC Planning Grant	0.00	1,892.83	-1,892.83	-100.00	0.00	7,571.32	-7,571.32	-100.00	22,714.00
3499-00-000	TOTAL GRANT INCOME	44,887.97	16,330.25	28,557.72	174.88	66,674.99	65,321.00	1,353.99	2.07	195,963.00
3600-00-000	OTHER INCOME									
3610-00-000	Investment Income - Unrestricted	18.60	0.00	18.60	N/A	108.51	0.00	108.51	N/A	0.00
3611-00-000	Investment Income - Restricted	0.00	25.00	-25.00	-100.00	0.00	100.00	-100.00	-100.00	300.00
3620-00-000	Management Fee Income	953.74	958.33	-4.59	-0.48	3,584.55	3,833.32	-248.77	-6.49	11,500.00
3621-00-000	Bond Application Fees	0.00	1,250.00	-1,250.00	-100.00	0.00	5,000.00	-5,000.00	-100.00	15,000.00
3650-00-000	Miscellaneous Other Income	0.00	14,000.00	-14,000.00	-100.00	0.00	56,000.00	-56,000.00	-100.00	168,000.00
3699-00-000	TOTAL OTHER INCOME	972.34	16,233.33	-15,260.99	-94.01	3,693.06	64,933.32	-61,240.26	-94.31	194,800.00
3999-00-000	TOTAL INCOME	120,266.69	93,811.17	26,455.52	28.20	315,009.10	375,244.68	-60,235.58	-16.05	1,125,734.00
4000-00-000	EXPENSES									
4100-00-000	ADMINISTRATIVE EXPENSES									
4100-99-000	Administrative Salaries									
4110-00-000	Administrative Salaries	18,064.43	21,075.83	-3,011.40	-14.29	71,883.34	84,303.32	-12,419.98	-14.73	252,910.00
4110-04-000	Employee Benefit Contribution-Admin	4,606.07	6,409.83	-1,803.76	-28.14	18,423.80	25,639.32	-7,215.52	-28.14	76,918.00
4110-50-100	Salary-VA Homelessness Solutions Program(VHSP)	4,340.76	3,532.58	808.18	-22.88	18,174.62	14,130.32	4,044.30	-28.62	42,391.00
4110-50-101	Adm Benefits-VA Homelessness Solutions Program	1,048.79	1,250.00	-201.21	16.10	4,440.01	5,000.00	-559.99	11.20	15,000.00
4110-53-100	Salary-CHERP HMIS	978.00	2,482.17	-1,504.17	60.60	6,921.60	9,928.68	-3,007.08	30.29	29,786.00
4110-54-100	Adm Benefits-CHERP-HMIS	74.08	0.00	-74.08	N/A	526.06	0.00	-526.06	N/A	0.00
4110-60-200	Salary-Homelessness Assistance Grant(HMIS)	4,981.21	5,000.00	-18.79	0.38	18,530.68	20,000.00	-1,469.32	7.35	60,000.00
4110-60-201	Adm Benefits-Homelessness Assistance Grant(HMIS)	1,777.38	1,000.00	-777.38	-77.74	5,535.02	4,000.00	-1,535.02	-38.38	12,000.00
4110-61-200	Salary-COC Planning Grant	0.00	1,392.83	-1,392.83	100.00	0.00	5,571.32	-5,571.32	100.00	16,714.00

LOCAL COMMUNITY DEVELOPMENT (incl. BP, LAO, PV, and Grants)
Statement of Revenues, Expenditures, and Changes in Fund Net Position
 January - April 2023

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4110-61-201	Adm Benefits-COC Planning	0.00	500.00	500.00	100.00	0.00	2,000.00	2,000.00	100.00	6,000.00
4110-99-000	Total Administrative Salaries	35,870.72	42,643.24	6,772.52	15.88	144,435.13	170,572.96	26,137.83	15.32	511,719.00
4130-00-000	Legal Expense									
4130-01-000	Unlawful Detainers	0.00	26.67	26.67	100.00	192.00	106.68	-85.32	-79.98	320.00
4130-04-000	General Legal Expense	2,325.00	1,431.66	-893.34	-62.40	13,049.35	5,726.64	-7,322.71	-127.87	17,180.00
4131-00-000	Total Legal Expense	2,325.00	1,458.33	-866.67	-59.43	13,241.35	5,833.32	-7,408.03	-127.00	17,500.00
4140-00-000	Staff Training	250.00	500.00	250.00	50.00	1,749.50	2,000.00	250.50	12.52	6,000.00
4150-00-000	Travel	2,593.63	500.00	-2,093.63	-418.73	6,366.24	2,000.00	-4,366.24	-218.31	6,000.00
4171-00-000	Auditing Fees	0.00	520.84	520.84	100.00	0.00	2,083.36	2,083.36	100.00	6,250.00
4182-00-000	Consultants	0.00	0.00	0.00	N/A	5,310.30	0.00	-5,310.30	N/A	0.00
4189-00-000	Total Other Admin Expenses	2,593.63	1,020.84	-1,572.79	-154.07	11,676.54	4,083.36	-7,593.18	-185.95	12,250.00
4190-00-000	Miscellaneous Admin Expenses									
4190-01-000	Membership and Fees	0.00	125.00	125.00	100.00	550.00	500.00	-50.00	-10.00	1,500.00
4190-02-000	Publications	0.00	125.00	125.00	100.00	0.00	500.00	500.00	100.00	1,500.00
4190-03-000	Advertising	0.00	83.34	83.34	100.00	0.00	333.36	333.36	100.00	1,000.00
4190-04-000	Office Supplies	358.71	166.66	-192.05	-115.23	597.77	666.64	68.87	10.33	2,000.00
4190-06-000	Compliance	0.00	141.67	141.67	100.00	1,200.00	566.68	-633.32	-111.76	1,700.00
4190-07-000	Telephone & Internet	1,882.23	700.00	-1,182.23	-168.89	4,359.85	2,800.00	-1,559.85	-55.71	8,400.00
4190-08-000	Postage	0.00	291.67	291.67	100.00	825.30	1,166.68	341.38	29.26	3,500.00
4190-10-000	Copiers	260.14	250.00	-10.14	-4.06	757.28	1,000.00	242.72	24.27	3,000.00
4190-12-000	Software	184.98	1,625.00	1,440.02	88.62	925.40	6,500.00	5,574.60	85.76	19,500.00
4190-13-000	IT/Website Maintenance	350.43	458.33	107.90	23.54	1,953.67	1,833.32	-120.35	-6.56	5,500.00
4190-14-000	Community Donations	0.00	833.33	833.33	100.00	0.00	3,333.32	3,333.32	100.00	10,000.00
4190-18-000	Small Office Equipment	0.00	416.66	416.66	100.00	0.00	1,666.64	1,666.64	100.00	5,000.00
4190-22-000	Other Misc Admin Expenses	16,992.74	666.67	-16,326.07	-2,448.90	5,092.37	2,666.68	-2,425.69	-90.96	8,000.00
4190-50-100	VA Homelessness Solutions Program (VHSP)	0.00	166.67	166.67	100.00	0.00	666.68	666.68	100.00	2,000.00
4190-53-100	CHERP-HMIS-Fees, Licenses, etc	0.00	0.00	0.00	N/A	15,484.00	0.00	-15,484.00	N/A	0.00
4190-60-200	Homelessness Assistance Grant (HMIS/SNAP)	91.70	1,006.00	914.30	90.88	4,639.67	4,024.00	-615.67	-15.30	12,072.00
4191-00-000	Total Miscellaneous Admin Expenses	20,120.93	7,056.00	-13,064.93	-185.16	36,385.31	28,224.00	-8,161.31	-28.92	84,672.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	61,160.28	52,678.41	-8,481.87	-16.10	207,487.83	210,713.64	3,225.81	1.53	632,141.00
4200-00-000	TENANT SERVICES									
4220-01-000	Other Tenant Svcs.	1,192.84	83.33	-1,109.51	-1,331.47	1,192.84	333.32	-859.52	-257.87	1,000.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	1,192.84	83.33	-1,109.51	-1,331.47	1,192.84	333.32	-859.52	-257.87	1,000.00
4300-00-000	UTILITY EXPENSES									
4310-00-000	Water	664.53	900.00	235.47	26.16	3,176.85	3,600.00	423.15	11.75	10,800.00
4320-00-000	Electricity	10,494.12	5,633.34	-4,860.78	-86.29	38,002.94	22,533.36	-15,469.58	-68.65	67,600.00
4330-00-000	Gas	144.44	133.33	-11.11	-8.33	1,007.28	533.32	-473.96	-88.87	1,600.00
4390-00-000	Sewer & Trash	1,720.20	2,083.33	363.13	17.43	6,986.82	8,333.32	1,346.50	16.16	25,000.00
4399-00-000	TOTAL UTILITY EXPENSES	13,023.29	8,750.00	-4,273.29	-48.84	49,173.89	35,000.00	-14,173.89	-40.50	105,000.00
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES									
4400-99-000	General Maint Expense									
4410-00-000	Maintenance Salaries	3,790.76	6,545.83	2,755.07	42.09	23,282.94	26,183.32	2,900.38	11.08	78,550.00
4410-05-000	Employee Benefit Contribution-Maint.	1,257.85	2,071.67	813.82	39.28	5,090.15	8,286.68	3,196.53	38.57	24,860.00
4419-00-000	Total General Maint Expense	5,048.61	8,617.50	3,568.89	41.41	28,373.09	34,470.00	6,096.91	17.69	103,410.00

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

January - April 2023

		PTD Actual	PTD Budget	Variance	% Var.	YTD Actual	YTD Budget	Variance	% Var.	Annual
4420-00-000	Materials									
4420-01-000	Supplies-Grounds	0.00	75.00	75.00	100.00	0.00	300.00	300.00	100.00	900.00
4420-02-000	Supplies-Apppliance	0.00	41.66	41.66	100.00	63.80	166.64	102.84	61.71	500.00
4420-03-000	Supplies-Unit Turnover	-72.00	250.00	322.00	128.80	2,274.98	1,000.00	-1,274.98	-127.50	3,000.00
4420-04-000	Supplies-Electrical	-460.00	141.67	601.67	424.70	4,481.66	566.68	-3,914.98	-690.86	1,700.00
4420-05-000	Supplies-Fuel & Parts	34.02	175.00	140.98	80.56	220.83	700.00	479.17	68.45	2,100.00
4420-06-000	Supplies-Janitorial/Cleaning	162.50	158.33	-4.17	-2.63	821.74	633.32	-188.42	-29.75	1,900.00
4420-07-000	Supplies-Maint/Repairs	-384.21	883.33	1,267.54	143.50	3,923.13	3,533.32	-389.81	-11.03	10,600.00
4420-08-000	Supplies-Plumbing	0.00	175.00	175.00	100.00	276.59	700.00	423.41	60.49	2,100.00
4420-09-000	Tools and Equipment	0.00	166.67	166.67	100.00	34.47	666.68	632.21	94.83	2,000.00
4420-10-000	Maintenance Paper/Supplies	0.00	66.67	66.67	100.00	0.00	266.68	266.68	100.00	800.00
4429-00-000	Total Materials	-719.69	2,133.33	2,853.02	133.74	12,097.20	8,533.32	-3,563.88	-41.76	25,600.00
4430-00-000	Contract Costs									
4430-03-000	Contract-Trash Collection	185.90	308.33	122.43	39.71	800.81	1,233.32	432.51	35.07	3,700.00
4430-04-000	Contract-Snow Removal	0.00	250.00	250.00	100.00	152.50	1,000.00	847.50	84.75	3,000.00
4430-05-000	Contract-Unit Turnover	-1,893.50	1,833.33	3,726.83	203.28	0.00	7,333.32	7,333.32	100.00	22,000.00
4430-06-000	Contract-Electrical	128.78	191.67	62.89	32.81	1,273.09	766.68	-506.41	-66.05	2,300.00
4430-07-000	Contract-Pest Control	457.28	612.50	155.22	25.34	6,534.93	2,450.00	-4,084.93	-166.73	7,350.00
4430-08-000	Contract-Floor Covering	0.00	416.67	416.67	100.00	0.00	1,666.68	1,666.68	100.00	5,000.00
4430-09-000	Contract-Grounds	0.00	50.00	50.00	100.00	0.00	200.00	200.00	100.00	600.00
4430-10-000	Contract-Janitorial/Cleaning	328.55	358.33	29.78	8.31	1,082.19	1,433.32	351.13	24.50	4,300.00
4430-11-000	Contract-Plumbing	0.00	83.33	83.33	100.00	0.00	333.32	333.32	100.00	1,000.00
4430-12-000	Contract-Inspections	0.00	416.67	416.67	100.00	2,000.00	1,666.68	-333.32	-20.00	5,000.00
4430-13-000	Contract-HVAC	3,787.50	875.00	-2,912.50	-332.86	9,414.55	3,500.00	-5,914.55	-168.99	10,500.00
4430-15-000	Contract-Video Surveillance	0.00	83.33	83.33	100.00	0.00	333.32	333.32	100.00	1,000.00
4430-17-000	Contract-Elevator Maintenance	0.00	850.00	850.00	100.00	700.00	3,400.00	2,700.00	79.41	10,200.00
4430-18-000	Contract-Alarm Monitoring	362.00	112.50	-249.50	-221.78	534.82	450.00	-84.82	-18.85	1,350.00
4430-19-000	Contract-Sprinkler Monitoring	975.00	100.00	-875.00	-875.00	1,152.38	400.00	-752.38	-188.10	1,200.00
4430-23-000	Contract-Consultants	0.00	0.00	0.00	N/A	19,683.64	0.00	-19,683.64	N/A	0.00
4430-99-000	Contract Costs-Other	-11.40	333.33	344.73	103.42	460.85	1,333.32	872.47	65.44	4,000.00
4439-00-000	Total Contract Costs	4,320.11	6,874.99	2,554.88	37.16	43,789.76	27,499.96	-16,289.80	-59.24	82,500.00
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	8,649.03	17,625.82	8,976.79	50.93	84,260.05	70,503.28	-13,756.77	-19.51	211,510.00
4500-00-000	GENERAL EXPENSES									
4510-00-000	Insurance-Other	267.10	333.34	66.24	19.87	1,068.40	1,333.36	264.96	19.87	4,000.00
4510-10-000	Property Insurance	411.84	500.00	88.16	17.63	1,647.39	2,000.00	352.61	17.63	6,000.00
4510-20-000	Liability Insurance	241.88	250.00	8.12	3.25	967.52	1,000.00	32.48	3.25	3,000.00
4510-30-000	Workmen's Compensation	555.38	666.67	111.29	16.69	2,221.52	2,666.68	445.16	16.69	8,000.00
4570-00-000	Bad Debt-Tenant Rents	0.00	416.67	416.67	100.00	0.00	1,666.68	1,666.68	100.00	5,000.00
4599-00-000	TOTAL GENERAL EXPENSES	1,476.20	2,166.68	690.48	31.87	5,904.83	8,666.72	2,761.89	31.87	26,000.00
4800-00-000	FINANCING EXPENSE									
4851-00-000	Interest Expense-Loan 1	6,183.63	4,114.16	-2,069.47	-50.30	21,834.72	16,456.64	-5,378.08	-32.68	49,370.00
4899-00-000	TOTAL FINANCING EXPENSES	6,183.63	4,114.16	-2,069.47	-50.30	21,834.72	16,456.64	-5,378.08	-32.68	49,370.00
8000-00-000	TOTAL EXPENSES	91,685.27	85,418.40	-6,266.87	-7.34	369,854.16	341,673.60	-28,180.56	-8.25	1,025,021.00

LOCAL COMMUNITY DEVELOPMENT (incl. BP, LAO, PV, and Grants)										
Statement of Revenues, Expenditures, and Changes in Fund Net Position										
January - April 2023										
		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
9000-00-000	NET INCOME	28,581.42	8,392.77	20,188.65	240.55	-54,845.06	33,571.08	-88,416.14	-263.37	100,713.00

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

January - April 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									
3111-00-000	Tenant Rent	21,646.19	18,338.00	3,308.19	18.04	70,817.84	73,352.00	-2,534.16	-3.45	220,056.00
3119-00-000	Total Rental Income	21,646.19	18,338.00	3,308.19	18.04	70,817.84	73,352.00	-2,534.16	-3.45	220,056.00
3199-00-000	TOTAL TENANT INCOME	21,646.19	18,338.00	3,308.19	18.04	70,817.84	73,352.00	-2,534.16	-3.45	220,056.00
3999-00-000	TOTAL INCOME	21,646.19	18,338.00	3,308.19	18.04	70,817.84	73,352.00	-2,534.16	-3.45	220,056.00
4000-00-000	EXPENSES									
4100-00-000	ADMINISTRATIVE EXPENSES									
4130-00-000	Legal Expense									
4130-04-000	General Legal Expense	0.00	208.33	208.33	100.00	0.00	833.32	833.32	100.00	2,500.00
4131-00-000	Total Legal Expense	0.00	208.33	208.33	100.00	0.00	833.32	833.32	100.00	2,500.00
4190-00-000	Miscellaneous Admin Expenses									
4190-07-000	Telephone & Internet	132.43	50.00	-82.43	-164.86	259.78	200.00	-59.78	-29.89	600.00
4190-22-000	Other Misc Admin Expenses	0.00	0.00	0.00	N/A	24.33	0.00	-24.33	N/A	0.00
4191-00-000	Total Miscellaneous Admin Expenses	132.43	50.00	-82.43	-164.86	284.11	200.00	-84.11	-42.06	600.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	132.43	258.33	125.90	48.74	284.11	1,033.32	749.21	72.51	3,100.00
4300-00-000	UTILITY EXPENSES									
4310-00-000	Water	-29.04	66.67	95.71	143.56	334.35	266.68	-67.67	-25.38	800.00
4320-00-000	Electricity	3,287.86	0.00	-3,287.86	N/A	4,927.96	0.00	-4,927.96	N/A	0.00
4330-00-000	Gas	144.44	0.00	-144.44	N/A	236.46	0.00	-236.46	N/A	0.00
4399-00-000	TOTAL UTILITY EXPENSES	3,403.26	66.67	-3,336.59	-5,004.63	5,498.77	266.68	-5,232.09	-1,961.94	800.00
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES									
4420-00-000	Materials									
4420-04-000	Supplies-Electrical	0.00	41.67	41.67	100.00	0.00	166.68	166.68	100.00	500.00
4420-07-000	Supplies-Maint/Repairs	0.00	216.67	216.67	100.00	0.00	866.68	866.68	100.00	2,600.00
4429-00-000	Total Materials	0.00	258.34	258.34	100.00	0.00	1,033.36	1,033.36	100.00	3,100.00
4430-00-000	Contract Costs									
4430-03-000	Contract-Trash Collection	0.00	83.33	83.33	100.00	0.00	333.32	333.32	100.00	1,000.00
4430-04-000	Contract-Snow Removal	0.00	0.00	0.00	N/A	90.00	0.00	-90.00	N/A	0.00
4430-07-000	Contract-Pest Control	64.91	54.17	-10.74	-19.83	255.97	216.68	-39.29	-18.13	650.00
4430-10-000	Contract-Janitorial/Cleaning	197.50	150.00	-47.50	-31.67	651.62	600.00	-51.62	-8.60	1,800.00
4430-13-000	Contract-HVAC	225.00	150.00	-75.00	-50.00	5,852.05	600.00	-5,252.05	-875.34	1,800.00
4430-17-000	Contract-Elevator Maintenance	0.00	250.00	250.00	100.00	350.00	1,000.00	650.00	65.00	3,000.00
4430-18-000	Contract-Alarm Monitoring	92.00	20.83	-71.17	-341.67	115.00	83.32	-31.68	-38.02	250.00
4430-99-000	Contract Costs-Other	0.00	208.33	208.33	100.00	836.20	833.32	-2.88	-0.35	2,500.00
4439-00-000	Total Contract Costs	579.41	916.66	337.25	36.79	8,150.84	3,666.64	-4,484.20	-122.30	11,000.00
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	579.41	1,175.00	595.59	50.69	8,150.84	4,700.00	-3,450.84	-73.42	14,100.00

BRIDGEPORT BUILDING										
Statement of Revenues, Expenditures, and Changes in Fund Net Position										
January - April 2023										
		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	2,628.85	1,267.08	-1,361.77	-107.47	10,320.30	5,068.32	-5,251.98	-103.62	15,205.00
4899-00-000	TOTAL FINANCING EXPENSES	2,628.85	1,267.08	-1,361.77	-107.47	10,320.30	5,068.32	-5,251.98	-103.62	15,205.00
8000-00-000	TOTAL EXPENSES	6,743.95	2,767.08	-3,976.87	-143.72	24,254.02	11,068.32	-13,185.70	-119.13	33,205.00
9000-00-000	NET INCOME	14,902.24	15,570.92	-668.68	-4.29	46,563.82	62,283.68	-15,719.86	-25.24	186,851.00

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

January - April 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									
3111-00-000	Tenant Rent	26,436.00	16,666.67	9,769.33	58.62	77,070.46	66,666.68	10,403.78	15.61	200,000.00
3112-06-000	PBV HAP Subsidy	23,449.00	25,492.92	-2,043.92	-8.02	92,670.65	101,971.68	-9,301.03	-9.12	305,915.00
3119-00-000	Total Rental Income	49,885.00	42,159.59	7,725.41	18.32	169,741.11	168,638.36	1,102.75	0.65	505,915.00
3120-00-000	Other Tenant Income									
3120-01-000	Laundry and Vending	166.19	333.33	-167.14	-50.14	1,275.56	1,333.32	-57.76	-4.33	4,000.00
3120-03-000	Damages	1,080.00	125.00	955.00	764.00	2,024.00	500.00	1,524.00	304.80	1,500.00
3120-04-000	Late Charges	0.00	0.00	0.00	N/A	429.00	0.00	429.00	N/A	0.00
3120-08-000	Workorders/Maint Charges	71.00	291.67	-220.67	-75.66	155.54	1,166.68	-1,011.14	-86.67	3,500.00
3129-00-000	Total Other Tenant Income	1,317.19	750.00	567.19	75.63	3,884.10	3,000.00	884.10	29.47	9,000.00
3199-00-000	TOTAL TENANT INCOME	51,202.19	42,909.59	8,292.60	19.33	173,625.21	171,638.36	1,986.85	1.16	514,915.00
3999-00-000	TOTAL INCOME	51,202.19	42,909.59	8,292.60	19.33	173,625.21	171,638.36	1,986.85	1.16	514,915.00
4000-00-000	EXPENSES									
4100-00-000	ADMINISTRATIVE EXPENSES									
4100-99-000	Administrative Salaries									
4110-00-000	Administrative Salaries	4,318.77	5,442.50	1,123.73	20.65	16,631.68	21,770.00	5,138.32	23.60	65,310.00
4110-04-000	Employee Benefit Contribution-Admin	1,137.97	1,765.83	627.86	35.56	4,441.87	7,063.32	2,621.45	37.11	21,190.00
4110-99-000	Total Administrative Salaries	5,456.74	7,208.33	1,751.59	24.30	21,073.55	28,833.32	7,759.77	26.91	86,500.00
4130-00-000	Legal Expense									
4130-01-000	Unlawful Detainers	0.00	26.67	26.67	100.00	192.00	106.68	-85.32	-79.98	320.00
4130-04-000	General Legal Expense	2,325.00	390.00	-1,935.00	-496.15	5,650.85	1,560.00	-4,090.85	-262.23	4,680.00
4131-00-000	Total Legal Expense	2,325.00	416.67	-1,908.33	-458.00	5,842.85	1,666.68	-4,176.17	-250.57	5,000.00
4140-00-000	Staff Training	250.00	83.33	-166.67	-200.01	591.00	333.32	-257.68	-77.31	1,000.00
4150-00-000	Travel	0.00	83.33	83.33	100.00	158.46	333.32	174.86	52.46	1,000.00
4171-00-000	Auditing Fees	0.00	104.17	104.17	100.00	0.00	416.68	416.68	100.00	1,250.00
4189-00-000	Total Other Admin Expenses	0.00	187.50	187.50	100.00	158.46	750.00	591.54	78.87	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	166.68	166.68	100.00	500.00
4190-02-000	Publications	0.00	41.67	41.67	100.00	0.00	166.68	166.68	100.00	500.00
4190-03-000	Advertising	0.00	41.67	41.67	100.00	0.00	166.68	166.68	100.00	500.00
4190-04-000	Office Supplies	20.92	83.33	62.41	74.90	76.78	333.32	256.54	76.97	1,000.00
4190-06-000	Compliance	0.00	141.67	141.67	100.00	1,200.00	566.68	-633.32	-111.76	1,700.00
4190-07-000	Telephone & Internet	1,009.34	233.33	-776.01	-332.58	1,331.95	933.32	-398.63	-42.71	2,800.00
4190-08-000	Postage	0.00	166.67	166.67	100.00	196.20	666.68	470.48	70.57	2,000.00
4190-10-000	Copiers	39.99	125.00	85.01	68.01	160.92	500.00	339.08	67.82	1,500.00
4190-12-000	Software	151.48	666.67	515.19	77.28	508.67	2,666.68	2,158.01	80.92	8,000.00
4190-13-000	IT/Website Maintenance	89.10	208.33	119.23	57.23	485.39	833.32	347.93	41.75	2,500.00
4190-18-000	Small Office Equipment	0.00	83.33	83.33	100.00	0.00	333.32	333.32	100.00	1,000.00
4190-22-000	Other Misc Admin Expenses	68.29	250.00	181.71	72.68	856.29	1,000.00	143.71	14.37	3,000.00

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

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4191-00-000 Total Miscellaneous Admin Expenses	1,379.12	2,083.34	704.22	33.80	4,816.20	8,333.36	3,517.16	42.21	25,000.00
4199-00-000 TOTAL ADMINISTRATIVE EXPENSES	9,410.86	9,979.17	568.31	5.70	32,482.06	39,916.68	7,434.62	18.63	119,750.00
4200-00-000 TENANT SERVICES									
4220-01-000 Other Tenant Svcs.	1,192.84	83.33	-1,109.51	-1,331.47	1,192.84	333.32	-859.52	-257.87	1,000.00
4299-00-000 TOTAL TENANT SERVICES EXPENSES	1,192.84	83.33	-1,109.51	-1,331.47	1,192.84	333.32	-859.52	-257.87	1,000.00
4300-00-000 UTILITY EXPENSES									
4310-00-000 Water	693.57	833.33	139.76	16.77	2,842.50	3,333.32	490.82	14.72	10,000.00
4320-00-000 Electricity	7,063.30	5,416.67	-1,646.63	-30.40	31,842.03	21,666.68	-10,175.35	-46.96	65,000.00
4390-00-000 Sewer & Trash	1,720.20	2,083.33	363.13	17.43	6,986.82	8,333.32	1,346.50	16.16	25,000.00
4399-00-000 TOTAL UTILITY EXPENSES	9,477.07	8,333.33	-1,143.74	-13.72	41,671.35	33,333.32	-8,338.03	-25.01	100,000.00
4400-00-000 MAINTENANCE AND OPERATIONAL EXPENSES									
4400-99-000 General Maint Expense									
4410-00-000 Maintenance Salaries	4,445.25	5,683.33	1,238.08	21.78	17,008.74	22,733.32	5,724.58	25.18	68,200.00
4410-05-000 Employee Benefit Contribution-Maint.	1,008.96	1,630.00	621.04	38.10	3,983.39	6,520.00	2,536.61	38.91	19,560.00
4419-00-000 Total General Maint Expense	5,454.21	7,313.33	1,859.12	25.42	20,992.13	29,253.32	8,261.19	28.24	87,760.00
4420-00-000 Materials									
4420-01-000 Supplies-Grounds	0.00	25.00	25.00	100.00	0.00	100.00	100.00	100.00	300.00
4420-02-000 Supplies-Appliance	0.00	33.33	33.33	100.00	63.80	133.32	69.52	52.15	400.00
4420-03-000 Supplies-Unit Turnover	0.00	250.00	250.00	100.00	2,274.98	1,000.00	-1,274.98	-127.50	3,000.00
4420-04-000 Supplies-Electrical	0.00	83.33	83.33	100.00	4,481.66	333.32	-4,148.34	-1,244.55	1,000.00
4420-05-000 Supplies-Fuel & Parts	34.02	125.00	90.98	72.78	220.83	500.00	279.17	55.83	1,500.00
4420-06-000 Supplies-Janitorial/Cleaning	47.99	58.33	10.34	17.73	394.65	233.32	-161.33	-69.15	700.00
4420-07-000 Supplies-Maint/Repairs	147.04	583.33	436.29	74.79	3,869.28	2,333.32	-1,535.96	-65.83	7,000.00
4420-08-000 Supplies-Plumbing	0.00	133.33	133.33	100.00	276.59	533.32	256.73	48.14	1,600.00
4420-09-000 Tools and Equipment	0.00	166.67	166.67	100.00	34.47	666.68	632.21	94.83	2,000.00
4420-10-000 Maintenance Paper/Supplies	0.00	41.67	41.67	100.00	0.00	166.68	166.68	100.00	500.00
4429-00-000 Total Materials	229.05	1,499.99	1,270.94	84.73	11,616.26	5,999.96	-5,616.30	-93.61	18,000.00
4430-00-000 Contract Costs									
4430-03-000 Contract-Trash Collection	185.90	225.00	39.10	17.38	800.81	900.00	99.19	11.02	2,700.00
4430-04-000 Contract-Snow Removal	0.00	250.00	250.00	100.00	62.50	1,000.00	937.50	93.75	3,000.00
4430-05-000 Contract-Unit Turnover	0.00	1,833.33	1,833.33	100.00	0.00	7,333.32	7,333.32	100.00	22,000.00
4430-06-000 Contract-Electrical	128.78	166.67	37.89	22.73	1,273.09	666.68	-606.41	-90.96	2,000.00
4430-07-000 Contract-Pest Control	327.46	500.00	172.54	34.51	6,022.99	2,000.00	-4,022.99	-201.15	6,000.00
4430-08-000 Contract-Floor Covering	0.00	416.67	416.67	100.00	0.00	1,666.68	1,666.68	100.00	5,000.00
4430-09-000 Contract-Grounds	0.00	50.00	50.00	100.00	0.00	200.00	200.00	100.00	600.00
4430-10-000 Contract-Janitorial/Cleaning	131.05	125.00	-6.05	-4.84	430.57	500.00	69.43	13.89	1,500.00
4430-12-000 Contract-Inspections	0.00	416.67	416.67	100.00	2,000.00	1,666.68	-333.32	-20.00	5,000.00
4430-13-000 Contract-HVAC	3,562.50	600.00	-2,962.50	-493.75	3,562.50	2,400.00	-1,162.50	-48.44	7,200.00
4430-15-000 Contract-Video Surveillance	0.00	83.33	83.33	100.00	0.00	333.32	333.32	100.00	1,000.00
4430-17-000 Contract-Elevator Maintenance	0.00	600.00	600.00	100.00	350.00	2,400.00	2,050.00	85.42	7,200.00
4430-18-000 Contract-Alarm Monitoring	270.00	50.00	-220.00	-440.00	340.50	200.00	-140.50	-70.25	600.00
4430-19-000 Contract-Sprinkler Monitoring	975.00	100.00	-875.00	-875.00	1,152.38	400.00	-752.38	-188.10	1,200.00
4430-23-000 Contract-Consultants	0.00	0.00	0.00	N/A	19,683.64	0.00	-19,683.64	N/A	0.00
4430-99-000 Contract Costs-Other	0.00	0.00	0.00	N/A	80.15	0.00	-80.15	N/A	0.00

LINEWEAVER ANNEX APARTMENTS										
Statement of Revenues, Expenditures, and Changes in Fund Net Position										
January - April 2023										
		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4439-00-000	Total Contract Costs	5,580.69	5,416.67	-164.02	-3.03	35,759.13	21,666.68	-14,092.45	-65.04	65,000.00
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	11,263.95	14,229.99	2,966.04	20.84	68,367.52	56,919.96	-11,447.56	-20.11	170,760.00
4500-00-000	GENERAL EXPENSES									
4510-00-000	Insurance-Other	156.20	166.67	10.47	6.28	624.80	666.68	41.88	6.28	2,000.00
4510-10-000	Property Insurance	257.63	333.33	75.70	22.71	1,030.55	1,333.32	302.77	22.71	4,000.00
4510-20-000	Liability Insurance	148.41	166.67	18.26	10.96	593.64	666.68	73.04	10.96	2,000.00
4510-30-000	Workmen's Compensation	185.47	166.67	-18.80	-11.28	741.88	666.68	-75.20	-11.28	2,000.00
4570-00-000	Bad Debt-Tenant Rents	0.00	416.67	416.67	100.00	0.00	1,666.68	1,666.68	100.00	5,000.00
4599-00-000	TOTAL GENERAL EXPENSES	747.71	1,250.01	502.30	40.18	2,990.87	5,000.04	2,009.17	40.18	15,000.00
4800-00-000	FINANCING EXPENSE									
4851-00-000	Interest Expense-Loan 1	3,554.78	2,847.08	-707.70	-24.86	11,514.42	11,388.32	-126.10	-1.11	34,165.00
4899-00-000	TOTAL FINANCING EXPENSES	3,554.78	2,847.08	-707.70	-24.86	11,514.42	11,388.32	-126.10	-1.11	34,165.00
8000-00-000	TOTAL EXPENSES	35,647.21	36,722.91	1,075.70	2.93	158,219.06	146,891.64	-11,327.42	-7.71	440,675.00
9000-00-000	NET INCOME	15,554.98	6,186.68	9,368.30	151.43	15,406.15	24,746.72	-9,340.57	-37.74	74,240.00

COMMUNITY GRANTS

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

January - April 2023

		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	5,517.48	4,949.25	568.23	11.48	27,304.50	19,797.00	7,507.50	37.92	59,391.00
3410-53-100	CHERP-HMIS Grant	12,064.75	2,482.17	9,582.58	386.06	12,064.75	9,928.68	2,136.07	21.51	29,786.00
3410-60-200	Homelessness Assistance Grant (HMIS/SNAP)	27,305.74	7,006.00	20,299.74	289.75	27,305.74	28,024.00	-718.26	-2.56	84,072.00
3410-61-200	COC Planning Grant	0.00	1,892.83	-1,892.83	-100.00	0.00	7,571.32	-7,571.32	-100.00	22,714.00
3499-00-000	TOTAL GRANT INCOME	44,887.97	16,330.25	28,557.72	174.88	66,674.99	65,321.00	1,353.99	2.07	195,963.00
3999-00-000	TOTAL INCOME	44,887.97	16,330.25	28,557.72	174.88	66,674.99	65,321.00	1,353.99	2.07	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	18,174.62	14,130.32	-4,044.30	-28.62	42,391.00
4110-50-101	Adm Benefits-VA Homelessness Solutions Program	1,048.79	1,250.00	201.21	16.10	4,440.01	5,000.00	559.99	11.20	15,000.00
4110-53-100	Salary-CHERP HMIS	978.00	2,482.17	1,504.17	60.60	6,921.60	9,928.68	3,007.08	30.29	29,786.00
4110-54-100	Adm Benefits-CHERP-HMIS	74.08	0.00	-74.08	N/A	526.06	0.00	-526.06	N/A	0.00
4110-60-200	Salary-Homelessness Assistance Grant(HMIS)	4,981.21	5,000.00	18.79	0.38	18,530.68	20,000.00	1,469.32	7.35	60,000.00
4110-60-201	Adm Benefits-Homelessness Assistance Grant(HMI)	1,777.38	1,000.00	-777.38	-77.74	5,535.02	4,000.00	-1,535.02	-38.38	12,000.00
4110-61-200	Salary-COC Planning Grant	0.00	1,392.83	1,392.83	100.00	0.00	5,571.32	5,571.32	100.00	16,714.00
4110-61-201	Adm Benefits-COC Planning	0.00	500.00	500.00	100.00	0.00	2,000.00	2,000.00	100.00	6,000.00
4110-99-000	Total Administrative Salaries	13,200.22	15,157.58	1,957.36	12.91	54,127.99	60,630.32	6,502.33	10.72	181,891.00
4182-00-000	Consultants	0.00	0.00	0.00	N/A	5,310.30	0.00	-5,310.30	N/A	0.00
4189-00-000	Total Other Admin Expenses	0.00	0.00	0.00	N/A	5,310.30	0.00	-5,310.30	N/A	0.00
4190-00-000	Miscellaneous Admin Expenses									
4190-50-100	VA Homelessness Solutions Program(VHSP)	0.00	166.67	166.67	100.00	0.00	666.68	666.68	100.00	2,000.00
4190-53-100	CHERP-HMIS-Fees, Licenses, etc	0.00	0.00	0.00	N/A	15,484.00	0.00	-15,484.00	N/A	0.00
4190-60-200	Homelessness Assistance Grant (HMIS/SNAP)	91.70	1,006.00	914.30	90.88	4,639.67	4,024.00	-615.67	-15.30	12,072.00
4191-00-000	Total Miscellaneous Admin Expenses	91.70	1,172.67	1,080.97	92.18	20,123.67	4,690.68	-15,432.99	-329.01	14,072.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	13,291.92	16,330.25	3,038.33	18.61	79,561.96	65,321.00	-14,240.96	-21.80	195,963.00
8000-00-000	TOTAL EXPENSES	13,291.92	16,330.25	3,038.33	18.61	79,561.96	65,321.00	-14,240.96	-21.80	195,963.00
9000-00-000	NET INCOME	31,596.05	0.00	31,596.05	N/A	-12,886.97	0.00	-12,886.97	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 - April 2023

		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									
3410-01-000	Section 8 HAP Earned	495,437.00	476,273.58	19,163.42	4.02	1,990,739.00	1,905,094.32	85,644.68	4.50	5,715,283.00
3410-02-000	Section 8 Admin. Fee Income	49,344.00	51,734.75	-2,390.75	-4.62	606,936.00	206,939.00	399,997.00	193.29	620,817.00
3410-03-000	Section 8 FSS Grant Income	0.00	5,250.00	-5,250.00	-100.00	12,861.13	21,000.00	-8,138.87	-38.76	63,000.00
3499-00-000	TOTAL GRANT INCOME	544,781.00	533,258.33	11,522.67	2.16	2,610,536.13	2,133,033.32	477,502.81	22.39	6,399,100.00
3600-00-000	OTHER INCOME									
3611-00-000	Investment Income - Restricted	100.11	0.00	100.11	N/A	358.45	0.00	358.45	N/A	0.00
3640-00-000	Fraud Recovery-HAP	2,848.27	583.33	2,264.94	388.28	3,379.45	2,333.32	1,046.13	44.83	7,000.00
3640-01-000	Fraud Recovery-ADM	2,848.27	583.33	2,264.94	388.28	3,379.45	2,333.32	1,046.13	44.83	7,000.00
3650-00-000	Miscellaneous Other Income	0.00	666.67	-666.67	-100.00	0.00	2,666.68	-2,666.68	-100.00	8,000.00
3651-00-000	Misc Income-FSS Forfeitures	233.55	0.00	233.55	N/A	403.66	0.00	403.66	N/A	0.00
3699-00-000	TOTAL OTHER INCOME	6,030.20	1,833.33	4,196.87	228.92	7,521.01	7,333.32	187.69	2.56	22,000.00
3999-00-000	TOTAL INCOME	550,811.20	535,091.66	15,719.54	2.94	2,618,057.14	2,140,366.64	477,690.50	22.32	6,421,100.00
4000-00-000	EXPENSES									
4100-00-000	ADMINISTRATIVE EXPENSES									
4100-99-000	Administrative Salaries									
4110-00-000	Administrative Salaries	29,618.21	35,605.25	5,987.04	16.82	119,638.69	142,421.00	22,782.31	16.00	427,263.00
4110-04-000	Employee Benefit Contribution-Admin	8,025.03	10,723.58	2,698.55	25.16	32,054.48	42,894.32	10,839.84	25.27	128,683.00
4110-20-400	Administrative Salaries-FSS	3,725.82	3,918.75	192.93	4.92	14,903.28	15,675.00	771.72	4.92	47,025.00
4110-21-400	Employee Benefits Contribution-FSS	992.90	1,331.25	338.35	25.42	4,116.71	5,325.00	1,208.29	22.69	15,975.00
4110-99-000	Total Administrative Salaries	42,361.96	51,578.83	9,216.87	17.87	170,713.16	206,315.32	35,602.16	17.26	618,946.00
4130-00-000	Legal Expense									
4130-02-000	Criminal Background Checks	166.20	250.00	83.80	33.52	720.20	1,000.00	279.80	27.98	3,000.00
4130-04-000	General Legal Expense	0.00	166.67	166.67	100.00	516.59	666.68	150.09	22.51	2,000.00
4131-00-000	Total Legal Expense	166.20	416.67	250.47	60.11	1,236.79	1,666.68	429.89	25.79	5,000.00
4140-00-000	Staff Training	1,075.00	666.67	408.33	-61.25	4,824.00	2,666.68	-2,157.32	-80.90	8,000.00
4150-00-000	Travel	1,864.76	416.67	1,448.09	-347.54	2,192.28	1,666.68	-525.60	-31.54	5,000.00
4171-00-000	Auditing Fees	0.00	753.33	753.33	100.00	0.00	3,013.32	3,013.32	100.00	9,040.00
4172-00-000	Port Out Admin Fee Paid	0.00	166.67	166.67	100.00	185.56	666.68	481.12	72.17	2,000.00
4189-00-000	Total Other Admin Expenses	1,864.76	1,336.67	528.09	-39.51	2,377.84	5,346.68	2,968.84	55.53	16,040.00
4190-00-000	Miscellaneous Admin Expenses									
4190-01-000	Membership and Fees	0.00	125.00	125.00	100.00	0.00	500.00	500.00	100.00	1,500.00
4190-03-000	Advertising	0.00	416.67	416.67	100.00	0.00	1,666.68	1,666.68	100.00	5,000.00
4190-04-000	Office Supplies	65.10	208.33	143.23	68.75	383.22	833.32	450.10	54.01	2,500.00
4190-05-000	Fuel-Administrative	48.59	150.00	101.41	67.61	315.46	600.00	284.54	47.42	1,800.00
4190-06-000	Compliance	0.00	833.33	833.33	100.00	4,574.64	3,333.32	-1,241.32	-37.24	10,000.00
4190-07-000	Telephone & Internet	789.44	375.00	414.44	-110.52	2,444.08	1,500.00	-944.08	-62.94	4,500.00
4190-08-000	Postage	2,200.00	150.00	2,050.00	-1,366.67	2,810.40	600.00	-2,210.40	-368.40	1,800.00
4190-10-000	Copiers	253.62	166.67	86.95	-52.17	641.34	666.68	25.34	3.80	2,000.00

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

January - April 2023

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4190-12-000	Software	2,618.14	583.33	-2,034.81	-348.83	6,511.71	2,333.32	-4,178.39	-179.07	7,000.00
4190-13-000	IT/Website Maintenance	289.14	533.33	244.19	45.79	1,522.07	2,133.32	611.25	28.65	6,400.00
4190-17-000	Landlord Incentives	0.00	1,250.00	1,250.00	100.00	0.00	5,000.00	5,000.00	100.00	15,000.00
4190-18-000	Small Office Equipment	0.00	208.33	208.33	100.00	0.00	833.32	833.32	100.00	2,500.00
4190-22-000	Other Misc Admin Expenses	1,546.99	416.67	-1,130.32	-271.27	-3,140.66	1,666.68	4,807.34	288.44	5,000.00
4191-00-000	Total Miscellaneous Admin Expenses	7,811.02	5,416.66	-2,394.36	-44.20	16,062.26	21,666.64	5,604.38	25.87	65,000.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	53,278.94	59,415.50	6,136.56	10.33	195,214.05	237,662.00	42,447.95	17.86	712,986.00
4200-00-000	TENANT SERVICES									
4220-01-000	Other Tenant Svcs.	500.00	0.00	-500.00	N/A	6,250.00	0.00	-6,250.00	N/A	0.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	500.00	0.00	-500.00	N/A	6,250.00	0.00	-6,250.00	N/A	0.00
4300-00-000	UTILITY EXPENSES									
4320-00-000	Electricity	565.40	333.33	-232.07	-69.62	1,676.65	1,333.32	-343.33	-25.75	4,000.00
4330-00-000	Gas	321.45	166.67	-154.78	-92.87	1,391.71	666.68	-725.03	-108.75	2,000.00
4399-00-000	TOTAL UTILITY EXPENSES	886.85	500.00	-386.85	-77.37	3,068.36	2,000.00	-1,068.36	-53.42	6,000.00
4500-00-000	GENERAL EXPENSES									
4510-00-000	Insurance-Other	147.86	150.00	2.14	1.43	591.44	600.00	8.56	1.43	1,800.00
4510-10-000	Property Insurance	39.13	25.00	-14.13	-56.52	156.52	100.00	-56.52	-56.52	300.00
4510-20-000	Liability Insurance	20.82	16.67	-4.15	-24.90	83.28	66.68	-16.60	-24.90	200.00
4510-30-000	Workmen's Compensation	493.21	575.00	81.79	14.22	1,972.84	2,300.00	327.16	14.22	6,900.00
4599-00-000	TOTAL GENERAL EXPENSES	701.02	766.67	65.65	8.56	2,804.08	3,066.68	262.60	8.56	9,200.00
4700-00-000	HOUSING ASSISTANCE PAYMENTS									
4715-00-000	Housing Assistance Payments	477,083.00	477,523.58	440.58	0.09	1,901,297.00	1,910,094.32	8,797.32	0.46	5,730,283.00
4715-01-000	Tenant Utility Payments-Voucher	6,275.00	0.00	-6,275.00	N/A	26,544.00	0.00	-26,544.00	N/A	0.00
4715-02-000	Port Out HAP Payments	0.00	0.00	0.00	N/A	9,234.00	0.00	-9,234.00	N/A	0.00
4715-06-000	FSS Escrow Payments	2,470.00	0.00	-2,470.00	N/A	13,437.00	0.00	-13,437.00	N/A	0.00
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	485,828.00	477,523.58	-8,304.42	-1.74	1,950,512.00	1,910,094.32	-40,417.68	-2.12	5,730,283.00
8000-00-000	TOTAL EXPENSES	541,194.81	538,205.75	-2,989.06	-0.56	2,157,848.49	2,152,823.00	-5,025.49	-0.23	6,458,469.00
9000-00-000	NET INCOME	9,616.39	-3,114.09	12,730.48	408.80	460,208.65	-12,456.36	472,665.01	3,794.57	-37,369.00

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

January - April 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									
3111-00-000	Tenant Rent	11,252.00	15,568.33	-4,316.33	-27.73	52,177.80	62,273.32	-10,095.52	-16.21	186,820.00
3112-00-000	50059 HAP Subsidy	19,209.00	23,588.42	-4,379.42	-18.57	80,018.00	94,353.68	-14,335.68	-15.19	283,061.00
3119-00-000	Total Rental Income	30,461.00	39,156.75	-8,695.75	-22.21	132,195.80	156,627.00	-24,431.20	-15.60	469,881.00
3120-00-000	Other Tenant Income									
3120-01-000	Laundry and Vending	166.19	400.00	-233.81	-58.45	1,275.60	1,600.00	-324.40	-20.27	4,800.00
3120-02-000	Cleaning Fee	0.00	0.00	0.00	N/A	309.00	0.00	309.00	N/A	0.00
3120-03-000	Damages	999.76	400.00	599.76	149.94	3,178.89	1,600.00	1,578.89	98.68	4,800.00
3120-04-000	Late Charges	0.00	41.67	-41.67	-100.00	213.00	166.68	46.32	27.79	500.00
3120-05-000	Legal Fees - Tenant	64.00	50.00	14.00	28.00	91.73	200.00	-108.27	-54.14	600.00
3120-08-000	Workorders/Maint Charges	841.76	508.33	333.43	65.59	1,770.94	2,033.32	-262.38	-12.90	6,100.00
3129-00-000	Total Other Tenant Income	2,071.71	1,400.00	671.71	47.98	6,839.16	5,600.00	1,239.16	22.13	16,800.00
3199-00-000	TOTAL TENANT INCOME	32,532.71	40,556.75	-8,024.04	-19.78	139,034.96	162,227.00	-23,192.04	-14.30	486,681.00
3400-00-000	GRANT INCOME									
3410-02-000	Section 8 Admin. Fee Income	-3,980.74	0.00	-3,980.74	N/A	0.00	0.00	0.00	N/A	0.00
3410-20-300	Service Coordinator Grant (SC)	14,432.38	5,713.00	8,719.38	152.62	14,432.38	22,852.00	-8,419.62	-36.84	68,556.00
3499-00-000	TOTAL GRANT INCOME	10,451.64	5,713.00	4,738.64	82.94	14,432.38	22,852.00	-8,419.62	-36.84	68,556.00
3999-00-000	TOTAL INCOME	42,984.35	46,269.75	-3,285.40	-7.10	153,467.34	185,079.00	-31,611.66	-17.08	555,237.00
4000-00-000	EXPENSES									
4100-00-000	ADMINISTRATIVE EXPENSES									
4100-99-000	Administrative Salaries									
4110-00-000	Administrative Salaries	2,803.68	3,137.50	333.82	10.64	10,465.31	12,550.00	2,084.69	16.61	37,650.00
4110-04-000	Employee Benefit Contribution-Admin	859.14	1,450.00	590.86	40.75	3,391.84	5,800.00	2,408.16	41.52	17,400.00
4110-99-000	Total Administrative Salaries	3,662.82	4,587.50	924.68	20.16	13,857.15	18,350.00	4,492.85	24.48	55,050.00
4130-00-000	Legal Expense									
4130-01-000	Unlawful Detainers	0.00	83.33	83.33	100.00	0.00	333.32	333.32	100.00	1,000.00
4130-02-000	Criminal Background Checks	41.55	16.67	-24.88	-149.25	110.80	66.68	-44.12	-66.17	200.00
4130-04-000	General Legal Expense	0.00	316.67	316.67	100.00	6,812.25	1,266.68	-5,545.57	-437.80	3,800.00
4131-00-000	Total Legal Expense	41.55	416.67	375.12	90.03	6,923.05	1,666.68	-5,256.37	-315.38	5,000.00
4140-00-000	Staff Training	0.00	83.33	83.33	100.00	870.50	333.32	-537.18	-161.16	1,000.00
4150-00-000	Travel	0.00	83.33	83.33	100.00	0.00	333.32	333.32	100.00	1,000.00
4171-00-000	Auditing Fees	0.00	145.83	145.83	100.00	0.00	583.32	583.32	100.00	1,750.00
4189-00-000	Total Other Admin Expenses	0.00	229.16	229.16	100.00	0.00	916.64	916.64	100.00	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	166.68	166.68	100.00	500.00
4190-02-000	Publications	0.00	20.83	20.83	100.00	0.00	83.32	83.32	100.00	250.00
4190-03-000	Advertising	0.00	20.83	20.83	100.00	0.00	83.32	83.32	100.00	250.00
4190-04-000	Office Supplies	13.95	83.33	69.38	83.26	64.19	333.32	269.13	80.74	1,000.00

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

January - April 2023

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4190-07-000	Telephone & Internet	1,030.55	291.67	-738.88	-253.33	1,512.85	1,166.68	-346.17	-29.67	3,500.00
4190-08-000	Postage	0.00	83.33	83.33	100.00	130.80	333.32	202.52	60.76	1,000.00
4190-10-000	Copiers	28.52	83.33	54.81	65.77	132.28	333.32	201.04	60.31	1,000.00
4190-12-000	Software	247.64	458.33	210.69	45.97	562.06	1,833.32	1,271.26	69.34	5,500.00
4190-13-000	IT/Website Maintenance	59.40	125.00	65.60	52.48	323.60	500.00	176.40	35.28	1,500.00
4190-18-000	Small Office Equipment	0.00	25.00	25.00	100.00	0.00	100.00	100.00	100.00	300.00
4190-22-000	Other Misc Admin Expenses	16.51	16.67	0.16	0.96	-62.61	66.68	129.29	193.90	200.00
4191-00-000	Total Miscellaneous Admin Expenses	1,396.57	1,249.99	-146.58	-11.73	2,663.17	4,999.96	2,336.79	46.74	15,000.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	5,100.94	6,566.65	1,465.71	22.32	24,313.87	26,266.60	1,952.73	7.43	78,800.00
4200-00-000	TENANT SERVICES									
4210-20-300	Tenant Services-Salaries	3,803.26	4,058.33	255.07	6.29	11,265.82	16,233.32	4,967.50	30.60	48,700.00
4211-20-300	Tenant Services-Benefits	1,042.63	1,145.92	103.29	9.01	3,034.81	4,583.68	1,548.87	33.79	13,751.00
4220-01-000	Other Tenant Svcs.	1,192.84	83.33	-1,109.51	-1,331.47	1,192.84	333.32	-859.52	-257.87	1,000.00
4240-20-300	Tenant Services-Other Direct Costs	338.51	333.33	-5.18	-1.55	824.13	1,333.32	509.19	38.19	4,000.00
4241-20-300	Tenant Services-Training	0.00	83.33	83.33	100.00	230.00	333.32	103.32	31.00	1,000.00
4242-20-300	Tenant Services-Supplies & Materials	17.89	8.75	-9.14	-104.46	76.91	35.00	-41.91	-119.74	105.00
4243-20-300	Tenant Services-Travel	0.00	83.33	83.33	100.00	0.00	333.32	333.32	100.00	1,000.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	6,395.13	5,796.32	-598.81	-10.33	16,624.51	23,185.28	6,560.77	28.30	69,556.00
4300-00-000	UTILITY EXPENSES									
4310-00-000	Water	716.31	666.67	-49.64	-7.45	2,865.24	2,666.68	-198.56	-7.45	8,000.00
4320-00-000	Electricity	8,492.88	5,833.33	-2,659.55	-45.59	38,009.85	23,333.32	-14,676.53	-62.90	70,000.00
4390-00-000	Sewer & Trash	1,777.54	2,083.33	305.79	14.68	7,110.16	8,333.32	1,223.16	14.68	25,000.00
4399-00-000	TOTAL UTILITY EXPENSES	10,986.73	8,583.33	-2,403.40	-28.00	47,985.25	34,333.32	-13,651.93	-39.76	103,000.00
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES									
4400-99-000	General Maint Expense									
4410-00-000	Maintenance Salaries	4,417.16	5,683.00	1,265.84	22.27	16,097.24	22,732.00	6,634.76	29.19	68,196.00
4410-05-000	Employee Benefit Contribution-Maint.	1,007.21	1,705.00	697.79	40.93	3,923.80	6,820.00	2,896.20	42.47	20,460.00
4419-00-000	Total General Maint Expense	5,424.37	7,388.00	1,963.63	26.58	20,021.04	29,552.00	9,530.96	32.25	88,656.00
4420-00-000	Materials									
4420-01-000	Supplies-Grounds	0.00	41.67	41.67	100.00	0.00	166.68	166.68	100.00	500.00
4420-02-000	Supplies-Appliance	0.00	25.00	25.00	100.00	139.92	100.00	-39.92	-39.92	300.00
4420-03-000	Supplies-Unit Turnover	0.00	333.33	333.33	100.00	1,628.84	1,333.32	-295.52	-22.16	4,000.00
4420-04-000	Supplies-Electrical	0.00	50.00	50.00	100.00	1,308.76	200.00	-1,108.76	-554.38	600.00
4420-05-000	Supplies-Fuel & Parts	31.59	125.00	93.41	74.73	205.05	500.00	294.95	58.99	1,500.00
4420-06-000	Supplies-Janitorial/Cleaning	47.99	62.50	14.51	23.22	346.69	250.00	-96.69	-38.68	750.00
4420-07-000	Supplies-Maint/Repairs	0.00	350.00	350.00	100.00	5,976.79	1,400.00	-4,576.79	-326.91	4,200.00
4420-08-000	Supplies-Plumbing	57.85	166.67	108.82	65.29	205.81	666.68	460.87	69.13	2,000.00
4420-09-000	Tools and Equipment	37.40	83.33	45.93	55.12	71.87	333.32	261.45	78.44	1,000.00
4420-10-000	Maintenance Paper/Supplies	0.00	12.50	12.50	100.00	0.00	50.00	50.00	100.00	150.00
4429-00-000	Total Materials	174.83	1,250.00	1,075.17	86.01	9,883.73	5,000.00	-4,883.73	-97.67	15,000.00
4430-00-000	Contract Costs									
4430-01-000	Contract-Routine Maintenance	0.00	41.67	41.67	100.00	0.00	166.68	166.68	100.00	500.00
4430-03-000	Contract-Trash Collection	185.90	208.33	22.43	10.77	775.97	833.32	57.35	6.88	2,500.00
4430-04-000	Contract-Snow Removal	0.00	166.67	166.67	100.00	62.50	666.68	604.18	90.63	2,000.00

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

January - April 2023

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4430-05-000	Contract-Unit Turnover	0.00	1,450.00	1,450.00	100.00	6,994.23	5,800.00	-1,194.23	-20.59	17,400.00
4430-06-000	Contract-Electrical	128.78	208.33	79.55	38.18	1,273.08	833.32	-439.76	-52.77	2,500.00
4430-07-000	Contract-Pest Control	2,832.46	83.33	-2,749.13	-3,299.09	8,528.00	333.32	-8,194.68	-2,458.50	1,000.00
4430-08-000	Contract-Floor Covering	0.00	83.33	83.33	100.00	175.00	333.32	158.32	47.50	1,000.00
4430-09-000	Contract-Grounds	0.00	0.00	0.00	N/A	4,690.00	0.00	-4,690.00	N/A	0.00
4430-10-000	Contract-Janitorial/Cleaning	131.05	125.00	-6.05	-4.84	430.57	500.00	69.43	13.89	1,500.00
4430-11-000	Contract-Plumbing	590.00	266.67	-323.33	-121.25	590.00	1,066.68	476.68	44.69	3,200.00
4430-13-000	Contract-HVAC	0.00	583.33	583.33	100.00	3,412.50	2,333.32	-1,079.18	-46.25	7,000.00
4430-15-000	Contract-Video Surveillance	0.00	41.67	41.67	100.00	0.00	166.68	166.68	100.00	500.00
4430-17-000	Contract-Elevator Maintenance	4,547.54	1,266.67	-3,280.87	-259.02	9,762.68	5,066.68	-4,696.00	-92.68	15,200.00
4430-18-000	Contract-Alarm Monitoring	270.00	41.67	-228.33	-547.95	340.50	166.68	-173.82	-104.28	500.00
4430-19-000	Contract-Sprinkler Monitoring	975.00	100.00	-875.00	-875.00	1,152.37	400.00	-752.37	-188.09	1,200.00
4430-99-000	Contract Costs-Other	0.00	333.33	333.33	100.00	70.15	1,333.32	1,263.17	94.74	4,000.00
4439-00-000	Total Contract Costs	9,660.73	5,000.00	-4,660.73	-93.21	38,257.55	20,000.00	-18,257.55	-91.29	60,000.00
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	15,259.93	13,638.00	-1,621.93	-11.89	68,162.32	54,552.00	-13,610.32	-24.95	163,656.00
4500-00-000	GENERAL EXPENSES									
4510-00-000	Insurance-Other	237.79	191.67	-46.12	-24.06	950.08	766.68	-183.40	-23.92	2,300.00
4510-10-000	Property Insurance	288.79	333.33	44.54	13.36	1,155.16	1,333.32	178.16	13.36	4,000.00
4510-20-000	Liability Insurance	145.28	279.17	133.89	47.96	581.12	1,116.68	535.56	47.96	3,350.00
4510-30-000	Workmen's Compensation	109.94	191.67	81.73	42.64	439.76	766.68	326.92	42.64	2,300.00
4570-00-000	Bad Debt-Tenant Rents	0.00	833.33	833.33	100.00	0.00	3,333.32	3,333.32	100.00	10,000.00
4599-00-000	TOTAL GENERAL EXPENSES	781.80	1,829.17	1,047.37	57.26	3,126.12	7,316.68	4,190.56	57.27	21,950.00
4800-00-000	FINANCING EXPENSE									
4851-00-000	Interest Expense-Loan 1	2,488.95	2,226.75	-262.20	-11.78	9,829.52	8,907.00	-922.52	-10.36	26,721.00
4899-00-000	TOTAL FINANCING EXPENSES	2,488.95	2,226.75	-262.20	-11.78	9,829.52	8,907.00	-922.52	-10.36	26,721.00
8000-00-000	TOTAL EXPENSES	41,013.48	38,640.22	-2,373.26	-6.14	170,041.59	154,560.88	-15,480.71	-10.02	463,683.00
9000-00-000	NET INCOME	1,970.87	7,629.53	-5,658.66	-74.17	-16,574.25	30,518.12	-47,092.37	-154.31	91,554.00

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

January - April 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								
3111-00-000	47,493.00	37,500.00	9,993.00	26.65	173,928.91	150,000.00	23,928.91	15.95	450,000.00
3112-06-000	92,643.00	104,503.00	-11,860.00	-11.35	379,206.00	418,012.00	-38,806.00	-9.28	1,254,036.00
3119-00-000	140,136.00	142,003.00	-1,867.00	-1.31	553,134.91	568,012.00	-14,877.09	-2.62	1,704,036.00
3120-00-000	Other Tenant Income								
3120-03-000	4,581.00	83.33	4,497.67	5,397.42	8,652.00	333.32	8,318.68	2,495.70	1,000.00
3120-04-000	1,211.00	83.33	1,127.67	1,353.26	3,878.00	333.32	3,544.68	1,063.45	1,000.00
3120-05-000	153.00	83.33	69.67	83.61	306.00	333.32	-27.32	-8.20	1,000.00
3120-06-000	0.00	8.33	-8.33	-100.00	0.00	33.32	-33.32	-100.00	100.00
3120-07-000	140.00	1,408.33	-1,268.33	-90.06	580.00	5,633.32	-5,053.32	-89.70	16,900.00
3120-08-000	0.00	1,666.67	-1,666.67	-100.00	40.00	6,666.68	-6,626.68	-99.40	20,000.00
3120-11-000	1,383.74	0.00	1,383.74	N/A	1,386.69	0.00	1,386.69	N/A	0.00
3129-00-000	7,468.74	3,333.32	4,135.42	124.06	14,842.69	13,333.28	1,509.41	11.32	40,000.00
3199-00-000	147,604.74	145,336.32	2,268.42	1.56	567,977.60	581,345.28	-13,367.68	-2.30	1,744,036.00
3400-00-000	GRANT INCOME								
3401-00-000	0.00	0.00	0.00	N/A	70,000.00	0.00	70,000.00	N/A	0.00
3415-00-000	0.00	13,750.00	-13,750.00	-100.00	0.00	55,000.00	-55,000.00	-100.00	165,000.00
3499-00-000	0.00	13,750.00	-13,750.00	-100.00	70,000.00	55,000.00	15,000.00	27.27	165,000.00
3600-00-000	OTHER INCOME								
3610-00-000	254.19	50.00	204.19	408.38	885.65	200.00	685.65	342.82	600.00
3699-00-000	254.19	50.00	204.19	408.38	885.65	200.00	685.65	342.82	600.00
3999-00-000	147,858.93	159,136.32	-11,277.39	-7.09	638,863.25	636,545.28	2,317.97	0.36	1,909,636.00
4000-00-000	EXPENSES								
4100-00-000	ADMINISTRATIVE EXPENSES								
4100-99-000	Administrative Salaries								
4110-00-000	20,851.62	23,925.00	3,073.38	12.85	78,191.38	95,700.00	17,508.62	18.30	287,100.00
4110-04-000	5,878.27	6,116.25	237.98	3.89	22,820.51	24,465.00	1,644.49	6.72	73,395.00
4110-99-000	26,729.89	30,041.25	3,311.36	11.02	101,011.89	120,165.00	19,153.11	15.94	360,495.00
4130-00-000	Legal Expense								
4130-01-000	64.00	41.67	-22.33	-53.59	331.00	166.68	-164.32	-98.58	500.00
4130-04-000	-1,275.00	125.00	1,400.00	1,120.00	7,467.61	500.00	-6,967.61	-1,393.52	1,500.00
4131-00-000	-1,211.00	166.67	1,377.67	826.59	7,798.61	666.68	-7,131.93	-1,069.77	2,000.00
4140-00-000	1,375.00	166.67	-1,208.33	-724.98	3,644.50	666.68	-2,977.82	-446.66	2,000.00
4150-00-000	0.00	166.67	166.67	100.00	369.47	666.68	297.21	44.58	2,000.00
4171-00-000	0.00	183.33	183.33	100.00	0.00	733.32	733.32	100.00	2,200.00
4189-00-000	0.00	350.00	350.00	100.00	369.47	1,400.00	1,030.53	73.61	4,200.00
4190-00-000	Miscellaneous Admin Expenses								

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

January - April 2023

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4190-01-000	Membership and Fees	0.00	291.67	291.67	100.00	0.00	1,166.68	1,166.68	100.00	3,500.00
4190-02-000	Publications	0.00	166.67	166.67	100.00	148.99	666.68	517.69	77.65	2,000.00
4190-03-000	Advertising	0.00	125.00	125.00	100.00	0.00	500.00	500.00	100.00	1,500.00
4190-04-000	Office Supplies	62.77	666.67	603.90	90.58	426.43	2,666.68	2,240.25	84.01	8,000.00
4190-06-000	Compliance	0.00	583.33	583.33	100.00	410.00	2,333.32	1,923.32	82.43	7,000.00
4190-07-000	Telephone & Internet	549.31	750.00	200.69	26.76	1,490.94	3,000.00	1,509.06	50.30	9,000.00
4190-08-000	Postage	1,800.00	500.00	-1,300.00	-260.00	2,388.60	2,000.00	-388.60	-19.43	6,000.00
4190-10-000	Copiers	220.10	416.67	196.57	47.18	596.24	1,666.68	1,070.44	64.23	5,000.00
4190-12-000	Software	150.94	1,666.67	1,515.73	90.94	726.48	6,666.68	5,940.20	89.10	20,000.00
4190-13-000	IT/Website Maintenance	261.33	500.00	238.67	47.73	1,475.24	2,000.00	524.76	26.24	6,000.00
4190-18-000	Small Office Equipment	0.00	166.67	166.67	100.00	0.00	666.68	666.68	100.00	2,000.00
4190-22-000	Other Misc Admin Expenses	-1,597.63	2,083.33	3,680.96	176.69	-469.04	8,333.32	8,802.36	105.63	25,000.00
4191-00-000	Total Miscellaneous Admin Expenses	1,446.82	7,916.68	6,469.86	81.72	7,193.88	31,666.72	24,472.84	77.28	95,000.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	28,340.71	38,641.27	10,300.56	26.66	120,018.35	154,565.08	34,546.73	22.35	463,695.00
4200-00-000	TENANT SERVICES									
4220-01-000	Other Tenant Svcs.	17.91	83.33	65.42	78.51	17.91	333.32	315.41	94.63	1,000.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	17.91	83.33	65.42	78.51	17.91	333.32	315.41	94.63	1,000.00
4300-00-000	UTILITY EXPENSES									
4310-00-000	Water	2,355.10	2,666.67	311.57	11.68	9,806.00	10,666.68	860.68	8.07	32,000.00
4320-00-000	Electricity	656.44	1,000.00	343.56	34.36	3,126.29	4,000.00	873.71	21.84	12,000.00
4330-00-000	Gas	70.80	333.33	262.53	78.76	207.98	1,333.32	1,125.34	84.40	4,000.00
4390-00-000	Sewer & Trash	2,706.59	3,000.00	293.41	9.78	11,456.47	12,000.00	543.53	4.53	36,000.00
4399-00-000	TOTAL UTILITY EXPENSES	5,788.93	7,000.00	1,211.07	17.30	24,596.74	28,000.00	3,403.26	12.15	84,000.00
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES									
4400-99-000	General Maint Expense									
4410-00-000	Maintenance Salaries	12,062.48	15,487.25	3,424.77	22.11	46,605.34	61,949.00	15,343.66	24.77	185,847.00
4410-05-000	Employee Benefit Contribution-Maint.	3,536.70	4,583.33	1,046.63	22.84	14,062.70	18,333.32	4,270.62	23.29	55,000.00
4419-00-000	Total General Maint Expense	15,599.18	20,070.58	4,471.40	22.28	60,668.04	80,282.32	19,614.28	24.43	240,847.00
4420-00-000	Materials									
4420-01-000	Supplies-Grounds	0.00	125.00	125.00	100.00	0.00	500.00	500.00	100.00	1,500.00
4420-02-000	Supplies-Appliance	0.00	250.00	250.00	100.00	600.41	1,000.00	399.59	39.96	3,000.00
4420-03-000	Supplies-Unit Turnover	-1,921.20	958.33	2,879.53	300.47	841.41	3,833.32	2,991.91	78.05	11,500.00
4420-04-000	Supplies-Electrical	0.00	500.00	500.00	100.00	5,178.36	2,000.00	-3,178.36	-158.92	6,000.00
4420-05-000	Supplies-Fuel & Parts	151.77	416.67	264.90	63.58	792.25	1,666.68	874.43	52.47	5,000.00
4420-06-000	Supplies-Janitorial/Cleaning	138.71	250.00	111.29	44.52	1,212.66	1,000.00	-212.66	-21.27	3,000.00
4420-07-000	Supplies-Maint/Repairs	2,309.65	1,000.00	-1,309.65	-130.96	6,116.59	4,000.00	-2,116.59	-52.91	12,000.00
4420-08-000	Supplies-Plumbing	401.29	416.67	15.38	3.69	1,997.95	1,666.68	-331.27	-19.88	5,000.00
4420-09-000	Tools and Equipment	0.00	166.67	166.67	100.00	322.04	666.68	344.64	51.70	2,000.00
4420-10-000	Maintenance Paper/Supplies	0.00	83.33	83.33	100.00	0.00	333.32	333.32	100.00	1,000.00
4429-00-000	Total Materials	1,080.22	4,166.67	3,086.45	74.07	17,061.67	16,666.68	-394.99	-2.37	50,000.00
4430-00-000	Contract Costs									
4430-03-000	Contract-Trash Collection	173.18	250.00	76.82	30.73	547.34	1,000.00	452.66	45.27	3,000.00
4430-04-000	Contract-Snow Removal	0.00	166.67	166.67	100.00	0.00	666.68	666.68	100.00	2,000.00
4430-05-000	Contract-Unit Turnover	3,655.00	1,666.67	-1,988.33	-119.30	6,275.91	6,666.68	390.77	5.86	20,000.00

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

January - April 2023

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4430-06-000	Contract-Electrical	93.32	83.33	-9.99	-11.99	93.32	333.32	240.00	72.00	1,000.00
4430-07-000	Contract-Pest Control	1,464.91	166.67	-1,298.24	-778.93	5,255.97	666.68	-4,589.29	-688.38	2,000.00
4430-08-000	Contract-Floor Covering	345.24	666.67	321.43	48.21	1,010.24	2,666.68	1,656.44	62.12	8,000.00
4430-09-000	Contract-Grounds	792.60	416.67	-375.93	-90.22	11,667.60	1,666.68	-10,000.92	-600.05	5,000.00
4430-10-000	Contract-Janitorial/Cleaning	1,859.05	166.67	-1,692.38	-1,015.41	2,257.80	666.68	-1,591.12	-238.66	2,000.00
4430-11-000	Contract-Plumbing	0.00	250.00	250.00	100.00	791.00	1,000.00	209.00	20.90	3,000.00
4430-12-000	Contract-Inspections	0.00	1,166.67	1,166.67	100.00	6,890.00	4,666.68	-2,223.32	-47.64	14,000.00
4430-13-000	Contract-HVAC	1,683.06	666.67	-1,016.39	-152.46	9,200.56	2,666.68	-6,533.88	-245.02	8,000.00
4430-14-000	Contract-Vehicle Maintenance	0.00	125.00	125.00	100.00	0.00	500.00	500.00	100.00	1,500.00
4430-15-000	Contract-Video Surveillance	0.00	7,500.00	7,500.00	100.00	0.00	30,000.00	30,000.00	100.00	90,000.00
4430-18-000	Contract-Alarm Monitoring	0.00	41.67	41.67	100.00	0.00	166.68	166.68	100.00	500.00
4430-99-000	Contract Costs-Other	0.00	0.00	0.00	N/A	20.00	0.00	-20.00	N/A	0.00
4439-00-000	Total Contract Costs	10,066.36	13,333.36	3,267.00	24.50	44,009.74	53,333.44	9,323.70	17.48	160,000.00
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	26,745.76	37,570.61	10,824.85	28.81	121,739.45	150,282.44	28,542.99	18.99	450,847.00
4500-00-000	GENERAL EXPENSES									
4510-00-000	Insurance-Other	147.86	333.33	185.47	55.64	591.44	1,333.32	741.88	55.64	4,000.00
4510-10-000	Property Insurance	1,114.54	1,000.00	-114.54	-11.45	4,458.16	4,000.00	-458.16	-11.45	12,000.00
4510-20-000	Liability Insurance	537.06	500.00	-37.06	-7.41	2,148.24	2,000.00	-148.24	-7.41	6,000.00
4510-30-000	Workmen's Compensation	493.21	666.67	173.46	26.02	1,972.94	2,666.68	693.74	26.02	8,000.00
4521-00-000	Misc. Taxes/Licenses/Insurance	0.00	2,333.33	2,333.33	100.00	0.00	9,333.32	9,333.32	100.00	28,000.00
4570-00-000	Bad Debt-Tenant Rents	0.00	2,083.33	2,083.33	100.00	0.00	8,333.32	8,333.32	100.00	25,000.00
4599-00-000	TOTAL GENERAL EXPENSES	2,292.67	6,916.66	4,623.99	66.85	9,170.78	27,666.64	18,495.86	66.85	83,000.00
4800-00-000	FINANCING EXPENSE									
4851-00-000	Interest Expense-Loan 1	4,884.58	6,776.50	1,891.92	27.92	35,383.88	27,106.00	-8,277.88	-30.54	81,318.00
4852-00-000	Interest Expense-Loan 2	0.00	11,666.67	11,666.67	100.00	70,000.00	46,666.68	-23,333.32	-50.00	140,000.00
4899-00-000	TOTAL FINANCING EXPENSES	4,884.58	18,443.17	13,558.59	73.52	105,383.88	73,772.68	-31,611.20	-42.85	221,318.00
8000-00-000	TOTAL EXPENSES	68,070.56	108,655.04	40,584.48	37.35	380,927.11	434,620.16	53,693.05	12.35	1,303,860.00
9000-00-000	NET INCOME	79,788.37	50,481.28	29,307.09	58.06	257,936.14	201,925.12	56,011.02	27.74	605,776.00

COMMERCE VILLAGE LLC

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

January - April 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									
3111-00-000	Tenant Rent	9,105.00	8,627.08	477.92	5.54	32,690.00	34,508.32	-1,818.32	-5.27	103,525.00
3112-06-000	PBV HAP Subsidy	9,027.00	10,544.25	-1,517.25	-14.39	35,792.00	42,177.00	-6,385.00	-15.14	126,531.00
3119-00-000	Total Rental Income	18,132.00	19,171.33	-1,039.33	-5.42	68,482.00	76,685.32	-8,203.32	-10.70	230,056.00
3120-00-000	Other Tenant Income									
3120-01-000	Laundry and Vending	75.88	150.00	-74.12	-49.41	457.41	600.00	-142.59	-23.76	1,800.00
3120-03-000	Damages	0.00	183.33	-183.33	-100.00	1,488.00	733.32	754.68	102.91	2,200.00
3120-04-000	Late Charges	35.00	0.00	35.00	N/A	210.00	0.00	210.00	N/A	0.00
3120-05-000	Legal Fees - Tenant	64.00	0.00	64.00	N/A	122.00	0.00	122.00	N/A	0.00
3120-08-000	Workorders/Maint Charges	298.00	0.00	298.00	N/A	1,334.00	0.00	1,334.00	N/A	0.00
3129-00-000	Total Other Tenant Income	472.88	333.33	139.55	41.87	3,611.41	1,333.32	2,278.09	170.86	4,000.00
3199-00-000	TOTAL TENANT INCOME	18,604.88	19,504.66	-899.78	-4.61	72,093.41	78,018.64	-5,925.23	-7.59	234,056.00
3600-00-000	OTHER INCOME									
3611-00-000	Investment Income - Restricted	312.26	16.67	295.59	1,773.19	1,112.55	66.68	1,045.87	1,568.49	200.00
3650-00-000	Miscellaneous Other Income	20.00	0.00	20.00	N/A	80.00	0.00	80.00	N/A	0.00
3699-00-000	TOTAL OTHER INCOME	332.26	16.67	315.59	1,893.16	1,192.55	66.68	1,125.87	1,688.47	200.00
3999-00-000	TOTAL INCOME	18,937.14	19,521.33	-584.19	-2.99	73,285.96	78,085.32	-4,799.36	-6.15	234,256.00
4000-00-000	EXPENSES									
4100-00-000	ADMINISTRATIVE EXPENSES									
4100-99-000	Administrative Salaries									
4110-00-000	Administrative Salaries	1,925.22	2,047.92	122.70	5.99	7,588.13	8,191.68	603.55	7.37	24,575.00
4110-04-000	Employee Benefit Contribution-Admin	619.36	568.33	-51.03	-8.98	2,491.40	2,273.32	-218.08	-9.59	6,820.00
4110-99-000	Total Administrative Salaries	2,544.58	2,616.25	71.67	2.74	10,079.53	10,465.00	385.47	3.68	31,395.00
4130-00-000	Legal Expense									
4130-01-000	Unlawful Detainers	64.00	0.00	-64.00	N/A	128.00	0.00	-128.00	N/A	0.00
4130-04-000	General Legal Expense	1,275.00	0.00	-1,275.00	N/A	1,275.00	0.00	-1,275.00	N/A	0.00
4131-00-000	Total Legal Expense	1,339.00	0.00	-1,339.00	N/A	1,403.00	0.00	-1,403.00	N/A	0.00
4140-00-000	Staff Training	0.00	41.67	41.67	100.00	40.50	166.68	126.18	75.70	500.00
4150-00-000	Travel	0.00	41.67	41.67	100.00	0.00	166.68	166.68	100.00	500.00
4173-00-000	Management Fee	953.74	958.33	4.59	0.48	3,584.55	3,833.32	248.77	6.49	11,500.00
4189-00-000	Total Other Admin Expenses	953.74	1,000.00	46.26	4.63	3,584.55	4,000.00	415.45	10.39	12,000.00
4190-00-000	Miscellaneous Admin Expenses									
4190-01-000	Membership and Fees	25.00	8.33	-16.67	-200.12	25.00	33.32	8.32	24.97	100.00
4190-02-000	Publications	0.00	8.33	8.33	100.00	0.00	33.32	33.32	100.00	100.00
4190-03-000	Advertising	0.00	8.33	8.33	100.00	0.00	33.32	33.32	100.00	100.00
4190-04-000	Office Supplies	6.97	29.17	22.20	76.11	12.59	116.68	104.09	89.21	350.00
4190-06-000	Compliance	0.00	125.00	125.00	100.00	1,050.00	500.00	-550.00	-110.00	1,500.00
4190-07-000	Telephone & Internet	43.02	300.00	256.98	85.66	750.22	1,200.00	449.78	37.48	3,600.00

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

January - April 2023

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4190-08-000	Postage	0.00	41.67	41.67	100.00	65.40	166.68	101.28	60.76	500.00
4190-10-000	Copiers	75.64	100.00	24.36	24.36	254.09	400.00	145.91	36.48	1,200.00
4190-12-000	Software	4.82	170.83	166.01	97.18	47.52	683.32	635.80	93.05	2,050.00
4190-13-000	IT/Website Maintenance	29.70	125.00	95.30	76.24	161.80	500.00	338.20	67.64	1,500.00
4190-21-000	HCC Fees	0.00	575.00	575.00	100.00	6,966.90	2,300.00	-4,666.90	-202.91	6,900.00
4190-22-000	Other Misc Admin Expenses	72.78	83.33	10.55	12.66	140.78	333.32	192.54	57.76	1,000.00
4191-00-000	Total Miscellaneous Admin Expenses	257.93	1,574.99	1,317.06	83.62	9,474.30	6,299.96	-3,174.34	-50.39	18,900.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	5,095.25	5,232.91	137.66	2.63	24,581.88	20,931.64	-3,650.24	-17.44	62,795.00
4200-00-000	TENANT SERVICES									
4210-00-000	Tenant Services Salaries	0.00	1,520.83	1,520.83	100.00	0.00	6,083.32	6,083.32	100.00	18,250.00
4220-01-000	Other Tenant Svcs.	1,045.00	125.00	-920.00	-736.00	1,045.00	500.00	-545.00	-109.00	1,500.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	1,045.00	1,645.83	600.83	36.51	1,045.00	6,583.32	5,538.32	84.13	19,750.00
4300-00-000	UTILITY EXPENSES									
4310-00-000	Water	375.21	358.33	-16.88	-4.71	1,500.84	1,433.32	-67.52	-4.71	4,300.00
4320-00-000	Electricity	1,928.40	1,666.67	-261.73	-15.70	7,918.80	6,666.68	-1,252.12	-18.78	20,000.00
4330-00-000	Gas	198.92	175.00	-23.92	-13.67	917.08	700.00	-217.08	-31.01	2,100.00
4390-00-000	Sewer & Trash	860.10	970.83	110.73	11.41	3,440.40	3,883.32	442.92	11.41	11,650.00
4399-00-000	TOTAL UTILITY EXPENSES	3,362.63	3,170.83	-191.80	-6.05	13,777.12	12,683.32	-1,093.80	-8.62	38,050.00
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES									
4400-99-000	General Maint Expense									
4410-00-000	Maintenance Salaries	1,265.66	1,725.83	460.17	26.66	4,568.02	6,903.32	2,335.30	33.83	20,710.00
4410-05-000	Employee Benefit Contribution-Maint.	335.87	504.00	168.13	33.36	1,309.93	2,016.00	706.07	35.02	6,048.00
4419-00-000	Total General Maint Expense	1,601.53	2,229.83	628.30	28.18	5,877.95	8,919.32	3,041.37	34.10	26,758.00
4420-00-000	Materials									
4420-01-000	Supplies-Grounds	0.00	50.00	50.00	100.00	0.00	200.00	200.00	100.00	600.00
4420-02-000	Supplies-Appliance	0.00	25.00	25.00	100.00	30.38	100.00	69.62	69.62	300.00
4420-03-000	Supplies-Unit Turnover	0.00	58.33	58.33	100.00	119.83	233.32	113.49	48.64	700.00
4420-04-000	Supplies-Electrical	0.00	58.33	58.33	100.00	15.68	233.32	217.64	93.28	700.00
4420-05-000	Supplies-Fuel & Parts	12.14	16.67	4.53	27.17	78.87	66.68	-12.19	-18.28	200.00
4420-06-000	Supplies-Janitorial/Cleaning	0.00	8.33	8.33	100.00	127.82	33.32	-94.50	-283.61	100.00
4420-07-000	Supplies-Maint/Repairs	0.00	33.33	33.33	100.00	169.70	133.32	-36.38	-27.29	400.00
4420-08-000	Supplies-Plumbing	0.00	25.00	25.00	100.00	113.22	100.00	-13.22	-13.22	300.00
4420-09-000	Tools and Equipment	0.00	8.33	8.33	100.00	0.00	33.32	33.32	100.00	100.00
4420-10-000	Maintenance Paper/Supplies	0.00	8.33	8.33	100.00	0.00	33.32	33.32	100.00	100.00
4429-00-000	Total Materials	12.14	291.65	279.51	95.84	655.50	1,166.60	511.10	43.81	3,500.00
4430-00-000	Contract Costs									
4430-03-000	Contract-Trash Collection	221.00	200.00	-21.00	-10.50	913.55	800.00	-113.55	-14.19	2,400.00
4430-04-000	Contract-Snow Removal	0.00	183.33	183.33	100.00	125.00	733.32	608.32	82.95	2,200.00
4430-05-000	Contract-Unit Turnover	0.00	83.33	83.33	100.00	534.93	333.32	-201.61	-60.49	1,000.00
4430-07-000	Contract-Pest Control	64.91	58.33	-6.58	-11.28	255.97	233.32	-22.65	-9.71	700.00
4430-10-000	Contract-Janitorial/Cleaning	140.35	108.33	-32.02	-29.56	467.23	433.32	-33.91	-7.83	1,300.00
4430-11-000	Contract-Plumbing	0.00	83.33	83.33	100.00	0.00	333.32	333.32	100.00	1,000.00
4430-12-000	Contract-Inspections	0.00	316.67	316.67	100.00	1,600.00	1,266.68	-333.32	-26.31	3,800.00
4430-13-000	Contract-HVAC	0.00	400.00	400.00	100.00	0.00	1,600.00	1,600.00	100.00	4,800.00

COMMERCE VILLAGE LLC										
Statement of Revenues, Expenditures, and Changes in Fund Net Position										
January - April 2023										
		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4430-15-000	Contract-Video Surveillance	0.00	16.67	16.67	100.00	0.00	66.68	66.68	100.00	200.00
4430-18-000	Contract-Alarm Monitoring	0.00	50.00	50.00	100.00	0.00	200.00	200.00	100.00	600.00
4430-19-000	Contract-Sprinkler Monitoring	1,425.00	0.00	-1,425.00	N/A	1,425.00	0.00	-1,425.00	N/A	0.00
4439-00-000	Total Contract Costs	1,851.26	1,499.99	-351.27	-23.42	5,321.68	5,999.96	678.28	11.30	18,000.00
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	3,464.93	4,021.47	556.54	13.84	11,855.13	16,085.88	4,230.75	26.30	48,258.00
4500-00-000	GENERAL EXPENSES									
4510-00-000	Insurance-Other	21.12	33.33	12.21	36.63	84.48	133.32	48.84	36.63	400.00
4510-10-000	Property Insurance	726.50	150.00	-576.50	-384.33	2,906.00	600.00	-2,306.00	-384.33	1,800.00
4510-20-000	Liability Insurance	204.90	150.00	-54.90	-36.60	819.60	600.00	-219.60	-36.60	1,800.00
4510-30-000	Workmen's Compensation	61.20	83.33	22.13	26.56	244.80	333.32	88.52	26.56	1,000.00
4521-00-000	Misc. Taxes/Licenses/Insurance	1.01	2.00	0.99	49.50	4.04	8.00	3.96	49.50	24.00
4570-00-000	Bad Debt-Tenant Rents	0.00	41.67	41.67	100.00	0.00	166.68	166.68	100.00	500.00
4599-00-000	TOTAL GENERAL EXPENSES	1,014.73	460.33	-554.40	-120.44	4,058.92	1,841.32	-2,217.60	-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	5,460.00	5,460.00	0.00	0.00	16,380.00
4899-00-000	TOTAL FINANCING EXPENSES	1,365.00	1,365.00	0.00	0.00	5,460.00	5,460.00	0.00	0.00	16,380.00
8000-00-000	TOTAL EXPENSES	15,347.54	15,896.37	548.83	3.45	60,778.05	63,585.48	2,807.43	4.42	190,757.00
9000-00-000	NET INCOME	3,589.60	3,624.96	-35.36	-0.98	12,507.91	14,499.84	-1,991.93	-13.74	43,499.00

**HARRISONBURG REDEVELOPMENT
AND
HOUSING AUTHORITY
COMMISSIONERS**

January 2023

<u>COMMISSIONER</u>	<u>ADDRESS</u>	<u>PHONE NUMBER AND EXPIRATION OF TERM</u>
Gil Colman	815 Elmwood Drive Harrisonburg VA. 22802 gil@colemanengineering.com	11/29/2025 540-246-3712
Luciano Benjamin	217 South Liberty Street #318 Harrisonburg VA 22801 lucianobenjamin2020@gmail.com	11/29/2024 540-268-0592
Kevin Coffman	140 Brookside Place Harrisonburg VA 22801 coffmakd@yahoo.com	11/29/2023 540-746-5592
Shonda Green	1204 Wordsworth Court Harrisonburg, VA 22802 Shondagreeno6@gmail.com	11/29/2025
Kenneth Kettler	242 East Water St., Suite 215 Harrisonburg, VA kettlerkenneth@gmail.com	11/29/202? 832-421-1007
Amanda Leech	320 Maryland Ave Harrisonburg VA 22801 amandadawnleech@gmail.com	11/29/202? 434- 466-1582
Janet E Harvey	455 Andergren Drive Harrisonburg, VA j.elaine.harvey@gmail.com	11/29/202? 540 451-1617
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)

STUDENT INFORMATION

**HARRISONBURG CITY PUBLIC SCHOOLS
TRANSCRIPT**

SCHOOL INFORMATION

LEGAL NAME: (LAST, FIRST MIDDLE)
Toto, Grace Abden Saleh

REPORT DATE
March 24, 2023

GRADUATION DATE

SCHOOL NAME, ADDRESS, PHONE NUMBER

Harrisonburg High School
1001 Garbers Church Road
Harrisonburg, VA 22801
540-433-2651

BIRTHDATE
February 01, 2005

STUDENT ID:
702288

HOME ADDRESS
430 Hill St
Harrisonburg, VA 22802
HOME PHONE:
540-478-2942
STATE TESTING ID:
1018077847

DISTRICT IDENTIFICATION NUMBER
District/School No. 113/0012

SEX: Female

PARENT(S)/GUARDIAN(S)
Awazu Kuku
Andudu Elnail

CURRENT GRADE: 12

School Year/Name Course Description	Sem 1	Grd/Credit		School Year/Name Course Description																																																				
	Grd/S1	Grd/ F1	Cred/ Earn																																																					
18-19 Skyline Middle School Health & PE 9 Foundations of Art	A A	B	1	<p align="center">** CLASS SCHEDULE **</p> <p>22-23 Harrisonburg High School ADVISORY AP Psychology Arabic HTG Speakers 2 Avid 12 Dance 2 Ecology English 12 Honors US And VA Govt H</p> <p>NOTE: * Grades will show in the Sem 1 and F1 column if the course was completed in the first semester OR in a full-year format. * Grades will show in the F1 column only if the course was started and completed in the second semester, if the grade was transferred, or for credits received in world language by examination. *Grades will show in the Sem 1 column only if the course is currently in progress and runs for a full year.</p> <p align="center">*** GRADE AND YEAR CUMULATIVE SUMMARY ***</p> <table border="0"> <tr> <td></td> <td align="right">Cred Earn</td> <td align="right">GPA</td> <td></td> </tr> <tr> <td>Grade 7:</td> <td align="right">0.00</td> <td></td> <td></td> </tr> <tr> <td>Grade 8:</td> <td align="right">1.00</td> <td align="right">3.0000</td> <td></td> </tr> <tr> <td>Grade 9:</td> <td align="right">8.00</td> <td align="right">3.7143</td> <td></td> </tr> <tr> <td>Grade 10:</td> <td align="right">8.00</td> <td align="right">3.7500</td> <td></td> </tr> <tr> <td>Grade 11:</td> <td align="right">9.00</td> <td align="right">3.8333</td> <td></td> </tr> <tr> <td>Grade 12:</td> <td align="right">2.00</td> <td align="right">3.7500</td> <td></td> </tr> </table> <p align="center">*** CUMULATIVE SUMMARY ***</p> <table border="0"> <tr> <td>TOTAL CREDITS EARNED:</td> <td></td> <td align="right">28.00</td> <td></td> </tr> <tr> <td>CUMULATIVE GPA:</td> <td align="right">3.7407</td> <td></td> <td></td> </tr> <tr> <td>CLASS RANK:</td> <td></td> <td align="right">109 of 416</td> <td></td> </tr> <tr> <td>DIPLOMA TYPE:</td> <td></td> <td></td> <td></td> </tr> <tr> <td>CPR Requirement Met:</td> <td align="right">Yes</td> <td></td> <td></td> </tr> <tr> <td>Current School Year Total Absences:</td> <td></td> <td align="right">0</td> <td></td> </tr> </table> <p>Grading Scale: A = 90-100 B = 80-89 C = 70-79 D = 60-69 F = 59 and below WP = Withdrew Passing WF = Withdrew Failing I = Incomplete NM = No Mark</p> <p>Weighted Courses: AP/Adv Placement-1.0* DE/Dual Enrollment-0.75* H/Honors-0.5* *D is not weighted.</p> <p>Grading Scale prior to 2013-2014: A = 93-100 B = 86-92 C = 78-85 D = 70-77 F = 69 and below WP = Withdrew Passing WF = Withdrew Failing I = Incomplete NM = No Mark</p>		Cred Earn	GPA		Grade 7:	0.00			Grade 8:	1.00	3.0000		Grade 9:	8.00	3.7143		Grade 10:	8.00	3.7500		Grade 11:	9.00	3.8333		Grade 12:	2.00	3.7500		TOTAL CREDITS EARNED:		28.00		CUMULATIVE GPA:	3.7407			CLASS RANK:		109 of 416		DIPLOMA TYPE:				CPR Requirement Met:	Yes			Current School Year Total Absences:		0	
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19-20 Harrisonburg High School Avid 9 English 9 Creative Writing English Language Development 9 Algebra 1 Part 1 Algebra 1 Part 2 Earth Science Honors JROTC 1	B A C A B A C A	A A B A B A PASS A	1 1 1 1 1 1 1 1																																																					
20-21 Harrisonburg High School Avid 10 English 10H World History 2 Alg Funct Data Analy Algebra 2 Biology H Arabic HTG Speakers 1 Econ Person Finance HPE 10	A A A A A A A A A	A B A A A B B A B	1 1 1 1 1 1 1 1 1																																																					
21-22 Harrisonburg High School Avid 11 English 11H World Geography US And VA History H Geometry Chemistry H Arabic 2 Dance 1	A A A A A B A A	A B A A A B A A	1 1 1 1 1 1 1 1																																																					
22-23 Harrisonburg High School US And VA Govt H AP Psychology Ecology Dance 2	B D A A	B A A A	1 1 1 1																																																					

This transcript is not an official document unless signed and dated by an authorized school representative.

Authorized Signature	Date
Title	

HARRISONBURG HIGH SCHOOL
1001 Garbers Church Road
HARRISONBURG, VIRGINIA 22801
540-433-2651 · FAX 540-442-8391

To whom it may concern,

I am writing on behalf of Grace Toto who has been a student in my AVID 9, AVID 10, and AVID 12 classes. AVID is a college preparatory program for first-generation college students that focuses on critical reading and writing ability, organization, and time management. The goal of the program is to give students the skills that they need not only to get to, but also get through college. Grace has been a member of the AVID program since ninth grade, and she has maintained an A in all three of my AVID classes.

When I first met Grace, she was an extremely earnest student. She was one of the newest students to the country in my freshman AVID class, and I was often worried that she was overwhelmed. Grace was very quiet, but she was often in the corner reading a book, showing the first signs of her studious nature. Over the course of that year, Grace demonstrated a steadfast desire to improve on her skills that has become trademark for her as a student. By halfway through freshman year, she was often at my desk, asking for feedback and making a concerted effort to apply it to improve on her academic abilities. It was then, even when she was fourteen years old, that I knew Grace would make a standout college student.

Although our time together was interrupted by the pandemic, Grace didn't miss a beat during our year online. A practice college essay she turned in as a sophomore exemplified her as a student—although most of the work that was submitted demonstrated clearly that students hadn't taken in the virtual lesson or instructions, Grace had clearly worked through the specific guidelines given, paid attention to the rubric, and executed the best essay in my class. This is one example of who Grace is as a student—she highly values her education and her teacher's input, and she is very motivated to put that feedback into action. Over the last four years, from her freshman to her senior year, I have watched Grace steadfastly improve through making a genuine and concerted effort to learn—a rarity in high schools. Because of this attitude, she has been a true joy to teach for the last four years.

Although Grace is not sure what she wants to study in the future, I have the utmost confidence that she will succeed. She has become a strong writer, a talented dancer, and an introspective and focused young woman. She is no longer the shy student sitting in the corner—she is the strong, mature academic ready to participate in class and take hold of her education. For this reason, Grace has my strong recommendation.

Sincerely,
Hannah Bowman Hrasky
AVID Teacher, Harrisonburg High School

HARRISONBURG HIGH SCHOOL
1001 Garbers Church Road
HARRISONBURG, VIRGINIA 22801
540-433-2651 · FAX 540-442-8391

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Sincerely,
Hannah Bowman Hrasky
AVID Teacher, Harrisonburg High School

Dear HRHA,

Currently, I am a junior undergraduate student studying at James Madison University and have known Grace A. Toto for the past year and a half. She and I met through the Peer leader Program by Church world service, where I volunteered to assist and mentor students from Harrisonburg High school. Through the past months of knowing her, Grace has always provided me with utmost joy and happiness through our meetings and calls. She always proves to inspire and acknowledge every person that crosses paths with her.

Grace is one of the most dedicated and hardworking people I have ever encountered. Her drive to study and do her task diligently never fails to surprise me. Whenever she would face a challenge or task that she deemed hard, She would work on it with patience and curiosity to go about the problem and put her best effort into all her hurdles. Oftentimes, when we would meet to go over her schedule and school work, she would be prepared with questions and inquiries to challenge what she knew and tackle the issue with a growth mindset.

Grace is always so positive and never hesitates to reach out to me about college or future plans. She has always aspired to go to college and get a degree which proves to support her eagerness to learn, study and grow. She asks me various questions about my classes, degree requirements, job scopes and experience with college to increase her understanding of college.

From my experience with her, I truly believe that Grace is a perfect candidate for the scholarship as she shows dedication, communication and goal oriented skills that will prove to provide her with great success and opportunities for her future endeavors.

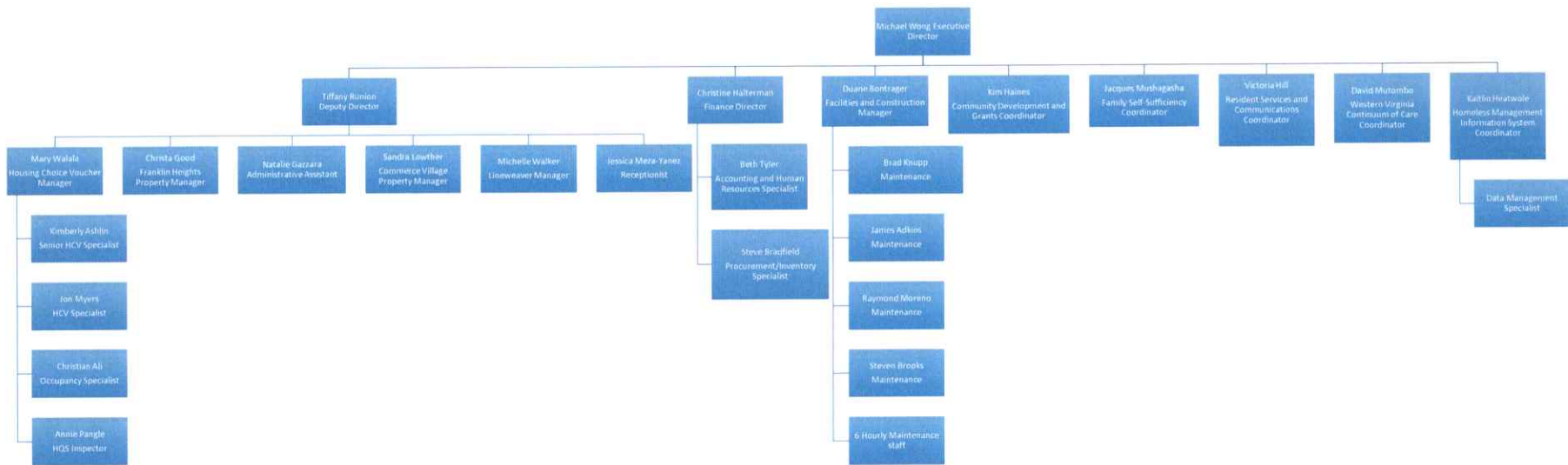
Sincerely,

Sairah Abraham

571-412-9576

sairahbraha@gmail.com

Harrisonburg Redevelopment and Housing Authority



Unit Availability

For Selected Properties

As Of = 04/30/2023

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 Polly Lineweaver effici	0	121	47	45	0	2	0	0	2	0	0	0	95.74	95.74	95.74	95.74
Franklin Heights-one bedro	896	0	18	18	0	0	0	0	0	0	0	0	100.00	100.00	100.00	100.00
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	160	30	29	0	1	0	0	1	0	0	0	96.67	96.67	96.67	96.67
Lineweaver Annex-one bedro	414	68	60	59	0	1	0	0	1	0	0	0	98.33	98.33	98.33	98.33
Franklin Heights-two bedro	988	0	38	36	0	2	0	0	2	0	0	0	94.74	94.74	94.74	94.74
Franklin Heights-three bed	977	0	24	21	0	3	0	0	3	0	0	0	87.50	87.50	87.50	87.50
Franklin Heights-three bed	1,248	0	32	31	0	0	0	1	1	0	0	0	100.00	100.00	100.00	96.88
Franklin Heights-four bed	1,192	0	13	12	0	1	0	0	1	0	0	0	92.31	92.31	92.31	92.31
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	52	280	268	0	11	0	1	12	0	0	0	96.07	96.07	96.07	95.71

BoxScore Summary

For Selected Properties

Date = 04/01/2023-04/30/2023

Availability		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
Code	Name																
0b1b-JRP	JR Polly Lineweaver effici	0	121	47	45	0	2	0	0	2	0	0	0	95.74	95.74	95.74	95.74
1b1b-FH	Franklin Heights-one bedro	896	0	18	18	0	0	0	0	0	0	0	0	100.00	100.00	100.00	100.00
1b1b-JRP	JR Polly Lineweaver One be	0	0	14	13	0	1	0	0	1	0	0	0	92.85	92.85	92.85	92.85
1bed-CV	Commerce Village	600	160	30	29	0	1	0	0	1	0	0	0	96.66	96.66	96.66	96.66
1bed-LA	Lineweaver Annex-one bedro	414	68	60	59	0	1	0	0	1	0	0	0	98.33	98.33	98.33	98.33
2b1b-FH	Franklin Heights-twobedroo	988	0	38	36	0	2	0	0	2	0	0	0	94.73	94.73	94.73	94.73
3b1b-FH	Franklin Heights-three bed	977	0	24	21	0	3	0	0	3	0	0	0	87.50	87.50	87.50	87.50
3b2b-FH	Franklin Heights-three bed	1,248	0	32	31	0	0	0	1	1	0	0	0	100.00	100.00	100.00	96.87
4b2b-FH	Franklin Heights-four bed	1,192	0	13	12	0	1	0	0	1	0	0	0	92.30	92.30	92.30	92.30
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	52	280	268	0	11	0	1	12	0	0	0	96.07	96.07	96.07	95.71

Resident Activity

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

Conversion Ratios

Code	Name	Calls	Walk-In	Email	First Contact					Unq. First Contact	Show	Applied	Approved	% Gross Conv Ratio	Unq. Shows	% Qual. Conv Ratio	Denied	Cancels	Re-Apply	% Net Conv Ratio
					Other	SMS	Web	Chat												
Not Specified	Not Specified	0	0	2	0	0	9	0	0	0	0	0	0.00	0	0.00	0	0	0	0.00	
0b1b-JRP	JR Polly Lineweaver effici	0	0	0	0	0	0	0	0	0	1	1	100.00	0	100.00	0	0	0	100.00	

BoxScore Summary

For Selected Properties

Date = 04/01/2023-04/30/2023

1b1b-FH	Franklin Heights-one bedro	0	0	0	1	0	0	0	0	0	0	0	0.00	0	0.00	0	0	0	0.00
1b1b-JRP	JR Polly Lineweaver One be	0	0	0	0	0	0	0	0	0	0	0	0.00	0	0.00	0	0	0	0.00
1bed-CV	Commerce Village	0	0	0	0	0	0	0	0	0	0	0	0.00	0	0.00	0	0	0	0.00
1bed-LA	Lineweaver Annex-one bedro	0	0	0	0	0	0	0	0	0	0	0	0.00	0	0.00	0	0	0	0.00
2b1b-FH	Franklin Heights-twobedroo	0	0	0	0	0	0	0	0	0	0	0	0.00	0	0.00	0	0	0	0.00
3b1b-FH	Franklin Heights-three bed	0	0	0	0	0	0	0	0	0	0	0	0.00	0	0.00	0	0	0	0.00
3b2b-FH	Franklin Heights-three bed	0	0	0	0	0	0	0	0	0	0	0	0.00	0	0.00	0	0	0	0.00
4b2b-FH	Franklin Heights-four bed	0	0	0	0	0	0	0	0	0	0	0	0.00	0	0.00	0	0	0	0.00
5b2b-FH	Franklin Heights 5bed2bath	0	0	0	0	0	0	0	0	0	0	0	0.00	0	0.00	0	0	0	0.00
Total		0	0	2	1	0	9	0	0	0	1	1	100.00	0	100.00	0	0	0	100.00

**Harrisonburg Redevelopment & Housing Authority Report
Financial Report as of April 30, 2023**

LOCAL COMMUNITY DEVELOPMENT

Cash:	First Bank & Trust-Operating Funds	\$687,782.37
	Total	\$687,782.37
	AR Due from:	
	JR Polly Lineweaver Apartments	\$246,645.70
	Housing Choice Voucher Program	\$52,682.08
	Commerce Village, LLC	\$15,734.34
	Franklin Heights, LLC-Operating Expenses	\$85,502.47
	Franklin Heights, LLC-Debt Servicing	\$0.00
		\$400,564.59

HOUSING CHOICE VOUCHER PROGRAM

Cash:	Truist/SunTrust-Checking Account	\$887,203.30
	United Bank-FSS Escrow for participants	\$68,768.36
	Total	\$955,971.66

J.R. POLLY LINEWEAVER APARTMENTS

Cash:	United Bank-Checking Account	\$11,484.69
	Total	\$11,484.69

ALL PROGRAMS-FH, LW, JRL

Cash:	United Bank-Security Deposit Account	\$208,995.56
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COMPONENT UNITS

Franklin Heights, LLC

Cash:	United Bank-Checking Account	\$458,437.12
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Commerce Village, LLC

Cash:	First Bank & Trust	\$251,371.03
	Virginia Housing-Replacement Reserve Account	\$67,687.26
	Truist/BB&T-Operating Reseve Account	\$130,757.45

	<u>Grand Total</u>	<u>\$2,772,487.14</u>
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**Harrisonburg Redevelopment & Housing Authority Report
YTD Financial Report as of April 30, 2023**

		Cash Balance as of 1/31	Cash Balance as of 2/28	Cash Balance as of 3/31	Cash Balance as of 4/30
LOCAL COMMUNITY DEVELOPMENT					
Cash:	First Bank & Trust	\$670,807.01	\$883,126.06	\$692,315.59	\$687,782.37
HOUSING CHOICE VOUCHER PROGRAM					
Cash:	Truist-Checking	\$627,435.08	\$840,058.63	\$879,234.35	\$887,203.30
	United Bank-FSS Escrow	\$83,896.63	\$83,966.17	\$84,299.41	\$68,768.36
J.R. POLLY LINEWEAVER APARTMENTS					
Cash:	United Bank-Checking	\$32,858.00	\$20,457.45	\$9,656.69	\$11,484.69
ALL PROGRAMS-FH, LW, JRL, CVO					
Cash:	United Bank-Security Dep.	\$199,747.75	\$201,928.64	\$205,346.37	\$208,995.56
COMPONENT UNITS					
Franklin Heights, LLC					
Cash:	United Bank-Checking	\$296,870.40	\$246,749.61	\$397,853.79	\$458,437.12
Commerce Village LLC					
Cash:	First Bank & Trust	\$246,596.05	\$241,969.79	\$247,152.81	\$251,371.03
	VA Housing-Repl Reserve	\$64,582.43	\$65,608.01	\$66,626.07	\$67,687.26
	Truist-Operating Reserve	\$130,754.27	\$130,755.27	\$130,756.38	\$130,757.45
	Total	\$2,353,547.62	\$2,714,619.63	\$2,713,241.46	\$2,772,487.14