



# Harrisonburg Redevelopment & Housing Authority

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July 11, 2023

The Regular Meeting of the Harrisonburg Redevelopment and Housing Authority's Board of Commissioners will be held on **Wednesday July 19 at 4:00 p.m.**, at the Municipal Building, City Council Chambers located at 409 South Main Street, Harrisonburg, Virginia.



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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  
July 19, 2023

- I. Call to order and determination of quorum
- II. Public Comment
- III. Review and Approval of Minutes
  - June 21, 2023
- IV. Financial Reports
  - June 2023

Reports

- A. Executive Director
  - 1. Procedures on Commissioner Meetings and Public Comment
  - 2. HRHA Restated Bylaws 2023
- 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

## MINUTES

Regular Meeting  
June 21, 2023

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

Those present were:

Gil Colman, Acting Presiding Officer  
Luciano Benjamin, Commissioner  
Kevin Coffman, Commissioner  
Kenneth Kettler, Commissioner  
Janet Harvey, Commissioner  
Shonda Green, Commissioner  
Amanda Leech, Commissioner

Also present were:

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

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

Mr. Wong then presented the May 17<sup>th</sup> meeting minutes for consideration of approval. After a period of discussion, Commissioner Benjamin seconded by Commissioner Kettler made the motion approving the May minutes. The motion was approved with acting presiding officer Colman abstaining.

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

Mr. Colman then welcomed the new members and brief introductions were made. A discussion then occurred regarding establishing board officers. Commissioner Benjamin seconded by Commissioner Green made the motion that Gil Colman be nominated for Chair and Kevin Coffman for Vice Chair. The motion was unanimously approved. The Board then discussed City Council and HRHA liaisons. After a period of discussion Commissioner Kettler seconded by Vice Chair Coffman made the motion that Chair Colman and Commissioner Benjamin be designated the Authority's liaisons. The motion was unanimously approved.

Mr. Wong then introduced Sharon Carlson, NAHRO facilitator. Ms. Carlson then

provided an overview of Commissioner fundamentals. No action was taken from this agenda item.

Mr. Wong then presented the term sheet from Galway Sustainable Capital for the Bluestone Town Center project. He related of Equity Plus's plan to finalize its financing for the project using Galway capital to pay off the seller's note currently on the property. He stated the capital includes predevelopment funding to support phase 1 of the development and is securitized by proceeds from Equity Plus revenue from another project. After a period of discussion, Commissioner Benjamin seconded by Vice Chair Coffman made the motion authorizing Mr. Wong on behalf of the Authority to sign all necessary documents to enter in to Galway's proposal. The motion was unanimously approved.

Mr. Wong then presented the Commerce Village audit for consideration of approval. He related of the audit identifying no compliance or finance issues. He stated of the project moving forward satisfactorily. After a period of discussion, Vice Chair Coffman seconded by Commissioner Benjamin made the motion approving the audit. The motion was unanimously approved.

Mr. Wong then presented the Authority's 2023 Insurance policies and renewal costs for board information. He related of wanting to share the insurance coverage levels and associated costs for commissioner awareness of how the Authority manages risks. He explained the Authority rebids the insurance every three to five years.

Mr. Wong then provided brief updates on current projects. He related overall the BTC project is progressing satisfactorily. He stated that BTC's site plan development is moving along with surveys being scheduled and is on track for site plan approval in December.

Mr. Wong then provided an update on Commerce Village II and related of the rezoning for the property being scheduled for the planning commission meeting on July 20<sup>th</sup> and City Council meeting on August 22<sup>nd</sup>. He related of receiving a letter of support from the Martinsburg Veterans Medical Center and of submission of a letter of interest to HUD for VASH vouchers for the project. He stated of the plan to finalize the financing plan for presentation to the board in August.

Mr. Wong then provided an update on the Lineweaver Annex renovation project. He stated of being in discussion with several construction firms and is hopeful that bids will be received for the renovations at the Lineweaver Annex. He related of the potential need to negotiate a bid to keep the project on track.

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 Harvey seconded by Commissioner Kettler. The motion was unanimously approved.

Gil Colman, chairperson, then opened the public comment period. No public comment was received. Commissioners then discussed moving public comment to the top of the

agenda and of the need to review the bylaws.

The meeting was adjourned on a motion by Commissioner Kettler seconded by Commissioner Harvey. The motion was unanimously approved.

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Michael G. Wong  
Executive Director

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Gil Colman  
Chairperson

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

January - June 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                                      | 33,418.58  | 35,004.67  | -1,586.09  | -4.53   | 204,679.95 | 210,028.02 | -5,348.07  | -2.55   | 420,056.00   |
| 3112-06-000 PBV HAP Subsidy                                  | 44,746.00  | 25,492.92  | 19,253.08  | 75.52   | 160,928.65 | 152,957.52 | 7,971.13   | 5.21    | 305,915.00   |
| 3119-00-000 Total Rental Income                              | 78,164.58  | 60,497.59  | 17,666.99  | 29.20   | 365,608.60 | 362,985.54 | 2,623.06   | 0.72    | 725,971.00   |
| 3120-00-000 Other Tenant Income                              |            |            |            |         |            |            |            |         |              |
| 3120-01-000 Laundry and Vending                              | 497.70     | 333.33     | 164.37     | 49.31   | 2,062.20   | 1,999.98   | 62.22      | 3.11    | 4,000.00     |
| 3120-03-000 Damages  | 295.00     | 125.00     | 170.00     | 136.00  | 2,305.00   | 750.00     | 1,555.00   | 207.33  | 1,500.00     |
| 3120-04-000 Late Charges                                     | 284.00     | 0.00       | 284.00     | N/A     | 1,214.00   | 0.00       | 1,214.00   | N/A     | 0.00         |
| 3120-08-000 Workorders/Maint Charges                         | 0.00       | 291.67     | -291.67    | -100.00 | 155.54     | 1,750.02   | -1,594.48  | -91.11  | 3,500.00     |
| 3129-00-000 Total Other Tenant Income                        | 1,076.70   | 750.00     | 326.70     | 43.55   | 5,736.74   | 4,500.00   | 1,236.74   | 27.48   | 9,000.00     |
| 3199-00-000 TOTAL TENANT INCOME                              | 79,241.28  | 61,247.59  | 17,993.69  | 29.38   | 371,345.34 | 367,485.54 | 3,859.80   | 1.05    | 734,971.00   |
| 3400-00-000 GRANT INCOME                                     |            |            |            |         |            |            |            |         |              |
| 3410-50-100 VA Homelessness Solutions Program                | 9,322.42   | 4,949.25   | 4,373.17   | 88.36   | 42,016.48  | 29,695.50  | 12,320.98  | 41.49   | 59,391.00    |
| 3410-53-100 CHERP-HMIS Grant                                 | 4,185.54   | 2,482.17   | 1,703.37   | 68.62   | 33,837.45  | 14,893.02  | 18,944.43  | 127.20  | 29,786.00    |
| 3410-60-200 Homelessness Assistance Grant (HMIS/SNAP)        | 6,202.85   | 7,006.00   | -803.15    | -11.46  | 48,584.50  | 42,036.00  | 6,548.50   | 15.58   | 84,072.00    |
| 3410-61-200 COC Planning Grant                               | 0.00       | 1,892.83   | -1,892.83  | -100.00 | 0.00       | 11,356.98  | -11,356.98 | -100.00 | 22,714.00    |
| 3499-00-000 TOTAL GRANT INCOME                               | 19,710.81  | 16,330.25  | 3,380.56   | 20.70   | 124,438.43 | 97,981.50  | 26,456.93  | 27.00   | 195,963.00   |
| 3600-00-000 OTHER INCOME                                     |            |            |            |         |            |            |            |         |              |
| 3610-00-000 Investment Income - Unrestricted                 | 48.70      | 0.00       | 48.70      | N/A     | 192.65     | 0.00       | 192.65     | N/A     | 0.00         |
| 3611-00-000 Investment Income - Restricted                   | 0.00       | 25.00      | -25.00     | -100.00 | 0.00       | 150.00     | -150.00    | -100.00 | 300.00       |
| 3620-00-000 Management Fee Income                            | 1,043.90   | 958.33     | 85.57      | 8.93    | 5,622.70   | 5,749.98   | -127.28    | -2.21   | 11,500.00    |
| 3621-00-000 Bond Application Fees                            | 0.00       | 1,250.00   | -1,250.00  | -100.00 | 0.00       | 7,500.00   | -7,500.00  | -100.00 | 15,000.00    |
| 3650-00-000 Miscellaneous Other Income                       | 0.00       | 14,000.00  | -14,000.00 | -100.00 | 500.00     | 84,000.00  | -83,500.00 | -99.40  | 168,000.00   |
| 3699-00-000 TOTAL OTHER INCOME                               | 1,092.60   | 16,233.33  | -15,140.73 | -93.27  | 6,315.35   | 97,399.98  | -91,084.63 | -93.52  | 194,800.00   |
| 3999-00-000 TOTAL INCOME                                     | 100,044.69 | 93,811.17  | 6,233.52   | 6.64    | 502,099.12 | 562,867.02 | -60,767.90 | -10.80  | 1,125,734.00 |
| 4000-00-000 EXPENSES   |            |            |            |         |            |            |            |         |              |
| 4100-00-000 ADMINISTRATIVE EXPENSES                          |            |            |            |         |            |            |            |         |              |
| 4100-99-000 Administrative Salaries                          |            |            |            |         |            |            |            |         |              |
| 4110-00-000 Administrative Salaries                          | 40,224.19  | 21,075.83  | -19,148.36 | -90.85  | 134,517.33 | 126,454.98 | -8,062.35  | -6.38   | 252,910.00   |
| 4110-04-000 Employee Benefit Contribution-Admin              | 5,368.46   | 6,409.83   | -1,041.37  | 16.25   | 29,811.53  | 38,458.98  | -8,647.45  | 22.48   | 76,918.00    |
| 4110-50-100 Salary-VA Homelessness Solutions Program(VHSP)   | 0.00       | 3,532.58   | -3,532.58  | 100.00  | 19,107.49  | 21,195.48  | -2,087.99  | 9.85    | 42,391.00    |
| 4110-50-101 Adm Benefits-VA Homelessness Solutions Program   | 590.16     | 1,250.00   | -659.84    | 52.79   | 5,030.17   | 7,500.00   | -2,469.83  | 32.93   | 15,000.00    |
| 4110-53-100 Salary-CHERP HMIS                                | 2,461.79   | 2,482.17   | -20.38     | 0.82    | 10,361.39  | 14,893.02  | -4,531.63  | 30.43   | 29,786.00    |
| 4110-54-100 Adm Benefits-CHERP-HMIS                          | 0.00       | 0.00       | 0.00       | N/A     | 599.40     | 0.00       | -599.40    | N/A     | 0.00         |
| 4110-60-200 Salary-Homelessness Assistance Grant(HMIS)       | 5,331.40   | 5,000.00   | -331.40    | -6.63   | 28,629.04  | 30,000.00  | -1,370.96  | 4.57    | 60,000.00    |
| 4110-60-201 Adm Benefits-Homelessness Assistance Grant(HMIS) | 1,627.56   | 1,000.00   | -627.56    | -62.76  | 8,445.07   | 6,000.00   | -2,445.07  | -40.75  | 12,000.00    |
| 4110-61-200 Salary-COC Planning Grant                        | 0.00       | 1,392.83   | -1,392.83  | 100.00  | 0.00       | 8,356.98   | 8,356.98   | 100.00  | 16,714.00    |

**LOCAL COMMUNITY DEVELOPMENT (incl. BP, LAO, and Grants)**  
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January - June 2023

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|---|------------|------------|------------|-----------|------------|------------|------------|-----------|------------|
| 4110-61-201 Adm Benefits-COC Planning                 | 0.00       | 500.00     | 500.00     | 100.00    | 0.00       | 3,000.00   | 3,000.00   | 100.00    | 6,000.00   |
| 4110-99-000 Total Administrative Salaries             | 55,603.56  | 42,643.24  | -12,960.32 | -30.39    | 236,501.42 | 255,859.44 | 19,358.02  | 7.57      | 511,719.00 |
| 4130-00-000 Legal Expense                             |            |            |            |           |            |            |            |           |            |
| 4130-01-000 Unlawful Detainers                        | 128.00     | 26.67      | -101.33    | -379.94   | 320.00     | 160.02     | -159.98    | -99.98    | 320.00     |
| 4130-04-000 General Legal Expense                     | 487.50     | 1,431.66   | 944.16     | 65.95     | 14,099.35  | 8,589.96   | -5,509.39  | -64.14    | 17,180.00  |
| 4131-00-000 Total Legal Expense                       | 615.50     | 1,458.33   | 842.83     | 57.79     | 14,419.35  | 8,749.98   | -5,669.37  | -64.79    | 17,500.00  |
| 4140-00-000 Staff Training                            | 940.00     | 500.00     | -440.00    | -88.00    | 4,689.50   | 3,000.00   | -1,689.50  | -56.32    | 6,000.00   |
| 4150-00-000 Travel                                    | 3,540.58   | 500.00     | -3,040.58  | -608.12   | 11,327.64  | 3,000.00   | -8,327.64  | -277.59   | 6,000.00   |
| 4171-00-000 Auditing Fees                             | 0.00       | 520.84     | 520.84     | 100.00    | 0.00       | 3,125.04   | 3,125.04   | 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                | 3,540.58   | 1,020.84   | -2,519.74  | -246.83   | 16,637.94  | 6,125.04   | -10,512.90 | -171.64   | 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     | 750.00     | 200.00     | 26.67     | 1,500.00   |
| 4190-02-000 Publications                              | 0.00       | 125.00     | 125.00     | 100.00    | 213.20     | 750.00     | 536.80     | 71.57     | 1,500.00   |
| 4190-03-000 Advertising                               | 0.00       | 83.34      | 83.34      | 100.00    | 0.00       | 500.04     | 500.04     | 100.00    | 1,000.00   |
| 4190-04-000 Office Supplies                           | 175.22     | 166.66     | -12.56     | -7.54     | 1,280.99   | 999.96     | -281.03    | -28.10    | 2,000.00   |
| 4190-06-000 Compliance                                | 0.00       | 141.67     | 141.67     | 100.00    | 1,200.00   | 850.02     | -349.98    | -41.17    | 1,700.00   |
| 4190-07-000 Telephone & Internet                      | 740.66     | 700.00     | -40.66     | -5.81     | 5,851.44   | 4,200.00   | -1,651.44  | -39.32    | 8,400.00   |
| 4190-08-000 Postage                                   | 0.00       | 291.67     | 291.67     | 100.00    | 980.10     | 1,750.02   | 769.92     | 43.99     | 3,500.00   |
| 4190-10-000 Copiers                                   | 380.62     | 250.00     | -130.62    | -52.25    | 1,197.10   | 1,500.00   | 302.90     | 20.19     | 3,000.00   |
| 4190-12-000 Software                                  | 230.80     | 1,625.00   | 1,394.20   | 85.80     | 1,279.83   | 9,750.00   | 8,470.17   | 86.87     | 19,500.00  |
| 4190-13-000 IT/Website Maintenance                    | 652.47     | 458.33     | -194.14    | -42.36    | 2,683.81   | 2,749.98   | 66.17      | 2.41      | 5,500.00   |
| 4190-14-000 Community Donations                       | 0.00       | 833.33     | 833.33     | 100.00    | 1,250.00   | 4,999.98   | 3,749.98   | 75.00     | 10,000.00  |
| 4190-18-000 Small Office Equipment                    | 804.97     | 416.66     | -388.31    | -93.20    | 804.97     | 2,499.96   | 1,694.99   | 67.80     | 5,000.00   |
| 4190-22-000 Other Misc Admin Expenses                 | 5,430.05   | 666.67     | -4,763.38  | -714.50   | -156.83    | 4,000.02   | 4,156.85   | 103.92    | 8,000.00   |
| 4190-50-100 VA Homelessness Solutions Program(VHSP)   | 3,000.00   | 166.67     | -2,833.33  | -1,699.96 | 3,000.00   | 1,000.02   | -1,999.98  | -199.99   | 2,000.00   |
| 4190-53-100 CHERP-HMIS-Fees, Licenses, etc            | 0.00       | 0.00       | 0.00       | N/A       | 17,566.12  | 0.00       | -17,566.12 | N/A       | 0.00       |
| 4190-60-200 Homelessness Assistance Grant (HMIS/SNAP) | 172.36     | 1,006.00   | 833.64     | 82.87     | 4,965.43   | 6,036.00   | 1,070.57   | 17.74     | 12,072.00  |
| 4191-00-000 Total Miscellaneous Admin Expenses        | 11,591.15  | 7,056.00   | -4,535.15  | -64.27    | 42,666.16  | 42,336.00  | -330.16    | -0.78     | 84,672.00  |
| 4199-00-000 TOTAL ADMINISTRATIVE EXPENSES             | 72,290.79  | 52,678.41  | -19,612.38 | -37.23    | 314,914.37 | 316,070.46 | 1,156.09   | 0.37      | 632,141.00 |
| 4200-00-000 TENANT SERVICES                           |            |            |            |           |            |            |            |           |            |
| 4220-01-000 Other Tenant Svcs.                        | 1,739.15   | 83.33      | -1,655.82  | -1,987.06 | 6,205.67   | 499.98     | -5,705.69  | -1,141.18 | 1,000.00   |
| 4299-00-000 TOTAL TENANT SERVICES EXPENSES            | 1,739.15   | 83.33      | -1,655.82  | -1,987.06 | 6,205.67   | 499.98     | -5,705.69  | -1,141.18 | 1,000.00   |
| 4300-00-000 UTILITY EXPENSES                          |            |            |            |           |            |            |            |           |            |
| 4310-00-000 Water                                     | 648.07     | 900.00     | 251.93     | 27.99     | 5,077.81   | 5,400.00   | 322.19     | 5.97      | 10,800.00  |
| 4320-00-000 Electricity                               | 671.62     | 5,633.34   | 4,961.72   | 88.08     | 44,342.61  | 33,800.04  | -10,542.57 | -31.19    | 67,600.00  |
| 4330-00-000 Gas                                       | -125.98    | 133.33     | 259.31     | 194.49    | 599.96     | 799.98     | 200.02     | 25.00     | 1,600.00   |
| 4390-00-000 Sewer & Trash                             | 1,720.20   | 2,083.33   | 363.13     | 17.43     | 10,439.00  | 12,499.98  | 2,060.98   | 16.49     | 25,000.00  |
| 4399-00-000 TOTAL UTILITY EXPENSES                    | 2,913.91   | 8,750.00   | 5,836.09   | 66.70     | 60,459.38  | 52,500.00  | -7,959.38  | -15.16    | 105,000.00 |
| 4400-00-000 MAINTENANCE AND OPERATIONAL EXPENSES      |            |            |            |           |            |            |            |           |            |
| 4400-99-000 General Maint Expense                     |            |            |            |           |            |            |            |           |            |
| 4410-00-000 Maintenance Salaries                      | 8,602.13   | 6,545.83   | -2,056.30  | -31.41    | 37,486.29  | 39,274.98  | 1,788.69   | 4.55      | 78,550.00  |
| 4410-05-000 Employee Benefit Contribution-Maint.      | 1,450.76   | 2,071.67   | 620.91     | 29.97     | 7,796.35   | 12,430.02  | 4,633.67   | 37.28     | 24,860.00  |
| 4411-00-000 Maintenance Uniforms                      | 32.75      | 0.00       | -32.75     | N/A       | 32.75      | 0.00       | -32.75     | N/A       | 0.00       |

**LOCAL COMMUNITY DEVELOPMENT (incl. BP, LAO, and Grants)**  
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January - June 2023

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|--|------------|------------|-----------|-----------|------------|------------|------------|---------|------------|
| 4419-00-000 Total General Maint Expense                | 10,085.64  | 8,617.50   | -1,468.14 | -17.04    | 45,315.39  | 51,705.00  | 6,389.61   | 12.36   | 103,410.00 |
| 4420-00-000 Materials                                  |            |            |           |           |            |            |            |         |            |
| 4420-01-000 Supplies-Grounds                           | 0.00       | 75.00      | 75.00     | 100.00    | 0.00       | 450.00     | 450.00     | 100.00  | 900.00     |
| 4420-02-000 Supplies-Appliance                         | 1,855.45   | 41.66      | -1,813.79 | -4,353.79 | 1,919.25   | 249.96     | -1,669.29  | -667.82 | 500.00     |
| 4420-03-000 Supplies-Unit Turnover                     | 0.00       | 250.00     | 250.00    | 100.00    | 2,274.98   | 1,500.00   | -774.98    | -51.67  | 3,000.00   |
| 4420-04-000 Supplies-Electrical                        | 549.11     | 141.67     | -407.44   | -287.60   | 5,030.77   | 850.02     | -4,180.75  | -491.84 | 1,700.00   |
| 4420-05-000 Supplies-Fuel & Parts                      | 119.51     | 175.00     | 55.49     | 31.71     | 390.26     | 1,050.00   | 659.74     | 62.83   | 2,100.00   |
| 4420-06-000 Supplies-Janitorial/Cleaning               | 857.04     | 158.33     | -698.71   | -441.30   | 1,864.97   | 949.98     | -914.99    | -96.32  | 1,900.00   |
| 4420-07-000 Supplies-Maint/Repairs                     | 532.57     | 883.33     | 350.76    | 39.71     | 4,469.70   | 5,299.98   | 830.28     | 15.67   | 10,600.00  |
| 4420-08-000 Supplies-Plumbing                          | 409.75     | 175.00     | -234.75   | -134.14   | 686.34     | 1,050.00   | 363.66     | 34.63   | 2,100.00   |
| 4420-09-000 Tools and Equipment                        | 0.00       | 166.67     | 166.67    | 100.00    | 34.47      | 1,000.02   | 965.55     | 96.55   | 2,000.00   |
| 4420-10-000 Maintenance Paper/Supplies                 | 508.12     | 66.67      | -441.45   | -662.14   | 508.12     | 400.02     | -108.10    | -27.02  | 800.00     |
| 4429-00-000 Total Materials                            | 4,831.55   | 2,133.33   | -2,698.22 | -126.48   | 17,178.86  | 12,799.98  | -4,378.88  | -34.21  | 25,600.00  |
| 4430-00-000 Contract Costs                             |            |            |           |           |            |            |            |         |            |
| 4430-02-000 Contract-Appliance                         | 105.00     | 0.00       | -105.00   | N/A       | 105.00     | 0.00       | -105.00    | N/A     | 0.00       |
| 4430-03-000 Contract-Trash Collection                  | 193.46     | 308.33     | 114.87    | 37.26     | 1,180.17   | 1,849.98   | 669.81     | 36.21   | 3,700.00   |
| 4430-04-000 Contract-Snow Removal                      | 0.00       | 250.00     | 250.00    | 100.00    | 152.50     | 1,500.00   | 1,347.50   | 89.83   | 3,000.00   |
| 4430-05-000 Contract-Unit Turnover                     | 0.00       | 1,833.33   | 1,833.33  | 100.00    | 0.00       | 10,999.98  | 10,999.98  | 100.00  | 22,000.00  |
| 4430-06-000 Contract-Electrical                        | 198.17     | 191.67     | -6.50     | -3.39     | 1,471.26   | 1,150.02   | -321.24    | -27.93  | 2,300.00   |
| 4430-07-000 Contract-Pest Control                      | 486.84     | 612.50     | 125.66    | 20.52     | 7,884.05   | 3,675.00   | -4,209.05  | -114.53 | 7,350.00   |
| 4430-08-000 Contract-Floor Covering                    | 0.00       | 416.67     | 416.67    | 100.00    | 0.00       | 2,500.02   | 2,500.02   | 100.00  | 5,000.00   |
| 4430-09-000 Contract-Grounds                           | 750.00     | 50.00      | -700.00   | -1,400.00 | 750.00     | 300.00     | -450.00    | -150.00 | 600.00     |
| 4430-10-000 Contract-Janitorial/Cleaning               | 525.68     | 358.33     | -167.35   | -46.70    | 1,936.42   | 2,149.98   | 213.56     | 9.93    | 4,300.00   |
| 4430-11-000 Contract-Plumbing                          | 0.00       | 83.33      | 83.33     | 100.00    | 0.00       | 499.98     | 499.98     | 100.00  | 1,000.00   |
| 4430-12-000 Contract-Inspections                       | 525.00     | 416.67     | -108.33   | -26.00    | 2,625.00   | 2,500.02   | -124.98    | -5.00   | 5,000.00   |
| 4430-13-000 Contract-HVAC                              | 0.00       | 875.00     | 875.00    | 100.00    | 9,414.55   | 5,250.00   | -4,164.55  | -79.32  | 10,500.00  |
| 4430-15-000 Contract-Video Surveillance                | 0.00       | 83.33      | 83.33     | 100.00    | 0.00       | 499.98     | 499.98     | 100.00  | 1,000.00   |
| 4430-17-000 Contract-Elevator Maintenance              | 0.00       | 850.00     | 850.00    | 100.00    | 7,965.04   | 5,100.00   | -2,865.04  | -56.18  | 10,200.00  |
| 4430-18-000 Contract-Alarm Monitoring                  | 90.88      | 112.50     | 21.62     | 19.22     | 690.14     | 675.00     | -15.14     | -2.24   | 1,350.00   |
| 4430-19-000 Contract-Sprinkler Monitoring              | 0.00       | 100.00     | 100.00    | 100.00    | 1,152.38   | 600.00     | -552.38    | -92.06  | 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                       | 442.16     | 333.33     | -108.83   | -32.65    | 1,490.38   | 1,999.98   | 509.60     | 25.48   | 4,000.00   |
| 4439-00-000 Total Contract Costs                       | 3,317.19   | 6,874.99   | 3,557.80  | 51.75     | 56,500.53  | 41,249.94  | -15,250.59 | -36.97  | 82,500.00  |
| 4499-00-000 TOTAL MAINTENANCE AND OPERATIONAL EXPENSES | 18,234.38  | 17,625.82  | -608.56   | -3.45     | 118,994.78 | 105,754.92 | -13,239.86 | -12.52  | 211,510.00 |
| 4500-00-000 GENERAL EXPENSES                           |            |            |           |           |            |            |            |         |            |
| 4510-00-000 Insurance-Other                            | 297.74     | 333.34     | 35.60     | 10.68     | 1,633.24   | 2,000.04   | 366.80     | 18.34   | 4,000.00   |
| 4510-10-000 Property Insurance                         | 7,385.85   | 500.00     | -6,885.85 | -1,377.17 | 9,445.09   | 3,000.00   | -6,445.09  | -214.84 | 6,000.00   |
| 4510-20-000 Liability Insurance                        | 3,240.89   | 250.00     | -2,990.89 | -1,196.36 | 4,450.29   | 1,500.00   | -2,950.29  | -196.69 | 3,000.00   |
| 4510-30-000 Workmen's Compensation                     | 530.37     | 666.67     | 136.30    | 20.44     | 3,307.27   | 4,000.02   | 692.75     | 17.32   | 8,000.00   |
| 4521-00-000 Misc. Taxes/Licenses/Insurance             | 0.00       | 0.00       | 0.00      | N/A       | 3,752.41   | 0.00       | -3,752.41  | N/A     | 0.00       |
| 4570-00-000 Bad Debt-Tenant Rents                      | 0.00       | 416.67     | 416.67    | 100.00    | 0.00       | 2,500.02   | 2,500.02   | 100.00  | 5,000.00   |
| 4599-00-000 TOTAL GENERAL EXPENSES                     | 11,454.85  | 2,166.68   | -9,288.17 | -428.68   | 22,588.30  | 13,000.08  | -9,588.22  | -73.76  | 26,000.00  |
| 4800-00-000 FINANCING EXPENSE                          |            |            |           |           |            |            |            |         |            |
| 4851-00-000 Interest Expense-Loan 1                    | 5,941.31   | 4,114.16   | -1,827.15 | -44.41    | 32,992.59  | 24,684.96  | -8,307.63  | -33.65  | 49,370.00  |
| 4899-00-000 TOTAL FINANCING EXPENSES                   | 5,941.31   | 4,114.16   | -1,827.15 | -44.41    | 32,992.59  | 24,684.96  | -8,307.63  | -33.65  | 49,370.00  |



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

January - June 2023

|             |                | PTD Actual | PTD Budget | Variance   | % Var   | YTD Actual | YTD Budget | Variance    | % Var   | Annual       |
|-------------|----------------|------------|------------|------------|---------|------------|------------|-------------|---------|--------------|
| 8000-00-000 | TOTAL EXPENSES | 112,574.39 | 85,418.40  | -27,155.99 | -31.79  | 556,155.09 | 512,510.40 | -43,644.69  | -8.52   | 1,025,021.00 |
| 9000-00-000 | NET INCOME     | -12,529.70 | 8,392.77   | -20,922.47 | -249.29 | -54,055.97 | 50,356.62  | -104,412.59 | -207.35 | 100,713.00   |

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

January - June 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                                | 16,026.58  | 18,338.00  | -2,311.42 | -12.60   | 103,518.49 | 110,028.00 | -6,509.51 | -5.92   | 220,056.00 |
| 3119-00-000 | Total Rental Income                        | 16,026.58  | 18,338.00  | -2,311.42 | -12.60   | 103,518.49 | 110,028.00 | -6,509.51 | -5.92   | 220,056.00 |
| 3199-00-000 | TOTAL TENANT INCOME                        | 16,026.58  | 18,338.00  | -2,311.42 | -12.60   | 103,518.49 | 110,028.00 | -6,509.51 | -5.92   | 220,056.00 |
| 3999-00-000 | TOTAL INCOME                               | 16,026.58  | 18,338.00  | -2,311.42 | -12.60   | 103,518.49 | 110,028.00 | -6,509.51 | -5.92   | 220,056.00 |
| 4000-00-000 | EXPENSES                                   |            |            |           |          |            |            |           |         |            |
| 4100-00-000 | ADMINISTRATIVE EXPENSES                    |            |            |           |          |            |            |           |         |            |
| 4130-00-000 | Legal Expense                              |            |            |           |          |            |            |           |         |            |
| 4130-04-000 | General Legal Expense                      | 187.50     | 208.33     | 20.83     | 10.00    | 187.50     | 1,249.98   | 1,062.48  | 85.00   | 2,500.00   |
| 4131-00-000 | Total Legal Expense                        | 187.50     | 208.33     | 20.83     | 10.00    | 187.50     | 1,249.98   | 1,062.48  | 85.00   | 2,500.00   |
| 4190-00-000 | Miscellaneous Admin Expenses               |            |            |           |          |            |            |           |         |            |
| 4190-07-000 | Telephone & Internet                       | 46.37      | 50.00      | 3.63      | 7.26     | 352.52     | 300.00     | -52.52    | -17.51  | 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         | 46.37      | 50.00      | 3.63      | 7.26     | 376.85     | 300.00     | -76.85    | -25.62  | 600.00     |
| 4199-00-000 | TOTAL ADMINISTRATIVE EXPENSES              | 233.87     | 258.33     | 24.46     | 9.47     | 564.35     | 1,549.98   | 985.63    | 63.59   | 3,100.00   |
| 4300-00-000 | UTILITY EXPENSES                           |            |            |           |          |            |            |           |         |            |
| 4310-00-000 | Water                                      | -45.50     | 66.67      | 112.17    | 168.25   | 693.59     | 400.02     | -293.57   | -73.39  | 800.00     |
| 4320-00-000 | Electricity                                | -3,447.52  | 0.00       | 3,447.52  | N/A      | 2,642.02   | 0.00       | -2,642.02 | N/A     | 0.00       |
| 4330-00-000 | Gas  | -125.98    | 0.00       | 125.98    | N/A      | -170.86    | 0.00       | 170.86    | N/A     | 0.00       |
| 4399-00-000 | TOTAL UTILITY EXPENSES                     | -3,619.00  | 66.67      | 3,685.67  | 5,528.23 | 3,164.75   | 400.02     | -2,764.73 | -691.15 | 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       | 250.02     | 250.02    | 100.00  | 500.00     |
| 4420-07-000 | Supplies-Maint/Repairs                     | 0.00       | 216.67     | 216.67    | 100.00   | 0.00       | 1,300.02   | 1,300.02  | 100.00  | 2,600.00   |
| 4429-00-000 | Total Materials                            | 0.00       | 258.34     | 258.34    | 100.00   | 0.00       | 1,550.04   | 1,550.04  | 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       | 499.98     | 499.98    | 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       |
| 4430-06-000 | Contract-Electrical                        | -320.00    | 0.00       | 320.00    | N/A      | -320.00    | 0.00       | 320.00    | N/A     | 0.00       |
| 4430-07-000 | Contract-Pest Control                      | 194.73     | 54.17      | -140.56   | -259.48  | 515.61     | 325.02     | -190.59   | -58.64  | 650.00     |
| 4430-10-000 | Contract-Janitorial/Cleaning               | 316.00     | 150.00     | -166.00   | -110.67  | 1,165.12   | 900.00     | -265.12   | -29.46  | 1,800.00   |
| 4430-13-000 | Contract-HVAC                              | 0.00       | 150.00     | 150.00    | 100.00   | 5,852.05   | 900.00     | -4,952.05 | -550.23 | 1,800.00   |
| 4430-17-000 | Contract-Elevator Maintenance              | 0.00       | 250.00     | 250.00    | 100.00   | 350.00     | 1,500.00   | 1,150.00  | 76.67   | 3,000.00   |
| 4430-18-000 | Contract-Alarm Monitoring                  | 23.00      | 20.83      | -2.17     | -10.42   | 161.00     | 124.98     | -36.02    | -28.82  | 250.00     |
| 4430-99-000 | Contract Costs-Other                       | -97.84     | 208.33     | 306.17    | 146.96   | 738.36     | 1,249.98   | 511.62    | 40.93   | 2,500.00   |
| 4439-00-000 | Total Contract Costs                       | 115.89     | 916.66     | 800.77    | 87.36    | 8,552.14   | 5,499.96   | -3,052.18 | -55.49  | 11,000.00  |
| 4499-00-000 | TOTAL MAINTENANCE AND OPERATIONAL EXPENSES | 115.89     | 1,175.00   | 1,059.11  | 90.14    | 8,552.14   | 7,050.00   | -1,502.14 | -21.31  | 14,100.00  |

**BRIDGEPORT BUILDING**

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

January - June 2023

|             |                          | PTD Actual | PTD Budget | Variance  | % Var   | YTD Actual | YTD Budget | Variance   | % Var   | Annual     |
|-------------|--------------------------|------------|------------|-----------|---------|------------|------------|------------|---------|------------|
| 4500-00-000 | GENERAL EXPENSES         |            |            |           |         |            |            |            |         |            |
| 4510-10-000 | Property Insurance       | 6,496.00   | 0.00       | -6,496.00 | N/A     | 6,496.00   | 0.00       | -6,496.00  | N/A     | 0.00       |
| 4510-20-000 | Liability Insurance      | 2,826.00   | 0.00       | -2,826.00 | N/A     | 2,826.00   | 0.00       | -2,826.00  | N/A     | 0.00       |
| 4599-00-000 | TOTAL GENERAL EXPENSES   | 9,322.00   | 0.00       | -9,322.00 | N/A     | 9,322.00   | 0.00       | -9,322.00  | N/A     | 0.00       |
| 4800-00-000 | FINANCING EXPENSE        |            |            |           |         |            |            |            |         |            |
| 4851-00-000 | Interest Expense-Loan 1  | 2,610.61   | 1,267.08   | -1,343.53 | -106.03 | 15,468.51  | 7,602.48   | -7,866.03  | -103.47 | 15,205.00  |
| 4899-00-000 | TOTAL FINANCING EXPENSES | 2,610.61   | 1,267.08   | -1,343.53 | -106.03 | 15,468.51  | 7,602.48   | -7,866.03  | -103.47 | 15,205.00  |
| 8000-00-000 | TOTAL EXPENSES           | 8,663.37   | 2,767.08   | -5,896.29 | -213.09 | 37,071.75  | 16,602.48  | -20,469.27 | -123.29 | 33,205.00  |
| 9000-00-000 | NET INCOME               | 7,363.21   | 15,570.92  | -8,207.71 | -52.71  | 66,446.74  | 93,425.52  | -26,978.78 | -28.88  | 186,851.00 |

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

January - June 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                         | 17,392.00  | 16,666.67  | 725.33    | 4.35    | 101,161.46 | 100,000.02 | 1,161.44   | 1.16    | 200,000.00 |
| 3112-06-000 PBV HAP Subsidy                     | 22,824.00  | 25,492.92  | -2,668.92 | -10.47  | 139,006.65 | 152,957.52 | -13,950.87 | -9.12   | 305,915.00 |
| 3119-00-000 Total Rental Income                 | 40,216.00  | 42,159.59  | -1,943.59 | -4.61   | 240,168.11 | 252,957.54 | -12,789.43 | -5.06   | 505,915.00 |
| 3120-00-000 Other Tenant Income                 |            |            |           |         |            |            |            |         |            |
| 3120-01-000 Laundry and Vending                 | 497.70     | 333.33     | 164.37    | 49.31   | 2,062.20   | 1,999.98   | 62.22      | 3.11    | 4,000.00   |
| 3120-03-000 Damages                             | 162.00     | 125.00     | 37.00     | 29.60   | 2,172.00   | 750.00     | 1,422.00   | 189.60  | 1,500.00   |
| 3120-04-000 Late Charges                        | 209.00     | 0.00       | 209.00    | N/A     | 764.00     | 0.00       | 764.00     | N/A     | 0.00       |
| 3120-08-000 Workorders/Maint Charges            | 0.00       | 291.67     | -291.67   | -100.00 | 155.54     | 1,750.02   | -1,594.48  | -91.11  | 3,500.00   |
| 3129-00-000 Total Other Tenant Income           | 868.70     | 750.00     | 118.70    | 15.83   | 5,153.74   | 4,500.00   | 653.74     | 14.53   | 9,000.00   |
| 3199-00-000 TOTAL TENANT INCOME                 | 41,084.70  | 42,909.59  | -1,824.89 | -4.25   | 245,321.85 | 257,457.54 | -12,135.69 | -4.71   | 514,915.00 |
| 3999-00-000 TOTAL INCOME                        | 41,084.70  | 42,909.59  | -1,824.89 | -4.25   | 245,321.85 | 257,457.54 | -12,135.69 | -4.71   | 514,915.00 |
| 4000-00-000 EXPENSES                            |            |            |           |         |            |            |            |         |            |
| 4100-00-000 ADMINISTRATIVE EXPENSES             |            |            |           |         |            |            |            |         |            |
| 4100-99-000 Administrative Salaries             |            |            |           |         |            |            |            |         |            |
| 4110-00-000 Administrative Salaries             | 8,386.33   | 5,442.50   | -2,943.83 | -54.09  | 29,770.34  | 32,655.00  | 2,884.66   | 8.83    | 65,310.00  |
| 4110-04-000 Employee Benefit Contribution-Admin | 1,698.79   | 1,765.83   | 67.04     | 3.80    | 7,406.43   | 10,594.98  | 3,188.55   | 30.09   | 21,190.00  |
| 4110-99-000 Total Administrative Salaries       | 10,085.12  | 7,208.33   | -2,876.79 | -39.91  | 37,176.77  | 43,249.98  | 6,073.21   | 14.04   | 86,500.00  |
| 4130-00-000 Legal Expense                       |            |            |           |         |            |            |            |         |            |
| 4130-01-000 Unlawful Detainers                  | 128.00     | 26.67      | -101.33   | -379.94 | 320.00     | 160.02     | -159.98    | -99.98  | 320.00     |
| 4130-04-000 General Legal Expense               | 0.00       | 390.00     | 390.00    | 100.00  | 5,650.85   | 2,340.00   | -3,310.85  | -141.49 | 4,680.00   |
| 4131-00-000 Total Legal Expense                 | 128.00     | 416.67     | 288.67    | 69.28   | 5,970.85   | 2,500.02   | -3,470.83  | -138.83 | 5,000.00   |
| 4140-00-000 Staff Training                      | 229.00     | 83.33      | -145.67   | -174.81 | 820.00     | 499.98     | -320.02    | -64.01  | 1,000.00   |
| 4150-00-000 Travel                              | 550.70     | 83.33      | -467.37   | -560.87 | 1,214.16   | 499.98     | -714.18    | -142.84 | 1,000.00   |
| 4171-00-000 Auditing Fees                       | 0.00       | 104.17     | 104.17    | 100.00  | 0.00       | 625.02     | 625.02     | 100.00  | 1,250.00   |
| 4189-00-000 Total Other Admin Expenses          | 550.70     | 187.50     | -363.20   | -193.71 | 1,214.16   | 1,125.00   | -89.16     | -7.93   | 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       | 250.02     | 250.02     | 100.00  | 500.00     |
| 4190-02-000 Publications                        | 0.00       | 41.67      | 41.67     | 100.00  | 0.00       | 250.02     | 250.02     | 100.00  | 500.00     |
| 4190-03-000 Advertising                         | 0.00       | 41.67      | 41.67     | 100.00  | 0.00       | 250.02     | 250.02     | 100.00  | 500.00     |
| 4190-04-000 Office Supplies                     | 24.98      | 83.33      | 58.35     | 70.02   | 227.76     | 499.98     | 272.22     | 54.45   | 1,000.00   |
| 4190-06-000 Compliance                          | 0.00       | 141.67     | 141.67    | 100.00  | 1,200.00   | 850.02     | -349.98    | -41.17  | 1,700.00   |
| 4190-07-000 Telephone & Internet                | 220.70     | 233.33     | 12.63     | 5.41    | 1,773.91   | 1,399.98   | -373.93    | -26.71  | 2,800.00   |
| 4190-08-000 Postage                             | 0.00       | 166.67     | 166.67    | 100.00  | 236.69     | 1,000.02   | 763.33     | 76.33   | 2,000.00   |
| 4190-10-000 Copiers                             | 103.80     | 125.00     | 21.20     | 16.96   | 281.90     | 750.00     | 468.10     | 62.41   | 1,500.00   |
| 4190-12-000 Software                            | 45.01      | 666.67     | 621.66    | 93.25   | 628.05     | 4,000.02   | 3,371.97   | 84.30   | 8,000.00   |
| 4190-13-000 IT/Website Maintenance              | 164.61     | 208.33     | 43.72     | 20.99   | 667.91     | 1,249.98   | 582.07     | 46.57   | 2,500.00   |
| 4190-18-000 Small Office Equipment              | 0.00       | 83.33      | 83.33     | 100.00  | 0.00       | 499.98     | 499.98     | 100.00  | 1,000.00   |
| 4190-22-000 Other Misc Admin Expenses           | 0.00       | 250.00     | 250.00    | 100.00  | -392.71    | 1,500.00   | 1,892.71   | 126.18  | 3,000.00   |

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

January - June 2023

|  | PTD Actual | PTD Budget | Variance  | % Var     | YTD Actual | YTD Budget | Variance   | % Var     | Annual     |
|--|------------|------------|-----------|-----------|------------|------------|------------|-----------|------------|
| 4191-00-000 Total Miscellaneous Admin Expenses   | 559.10     | 2,083.34   | 1,524.24  | 73.16     | 4,623.51   | 12,500.04  | 7,876.53   | 63.01     | 25,000.00  |
| 4199-00-000 TOTAL ADMINISTRATIVE EXPENSES        | 11,551.92  | 9,979.17   | -1,572.75 | -15.76    | 49,805.29  | 59,875.02  | 10,069.73  | 16.82     | 119,750.00 |
| 4200-00-000 TENANT SERVICES                      |            |            |           |           |            |            |            |           |            |
| 4220-01-000 Other Tenant Svcs.                   | 1,739.15   | 83.33      | -1,655.82 | -1,987.06 | 6,205.67   | 499.98     | -5,705.69  | -1,141.18 | 1,000.00   |
| 4299-00-000 TOTAL TENANT SERVICES EXPENSES       | 1,739.15   | 83.33      | -1,655.82 | -1,987.06 | 6,205.67   | 499.98     | -5,705.69  | -1,141.18 | 1,000.00   |
| 4300-00-000 UTILITY EXPENSES                     |            |            |           |           |            |            |            |           |            |
| 4310-00-000 Water                                | 693.57     | 833.33     | 139.76    | 16.77     | 4,384.22   | 4,999.98   | 615.76     | 12.32     | 10,000.00  |
| 4320-00-000 Electricity                          | 4,075.85   | 5,416.67   | 1,340.82  | 24.75     | 40,355.03  | 32,500.02  | -7,855.01  | -24.17    | 65,000.00  |
| 4390-00-000 Sewer & Trash                        | 1,720.20   | 2,083.33   | 363.13    | 17.43     | 10,439.00  | 12,499.98  | 2,060.98   | 16.49     | 25,000.00  |
| 4399-00-000 TOTAL UTILITY EXPENSES               | 6,489.62   | 8,333.33   | 1,843.71  | 22.12     | 55,178.25  | 49,999.98  | -5,178.27  | -10.36    | 100,000.00 |
| 4400-00-000 MAINTENANCE AND OPERATIONAL EXPENSES |            |            |           |           |            |            |            |           |            |
| 4400-99-000 General Maint Expense                |            |            |           |           |            |            |            |           |            |
| 4410-00-000 Maintenance Salaries                 | 6,717.97   | 5,683.33   | -1,034.64 | -18.20    | 28,159.93  | 34,099.98  | 5,940.05   | 17.42     | 68,200.00  |
| 4410-05-000 Employee Benefit Contribution-Maint. | 1,260.98   | 1,630.00   | 369.02    | 22.64     | 6,250.94   | 9,780.00   | 3,529.06   | 36.08     | 19,560.00  |
| 4411-00-000 Maintenance Uniforms                 | 9.68       | 0.00       | -9.68     | N/A       | 9.68       | 0.00       | -9.68      | N/A       | 0.00       |
| 4419-00-000 Total General Maint Expense          | 7,988.63   | 7,313.33   | -675.30   | -9.23     | 34,420.55  | 43,879.98  | 9,459.43   | 21.56     | 87,760.00  |
| 4420-00-000 Materials                            |            |            |           |           |            |            |            |           |            |
| 4420-01-000 Supplies-Grounds                     | 0.00       | 25.00      | 25.00     | 100.00    | 0.00       | 150.00     | 150.00     | 100.00    | 300.00     |
| 4420-02-000 Supplies-Appliance                   | 73.49      | 33.33      | -40.16    | -120.49   | 137.29     | 199.98     | 62.69      | 31.35     | 400.00     |
| 4420-03-000 Supplies-Unit Turnover               | 0.00       | 250.00     | 250.00    | 100.00    | 2,274.98   | 1,500.00   | -774.98    | -51.67    | 3,000.00   |
| 4420-04-000 Supplies-Electrical                  | 486.54     | 83.33      | -403.21   | -483.87   | 4,968.20   | 499.98     | -4,468.22  | -893.68   | 1,000.00   |
| 4420-05-000 Supplies-Fuel & Parts                | 119.51     | 125.00     | 5.49      | 4.39      | 390.26     | 750.00     | 359.74     | 47.97     | 1,500.00   |
| 4420-06-000 Supplies-Janitorial/Cleaning         | 379.15     | 58.33      | -320.82   | -550.01   | 831.22     | 349.98     | -481.24    | -137.50   | 700.00     |
| 4420-07-000 Supplies-Maint/Repairs               | 374.51     | 583.33     | 208.82    | 35.80     | 4,257.79   | 3,499.98   | -757.81    | -21.65    | 7,000.00   |
| 4420-08-000 Supplies-Plumbing                    | 126.29     | 133.33     | 7.04      | 5.28      | 402.88     | 799.98     | 397.10     | 49.64     | 1,600.00   |
| 4420-09-000 Tools and Equipment                  | 0.00       | 166.67     | 166.67    | 100.00    | 34.47      | 1,000.02   | 965.55     | 96.55     | 2,000.00   |
| 4420-10-000 Maintenance Paper/Supplies           | 230.07     | 41.67      | -188.40   | -452.12   | 230.07     | 250.02     | 19.95      | 7.98      | 500.00     |
| 4429-00-000 Total Materials                      | 1,789.56   | 1,499.99   | -289.57   | -19.30    | 13,527.16  | 8,999.94   | -4,527.22  | -50.30    | 18,000.00  |
| 4430-00-000 Contract Costs                       |            |            |           |           |            |            |            |           |            |
| 4430-03-000 Contract-Trash Collection            | 193.46     | 225.00     | 31.54     | 14.02     | 1,180.17   | 1,350.00   | 169.83     | 12.58     | 2,700.00   |
| 4430-04-000 Contract-Snow Removal                | 0.00       | 250.00     | 250.00    | 100.00    | 62.50      | 1,500.00   | 1,437.50   | 95.83     | 3,000.00   |
| 4430-05-000 Contract-Unit Turnover               | 0.00       | 1,833.33   | 1,833.33  | 100.00    | 0.00       | 10,999.98  | 10,999.98  | 100.00    | 22,000.00  |
| 4430-06-000 Contract-Electrical                  | 518.17     | 166.67     | -351.50   | -210.90   | 1,791.26   | 1,000.02   | -791.24    | -79.12    | 2,000.00   |
| 4430-07-000 Contract-Pest Control                | 97.38      | 500.00     | 402.62    | 80.52     | 6,852.83   | 3,000.00   | -3,852.83  | -128.43   | 6,000.00   |
| 4430-08-000 Contract-Floor Covering              | 0.00       | 416.67     | 416.67    | 100.00    | 0.00       | 2,500.02   | 2,500.02   | 100.00    | 5,000.00   |
| 4430-09-000 Contract-Grounds                     | 0.00       | 50.00      | 50.00     | 100.00    | 0.00       | 300.00     | 300.00     | 100.00    | 600.00     |
| 4430-10-000 Contract-Janitorial/Cleaning         | 209.68     | 125.00     | -84.68    | -67.74    | 771.30     | 750.00     | -21.30     | -2.84     | 1,500.00   |
| 4430-12-000 Contract-Inspections                 | 525.00     | 416.67     | -108.33   | -26.00    | 2,625.00   | 2,500.02   | -124.98    | -5.00     | 5,000.00   |
| 4430-13-000 Contract-HVAC                        | 0.00       | 600.00     | 600.00    | 100.00    | 3,562.50   | 3,600.00   | 37.50      | 1.04      | 7,200.00   |
| 4430-15-000 Contract-Video Surveillance          | 0.00       | 83.33      | 83.33     | 100.00    | 0.00       | 499.98     | 499.98     | 100.00    | 1,000.00   |
| 4430-17-000 Contract-Elevator Maintenance        | 0.00       | 600.00     | 600.00    | 100.00    | 7,615.04   | 3,600.00   | -4,015.04  | -111.53   | 7,200.00   |
| 4430-18-000 Contract-Alarm Monitoring            | 15.00      | 50.00      | 35.00     | 70.00     | 370.50     | 300.00     | -70.50     | -23.50    | 600.00     |
| 4430-19-000 Contract-Sprinkler Monitoring        | 0.00       | 100.00     | 100.00    | 100.00    | 1,152.38   | 600.00     | -552.38    | -92.06    | 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       |

| LINEWEAVER ANNEX APARTMENTS   |  |            |            |          |        |            |            |            |        |            |
|---|--|------------|------------|----------|--------|------------|------------|------------|--------|------------|
| Statement of Revenues, Expenditures, and Changes in Fund Net Position |  |            |            |          |        |            |            |            |        |            |
| January - June 2023   |  |            |            |          |        |            |            |            |        |            |
|   |  | PTD Actual | PTD Budget | Variance | % Var  | YTD Actual | YTD Budget | Variance   | % Var  | Annual     |
| 4430-99-000   | Contract Costs-Other                       | 0.00       | 0.00       | 0.00     | N/A    | 667.52     | 0.00       | -667.52    | N/A    | 0.00       |
| 4439-00-000   | Total Contract Costs                       | 1,558.69   | 5,416.67   | 3,857.98 | 71.22  | 46,334.64  | 32,500.02  | -13,834.62 | -42.57 | 65,000.00  |
| 4499-00-000   | TOTAL MAINTENANCE AND OPERATIONAL EXPENSES | 11,336.88  | 14,229.99  | 2,893.11 | 20.33  | 94,282.35  | 85,379.94  | -8,902.41  | -10.43 | 170,760.00 |
| 4500-00-000   | GENERAL EXPENSES                           |            |            |          |        |            |            |            |        |            |
| 4510-00-000   | Insurance-Other                            | 186.84     | 166.67     | -20.17   | -12.10 | 967.84     | 1,000.02   | 32.18      | 3.22   | 2,000.00   |
| 4510-10-000   | Property Insurance                         | 257.64     | 333.33     | 75.69    | 22.71  | 1,545.83   | 1,999.98   | 454.15     | 22.71  | 4,000.00   |
| 4510-20-000   | Liability Insurance                        | 113.42     | 166.67     | 53.25    | 31.95  | 855.47     | 1,000.02   | 144.55     | 14.45  | 2,000.00   |
| 4510-30-000   | Workmen's Compensation                     | 160.47     | 166.67     | 6.20     | 3.72   | 1,087.82   | 1,000.02   | -87.80     | -8.78  | 2,000.00   |
| 4570-00-000   | Bad Debt-Tenant Rents                      | 0.00       | 416.67     | 416.67   | 100.00 | 0.00       | 2,500.02   | 2,500.02   | 100.00 | 5,000.00   |
| 4599-00-000   | TOTAL GENERAL EXPENSES                     | 718.37     | 1,250.01   | 531.64   | 42.53  | 4,456.96   | 7,500.06   | 3,043.10   | 40.57  | 15,000.00  |
| 4800-00-000   | FINANCING EXPENSE                          |            |            |          |        |            |            |            |        |            |
| 4851-00-000   | Interest Expense-Loan 1                    | 3,330.70   | 2,847.08   | -483.62  | -16.99 | 17,524.08  | 17,082.48  | -441.60    | -2.59  | 34,165.00  |
| 4899-00-000   | TOTAL FINANCING EXPENSES                   | 3,330.70   | 2,847.08   | -483.62  | -16.99 | 17,524.08  | 17,082.48  | -441.60    | -2.59  | 34,165.00  |
| 8000-00-000   | TOTAL EXPENSES                             | 35,166.64  | 36,722.91  | 1,556.27 | 4.24   | 227,452.60 | 220,337.46 | -7,115.14  | -3.23  | 440,675.00 |
| 9000-00-000   | NET INCOME                                 | 5,918.06   | 6,186.68   | -268.62  | -4.34  | 17,869.25  | 37,120.08  | -19,250.83 | -51.86 | 74,240.00  |

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

January - June 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                | 9,322.42   | 4,949.25   | 4,373.17  | 88.36     | 42,016.48  | 29,695.50  | 12,320.98  | 41.49   | 59,391.00  |
| 3410-53-100 | CHERP-HMIS Grant                                 | 4,185.54   | 2,482.17   | 1,703.37  | 68.62     | 33,837.45  | 14,893.02  | 18,944.43  | 127.20  | 29,786.00  |
| 3410-60-200 | Homelessness Assistance Grant (HMIS/SNAP)        | 6,202.85   | 7,006.00   | -803.15   | -11.46    | 48,584.50  | 42,036.00  | 6,548.50   | 15.58   | 84,072.00  |
| 3410-61-200 | COC Planning Grant                               | 0.00       | 1,892.83   | -1,892.83 | -100.00   | 0.00       | 11,356.98  | -11,356.98 | -100.00 | 22,714.00  |
| 3499-00-000 | TOTAL GRANT INCOME                               | 19,710.81  | 16,330.25  | 3,380.56  | 20.70     | 124,438.43 | 97,981.50  | 26,456.93  | 27.00   | 195,963.00 |
| 3999-00-000 | TOTAL INCOME                                     | 19,710.81  | 16,330.25  | 3,380.56  | 20.70     | 124,438.43 | 97,981.50  | 26,456.93  | 27.00   | 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)   | 0.00       | 3,532.58   | 3,532.58  | 100.00    | 19,107.49  | 21,195.48  | 2,087.99   | 9.85    | 42,391.00  |
| 4110-50-101 | Adm Benefits-VA Homelessness Solutions Program   | 0.00       | 1,250.00   | 1,250.00  | 100.00    | 4,440.01   | 7,500.00   | 3,059.99   | 40.80   | 15,000.00  |
| 4110-53-100 | Salary-CHERP HMIS                                | 2,461.79   | 2,482.17   | 20.38     | 0.82      | 10,361.39  | 14,893.02  | 4,531.63   | 30.43   | 29,786.00  |
| 4110-54-100 | Adm Benefits-CHERP-HMIS                          | 0.00       | 0.00       | 0.00      | N/A       | 599.40     | 0.00       | -599.40    | N/A     | 0.00       |
| 4110-60-200 | Salary-Homelessness Assistance Grant(HMIS)       | 5,331.40   | 5,000.00   | -331.40   | -6.63     | 28,629.04  | 30,000.00  | 1,370.96   | 4.57    | 60,000.00  |
| 4110-60-201 | Adm Benefits-Homelessness Assistance Grant(HMIS) | 1,627.56   | 1,000.00   | -627.56   | -62.76    | 8,445.07   | 6,000.00   | -2,445.07  | -40.75  | 12,000.00  |
| 4110-61-200 | Salary-COC Planning Grant                        | 0.00       | 1,392.83   | 1,392.83  | 100.00    | 0.00       | 8,356.98   | 8,356.98   | 100.00  | 16,714.00  |
| 4110-61-201 | Adm Benefits-COC Planning                        | 0.00       | 500.00     | 500.00    | 100.00    | 0.00       | 3,000.00   | 3,000.00   | 100.00  | 6,000.00   |
| 4110-99-000 | Total Administrative Salaries                    | 9,420.75   | 15,157.58  | 5,736.83  | 37.85     | 71,582.40  | 90,945.48  | 19,363.08  | 21.29   | 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)          | 3,000.00   | 166.67     | -2,833.33 | -1,699.96 | 3,000.00   | 1,000.02   | -1,999.98  | -199.99 | 2,000.00   |
| 4190-53-100 | CHERP-HMIS-Fees, Licenses, etc                   | 0.00       | 0.00       | 0.00      | N/A       | 17,566.12  | 0.00       | -17,566.12 | N/A     | 0.00       |
| 4190-60-200 | Homelessness Assistance Grant (HMIS/SNAP)        | 172.36     | 1,006.00   | 833.64    | 82.87     | 4,965.43   | 6,036.00   | 1,070.57   | 17.74   | 12,072.00  |
| 4191-00-000 | Total Miscellaneous Admin Expenses               | 3,172.36   | 1,172.67   | -1,999.69 | -170.52   | 25,531.55  | 7,036.02   | -18,495.53 | -262.87 | 14,072.00  |
| 4199-00-000 | TOTAL ADMINISTRATIVE EXPENSES                    | 12,593.11  | 16,330.25  | 3,737.14  | 22.88     | 102,424.25 | 97,981.50  | -4,442.75  | -4.53   | 195,963.00 |
| 8000-00-000 | TOTAL EXPENSES                                   | 12,593.11  | 16,330.25  | 3,737.14  | 22.88     | 102,424.25 | 97,981.50  | -4,442.75  | -4.53   | 195,963.00 |
| 9000-00-000 | NET INCOME                                       | 7,117.70   | 0.00       | 7,117.70  | N/A       | 22,014.18  | 0.00       | 22,014.18  | N/A     | 0.00       |

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

January - June 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                | 480,896.00 | 476,273.58 | 4,622.42  | 0.97      | 2,940,263.00 | 2,857,641.48 | 82,621.52  | 2.89    | 5,715,283.00 |
| 3410-02-000 Section 8 Admin. Fee Income         | 49,323.00  | 51,734.75  | -2,411.75 | -4.66     | 705,601.00   | 310,408.50   | 395,192.50 | 127.31  | 620,817.00   |
| 3410-03-000 Section 8 FSS Grant Income          | 23,592.91  | 5,250.00   | 18,342.91 | 349.39    | 36,454.04    | 31,500.00    | 4,954.04   | 15.73   | 63,000.00    |
| 3499-00-000 TOTAL GRANT INCOME                  | 553,811.91 | 533,258.33 | 20,553.58 | 3.85      | 3,682,318.04 | 3,199,549.98 | 482,768.06 | 15.09   | 6,399,100.00 |
| 3600-00-000 OTHER INCOME                        |            |            |           |           |              |              |            |         |              |
| 3611-00-000 Investment Income - Restricted      | 0.00       | 0.00       | 0.00      | N/A       | 434.67       | 0.00         | 434.67     | N/A     | 0.00         |
| 3640-00-000 Fraud Recovery-HAP                  | -451.24    | 583.33     | -1,034.57 | -177.36   | 2,934.25     | 3,499.98     | -565.73    | -16.16  | 7,000.00     |
| 3640-01-000 Fraud Recovery-ADM                  | 0.00       | 583.33     | -583.33   | -100.00   | 3,990.02     | 3,499.98     | 490.04     | 14.00   | 7,000.00     |
| 3650-00-000 Miscellaneous Other Income          | 70.96      | 666.67     | -595.71   | -89.36    | 70.96        | 4,000.02     | -3,929.06  | -98.23  | 8,000.00     |
| 3651-00-000 Misc Income-FSS Forfeitures         | 0.00       | 0.00       | 0.00      | N/A       | 403.66       | 0.00         | 403.66     | N/A     | 0.00         |
| 3699-00-000 TOTAL OTHER INCOME                  | -380.28    | 1,833.33   | -2,213.61 | -120.74   | 7,833.56     | 10,999.98    | -3,166.42  | -28.79  | 22,000.00    |
| 3999-00-000 TOTAL INCOME                        | 553,431.63 | 535,091.66 | 18,339.97 | 3.43      | 3,690,151.60 | 3,210,549.96 | 479,601.64 | 14.94   | 6,421,100.00 |
| 4000-00-000 EXPENSES                            |            |            |           |           |              |              |            |         |              |
| 4100-00-000 ADMINISTRATIVE EXPENSES             |            |            |           |           |              |              |            |         |              |
| 4100-99-000 Administrative Salaries             |            |            |           |           |              |              |            |         |              |
| 4110-00-000 Administrative Salaries             | 51,667.16  | 35,605.25  | 16,061.91 | -45.11    | 203,254.40   | 213,631.50   | 10,377.10  | 4.86    | 427,263.00   |
| 4110-04-000 Employee Benefit Contribution-Admin | 11,298.35  | 10,723.58  | 574.77    | -5.36     | 51,748.80    | 64,341.48    | 12,592.68  | 19.57   | 128,683.00   |
| 4110-20-400 Administrative Salaries-FSS         | 5,588.73   | 3,918.75   | 1,669.98  | -42.62    | 24,217.83    | 23,512.50    | 705.33     | -3.00   | 47,025.00    |
| 4110-21-400 Employee Benefits Contribution-FSS  | 1,135.41   | 1,331.25   | 195.84    | 14.71     | 6,099.22     | 7,987.50     | 1,888.28   | 23.64   | 15,975.00    |
| 4110-99-000 Total Administrative Salaries       | 69,689.65  | 51,578.83  | 18,110.82 | -35.11    | 285,320.25   | 309,472.98   | 24,152.73  | 7.80    | 618,946.00   |
| 4130-00-000 Legal Expense                       |            |            |           |           |              |              |            |         |              |
| 4130-02-000 Criminal Background Checks          | 332.40     | 250.00     | 82.40     | -32.96    | 1,135.70     | 1,500.00     | 364.30     | 24.29   | 3,000.00     |
| 4130-04-000 General Legal Expense               | 0.00       | 166.67     | 166.67    | 100.00    | 516.59       | 1,000.02     | 483.43     | 48.34   | 2,000.00     |
| 4131-00-000 Total Legal Expense                 | 332.40     | 416.67     | 84.27     | 20.22     | 1,652.29     | 2,500.02     | 847.73     | 33.91   | 5,000.00     |
| 4140-00-000 Staff Training                      | 732.99     | 666.67     | 66.32     | -9.95     | 5,655.99     | 4,000.02     | 1,655.97   | -41.40  | 8,000.00     |
| 4150-00-000 Travel                              | 2,583.90   | 416.67     | 2,167.23  | -520.13   | 7,078.42     | 2,500.02     | 4,578.40   | -183.13 | 5,000.00     |
| 4171-00-000 Auditing Fees                       | 0.00       | 753.33     | 753.33    | 100.00    | 0.00         | 4,519.98     | 4,519.98   | 100.00  | 9,040.00     |
| 4172-00-000 Part Out Admin Fee Paid             | 0.00       | 166.67     | 166.67    | 100.00    | 185.56       | 1,000.02     | 814.46     | 81.44   | 2,000.00     |
| 4189-00-000 Total Other Admin Expenses          | 2,583.90   | 1,336.67   | 1,247.23  | -93.31    | 7,263.98     | 8,020.02     | 756.04     | 9.43    | 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         | 750.00       | 750.00     | 100.00  | 1,500.00     |
| 4190-03-000 Advertising                         | 0.00       | 416.67     | 416.67    | 100.00    | 0.00         | 2,500.02     | 2,500.02   | 100.00  | 5,000.00     |
| 4190-04-000 Office Supplies                     | 420.86     | 208.33     | 212.53    | -102.02   | 1,272.78     | 1,249.98     | 22.80      | -1.82   | 2,500.00     |
| 4190-05-000 Fuel-Administrative                 | 170.73     | 150.00     | 20.73     | -13.82    | 557.50       | 900.00       | 342.50     | 38.06   | 1,800.00     |
| 4190-06-000 Compliance                          | 11,037.64  | 833.33     | 10,204.31 | -1,224.52 | 15,612.28    | 4,999.98     | 10,612.30  | -212.25 | 10,000.00    |
| 4190-07-000 Telephone & Internet                | 740.13     | 375.00     | 365.13    | -97.37    | 3,962.08     | 2,250.00     | 1,712.08   | -76.09  | 4,500.00     |
| 4190-08-000 Postage                             | 0.00       | 150.00     | 150.00    | 100.00    | 2,950.77     | 900.00       | 2,050.77   | -227.86 | 1,800.00     |
| 4190-10-000 Copiers                             | 385.57     | 166.67     | 218.90    | -131.34   | 1,099.45     | 1,000.02     | 99.43      | -9.94   | 2,000.00     |



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

January - June 2023

|  | PTD Actual | PTD Budget | Variance   | % Var     | YTD Actual   | YTD Budget   | Variance   | % Var    | Annual       |
|--|------------|------------|------------|-----------|--------------|--------------|------------|----------|--------------|
| 4190-12-000 Software                           | 5,147.84   | 583.33     | -4,564.51  | -782.49   | 19,570.55    | 3,499.98     | -16,070.57 | -459.16  | 7,000.00     |
| 4190-13-000 IT/Website Maintenance             | 1,004.91   | 533.33     | -471.58    | -88.42    | 2,594.64     | 3,199.98     | 605.34     | 18.92    | 6,400.00     |
| 4190-17-000 Landlord Incentives                | 0.00       | 1,250.00   | 1,250.00   | 100.00    | 0.00         | 7,500.00     | 7,500.00   | 100.00   | 15,000.00    |
| 4190-18-000 Small Office Equipment             | 0.00       | 208.33     | 208.33     | 100.00    | 1,075.00     | 1,249.98     | 174.98     | 14.00    | 2,500.00     |
| 4190-22-000 Other Misc Admin Expenses          | 3,366.44   | 416.67     | -2,949.77  | -707.94   | 1,106.04     | 2,500.02     | 1,393.98   | 55.76    | 5,000.00     |
| 4191-00-000 Total Miscellaneous Admin Expenses | 22,274.12  | 5,416.66   | -16,857.46 | -311.21   | 49,801.09    | 32,499.96    | -17,301.13 | -53.23   | 65,000.00    |
| 4199-00-000 TOTAL ADMINISTRATIVE EXPENSES      | 95,613.06  | 59,415.50  | -36,197.56 | -60.92    | 349,693.60   | 356,493.00   | 6,799.40   | 1.91     | 712,986.00   |
| 4200-00-000 TENANT SERVICES                    |            |            |            |           |              |              |            |          |              |
| 4220-00-000 Tenant Services-FSS Forfeitures    | 600.00     | 0.00       | -600.00    | N/A       | 600.00       | 0.00         | -600.00    | N/A      | 0.00         |
| 4220-01-000 Other Tenant Svcs.                 | 5,875.00   | 0.00       | -5,875.00  | N/A       | 12,875.00    | 0.00         | -12,875.00 | N/A      | 0.00         |
| 4299-00-000 TOTAL TENANT SERVICES EXPENSES     | 6,475.00   | 0.00       | -6,475.00  | N/A       | 13,475.00    | 0.00         | -13,475.00 | N/A      | 0.00         |
| 4300-00-000 UTILITY EXPENSES                   |            |            |            |           |              |              |            |          |              |
| 4320-00-000 Electricity                        | 244.32     | 333.33     | 89.01      | 26.70     | 2,193.52     | 1,999.98     | -193.54    | -9.58    | 4,000.00     |
| 4330-00-000 Gas                                | 59.24      | 166.67     | 107.43     | 64.46     | 1,583.29     | 1,000.02     | -583.27    | -58.33   | 2,000.00     |
| 4399-00-000 TOTAL UTILITY EXPENSES             | 303.56     | 500.00     | 196.44     | 39.29     | 3,776.81     | 3,000.00     | -776.81    | -25.89   | 6,000.00     |
| 4500-00-000 GENERAL EXPENSES                   |            |            |            |           |              |              |            |          |              |
| 4510-00-000 Insurance-Other                    | 147.86     | 150.00     | 2.14       | 1.43      | 887.16       | 900.00       | 12.84      | 1.43     | 1,800.00     |
| 4510-10-000 Property Insurance                 | 39.13      | 25.00      | -14.13     | -56.52    | 234.78       | 150.00       | -84.78     | -56.52   | 300.00       |
| 4510-20-000 Liability Insurance                | 20.82      | 16.67      | -4.15      | -24.90    | 124.92       | 100.02       | -24.90     | -24.90   | 200.00       |
| 4510-30-000 Workmen's Compensation             | 493.18     | 575.00     | 81.82      | 14.23     | 2,959.23     | 3,450.00     | 490.77     | 14.23    | 6,900.00     |
| 4599-00-000 TOTAL GENERAL EXPENSES             | 700.99     | 766.67     | 65.68      | 8.57      | 4,206.09     | 4,600.02     | 393.93     | 8.56     | 9,200.00     |
| 4700-00-000 HOUSING ASSISTANCE PAYMENTS        |            |            |            |           |              |              |            |          |              |
| 4715-00-000 Housing Assistance Payments        | 496,113.00 | 477,523.58 | -18,589.42 | -3.89     | 2,892,805.00 | 2,865,141.48 | -27,663.52 | -0.97    | 5,730,283.00 |
| 4715-01-000 Tenant Utility Payments-Voucher    | 6,352.00   | 0.00       | -6,352.00  | N/A       | 39,578.00    | 0.00         | -39,578.00 | 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                | -0.01      | 0.00       | 0.01       | N/A       | 15,283.99    | 0.00         | -15,283.99 | N/A      | 0.00         |
| 4799-00-000 TOTAL HOUSING ASSISTANCE PAYMENTS  | 502,464.99 | 477,523.58 | -24,941.41 | -5.22     | 2,956,909.99 | 2,865,141.48 | -91,759.51 | -3.20    | 5,730,283.00 |
| 8000-00-000 TOTAL EXPENSES                     | 605,557.60 | 538,205.75 | -67,351.85 | -12.51    | 3,328,052.49 | 3,229,234.50 | -98,817.99 | -3.06    | 6,458,469.00 |
| 9000-00-000 NET INCOME                         | -52,125.97 | -3,114.09  | -49,011.88 | -1,573.87 | 362,099.11   | -18,684.54   | 380,783.65 | 2,037.96 | -37,369.00   |

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

January - June 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                         | 14,692.00  | 15,568.33  | -876.33   | -5.63   | 82,344.80  | 93,409.98  | -11,065.18 | -11.85  | 186,820.00 |
| 3112-00-000 | 50059 HAP Subsidy                   | 21,277.00  | 23,588.42  | -2,311.42 | -9.80   | 123,102.00 | 141,530.52 | -18,428.52 | -13.02  | 283,061.00 |
| 3119-00-000 | Total Rental Income                 | 35,969.00  | 39,156.75  | -3,187.75 | -8.14   | 205,446.80 | 234,940.50 | -29,493.70 | -12.55  | 469,881.00 |
| 3120-00-000 | Other Tenant Income                 |            |            |           |         |            |            |            |         |            |
| 3120-01-000 | Laundry and Vending                 | 497.68     | 400.00     | 97.68     | 24.42   | 2,062.22   | 2,400.00   | -337.78    | -14.07  | 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                             | 135.00     | 400.00     | -265.00   | -66.25  | 3,503.89   | 2,400.00   | 1,103.89   | 46.00   | 4,800.00   |
| 3120-04-000 | Late Charges                        | 86.00      | 41.67      | 44.33     | 106.38  | 299.00     | 250.02     | 48.98      | 19.59   | 500.00     |
| 3120-05-000 | Legal Fees - Tenant                 | 25.00      | 50.00      | -25.00    | -50.00  | 116.73     | 300.00     | -183.27    | -61.09  | 600.00     |
| 3120-08-000 | Workorders/Maint Charges            | 0.00       | 508.33     | -508.33   | -100.00 | 2,956.06   | 3,049.98   | -93.92     | -3.08   | 6,100.00   |
| 3129-00-000 | Total Other Tenant Income           | 743.68     | 1,400.00   | -656.32   | -46.88  | 9,246.90   | 8,400.00   | 846.90     | 10.08   | 16,800.00  |
| 3199-00-000 | TOTAL TENANT INCOME                 | 36,712.68  | 40,556.75  | -3,844.07 | -9.48   | 214,693.70 | 243,340.50 | -28,646.80 | -11.77  | 486,681.00 |
| 3400-00-000 | GRANT INCOME                        |            |            |           |         |            |            |            |         |            |
| 3410-20-300 | Service Coordinator Grant (SC)      | 8,552.39   | 5,713.00   | 2,839.39  | 49.70   | 22,984.77  | 34,278.00  | -11,293.23 | -32.95  | 68,556.00  |
| 3499-00-000 | TOTAL GRANT INCOME                  | 8,552.39   | 5,713.00   | 2,839.39  | 49.70   | 22,984.77  | 34,278.00  | -11,293.23 | -32.95  | 68,556.00  |
| 3999-00-000 | TOTAL INCOME                        | 45,265.07  | 46,269.75  | -1,004.68 | -2.17   | 237,678.47 | 277,618.50 | -39,940.03 | -14.39  | 555,237.00 |
| 4000-00-000 | EXPENSES                            |            |            |           |         |            |            |            |         |            |
| 4100-00-000 | ADMINISTRATIVE EXPENSES             |            |            |           |         |            |            |            |         |            |
| 4100-99-000 | Administrative Salaries             |            |            |           |         |            |            |            |         |            |
| 4110-00-000 | Administrative Salaries             | 5,135.81   | 3,137.50   | -1,998.31 | -63.69  | 18,583.05  | 18,825.00  | 241.95     | 1.29    | 37,650.00  |
| 4110-04-000 | Employee Benefit Contribution-Admin | 1,189.64   | 1,450.00   | 260.36    | 17.96   | 5,477.18   | 8,700.00   | 3,222.82   | 37.04   | 17,400.00  |
| 4110-99-000 | Total Administrative Salaries       | 6,325.45   | 4,587.50   | -1,737.95 | -37.88  | 24,060.23  | 27,525.00  | 3,464.77   | 12.59   | 55,050.00  |
| 4130-00-000 | Legal Expense                       |            |            |           |         |            |            |            |         |            |
| 4130-01-000 | Unlawful Detainers                  | 64.00      | 83.33      | 19.33     | 23.20   | 89.00      | 499.98     | 410.98     | 82.20   | 1,000.00   |
| 4130-02-000 | Criminal Background Checks          | 0.00       | 16.67      | 16.67     | 100.00  | 124.65     | 100.02     | -24.63     | -24.63  | 200.00     |
| 4130-04-000 | General Legal Expense               | 377.70     | 316.67     | -61.03    | -19.27  | 7,566.45   | 1,900.02   | -5,666.43  | -298.23 | 3,800.00   |
| 4131-00-000 | Total Legal Expense                 | 441.70     | 416.67     | -25.03    | -6.01   | 7,780.10   | 2,500.02   | -5,280.08  | -211.20 | 5,000.00   |
| 4140-00-000 | Staff Training                      | 0.00       | 83.33      | 83.33     | 100.00  | 870.50     | 499.98     | -370.52    | -74.11  | 1,000.00   |
| 4150-00-000 | Travel                              | 848.95     | 83.33      | -765.62   | -918.78 | 848.95     | 499.98     | -348.97    | -69.80  | 1,000.00   |
| 4171-00-000 | Auditing Fees                       | 0.00       | 145.83     | 145.83    | 100.00  | 0.00       | 874.98     | 874.98     | 100.00  | 1,750.00   |
| 4189-00-000 | Total Other Admin Expenses          | 848.95     | 229.16     | -619.79   | -270.46 | 848.95     | 1,374.96   | 526.01     | 38.26   | 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       | 250.02     | 250.02     | 100.00  | 500.00     |
| 4190-02-000 | Publications                        | 0.00       | 20.83      | 20.83     | 100.00  | 0.00       | 124.98     | 124.98     | 100.00  | 250.00     |
| 4190-03-000 | Advertising                         | 0.00       | 20.83      | 20.83     | 100.00  | 0.00       | 124.98     | 124.98     | 100.00  | 250.00     |
| 4190-04-000 | Office Supplies                     | 18.95      | 83.33      | 64.38     | 77.26   | 243.84     | 499.98     | 256.14     | 51.23   | 1,000.00   |
| 4190-07-000 | Telephone & Internet                | 304.87     | 291.67     | -13.20    | -4.53   | 2,122.96   | 1,750.02   | -372.94    | -21.31  | 3,500.00   |

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

January - June 2023

|             |                                      | PTD Actual | PTD Budget | Variance  | % Var      | YTD Actual | YTD Budget | Variance   | % Var     | Annual     |
|-------------|--------------------------------------|------------|------------|-----------|------------|------------|------------|------------|-----------|------------|
| 4190-08-000 | Postage                              | 0.00       | 83.33      | 83.33     | 100.00     | 157.79     | 499.98     | 342.19     | 68.44     | 1,000.00   |
| 4190-10-000 | Copiers                              | 98.07      | 83.33      | -14.74    | -17.69     | 241.80     | 499.98     | 258.18     | 51.64     | 1,000.00   |
| 4190-12-000 | Software                             | 37.62      | 458.33     | 420.71    | 91.79      | 748.57     | 2,749.98   | 2,001.41   | 72.78     | 5,500.00   |
| 4190-13-000 | IT/Website Maintenance               | 109.74     | 125.00     | 15.26     | 12.21      | 445.28     | 750.00     | 304.72     | 40.63     | 1,500.00   |
| 4190-18-000 | Small Office Equipment               | 0.00       | 25.00      | 25.00     | 100.00     | 0.00       | 150.00     | 150.00     | 100.00    | 300.00     |
| 4190-22-000 | Other Misc Admin Expenses            | -306.00    | 16.67      | 322.67    | 1,935.63   | -714.61    | 100.02     | 814.63     | 814.47    | 200.00     |
| 4191-00-000 | Total Miscellaneous Admin Expenses   | 263.25     | 1,249.99   | 986.74    | 78.94      | 3,245.63   | 7,499.94   | 4,254.31   | 56.72     | 15,000.00  |
| 4199-00-000 | TOTAL ADMINISTRATIVE EXPENSES        | 7,879.35   | 6,566.65   | -1,312.70 | -19.99     | 36,805.41  | 39,399.90  | 2,594.49   | 6.58      | 78,800.00  |
| 4200-00-000 | TENANT SERVICES                      |            |            |           |            |            |            |            |           |            |
| 4210-20-300 | Tenant Services-Salaries             | 7,380.33   | 4,058.33   | -3,322.00 | -81.86     | 18,646.15  | 24,349.98  | 5,703.83   | 23.42     | 48,700.00  |
| 4211-20-300 | Tenant Services-Benefits             | 1,974.66   | 1,145.92   | -828.74   | -72.32     | 5,009.47   | 6,875.52   | 1,866.05   | 27.14     | 13,751.00  |
| 4220-01-000 | Other Tenant Svcs.                   | 1,739.16   | 83.33      | -1,655.83 | -1,987.08  | 6,205.68   | 499.98     | -5,705.70  | -1,141.19 | 1,000.00   |
| 4240-20-300 | Tenant Services-Other Direct Costs   | 1,344.53   | 333.33     | -1,011.20 | -303.36    | 2,257.21   | 1,999.98   | -257.23    | -12.86    | 4,000.00   |
| 4241-20-300 | Tenant Services-Training             | 240.00     | 83.33      | -156.67   | -188.01    | 470.00     | 499.98     | 29.98      | 6.00      | 1,000.00   |
| 4242-20-300 | Tenant Services-Supplies & Materials | 18.94      | 8.75       | -10.19    | -116.46    | 95.85      | 52.50      | -43.35     | -82.57    | 105.00     |
| 4243-20-300 | Tenant Services-Travel               | 0.00       | 83.33      | 83.33     | 100.00     | 0.00       | 499.98     | 499.98     | 100.00    | 1,000.00   |
| 4299-00-000 | TOTAL TENANT SERVICES EXPENSES       | 12,697.62  | 5,796.32   | -6,901.30 | -119.06    | 32,684.36  | 34,777.92  | 2,093.56   | 6.02      | 69,556.00  |
| 4300-00-000 | UTILITY EXPENSES                     |            |            |           |            |            |            |            |           |            |
| 4310-00-000 | Water                                | 716.31     | 666.67     | -49.64    | -7.45      | 4,393.86   | 4,000.02   | -393.84    | -9.85     | 8,000.00   |
| 4320-00-000 | Electricity                          | 4,488.48   | 5,833.33   | 1,344.85  | 23.05      | 47,354.80  | 34,999.98  | -12,354.82 | -35.30    | 70,000.00  |
| 4390-00-000 | Sewer & Trash                        | 1,777.54   | 2,083.33   | 305.79    | 14.68      | 10,665.24  | 12,499.98  | 1,834.74   | 14.68     | 25,000.00  |
| 4399-00-000 | TOTAL UTILITY EXPENSES               | 6,982.33   | 8,583.33   | 1,601.00  | 18.65      | 62,413.90  | 51,499.98  | -10,913.92 | -21.19    | 103,000.00 |
| 4400-00-000 | MAINTENANCE AND OPERATIONAL EXPENSES |            |            |           |            |            |            |            |           |            |
| 4400-99-000 | General Maint Expense                |            |            |           |            |            |            |            |           |            |
| 4410-00-000 | Maintenance Salaries                 | 6,764.70   | 5,683.00   | -1,081.70 | -19.03     | 27,310.50  | 34,098.00  | 6,787.50   | 19.91     | 68,196.00  |
| 4410-05-000 | Employee Benefit Contribution-Maint. | 1,254.32   | 1,705.00   | 450.68    | 26.43      | 6,189.50   | 10,230.00  | 4,040.50   | 39.50     | 20,460.00  |
| 4411-00-000 | Maintenance Uniforms                 | 9.68       | 0.00       | -9.68     | N/A        | 9.68       | 0.00       | -9.68      | N/A       | 0.00       |
| 4419-00-000 | Total General Maint Expense          | 8,028.70   | 7,388.00   | -640.70   | -8.67      | 33,509.68  | 44,328.00  | 10,818.32  | 24.41     | 88,656.00  |
| 4420-00-000 | Materials                            |            |            |           |            |            |            |            |           |            |
| 4420-01-000 | Supplies-Grounds                     | 0.00       | 41.67      | 41.67     | 100.00     | 0.00       | 250.02     | 250.02     | 100.00    | 500.00     |
| 4420-02-000 | Supplies-Appliance                   | 21.00      | 25.00      | 4.00      | 16.00      | 160.92     | 150.00     | -10.92     | -7.28     | 300.00     |
| 4420-03-000 | Supplies-Unit Turnover               | 0.00       | 333.33     | 333.33    | 100.00     | 1,628.84   | 1,999.98   | 371.14     | 18.56     | 4,000.00   |
| 4420-04-000 | Supplies-Electrical                  | 469.36     | 50.00      | -419.36   | -838.72    | 1,778.12   | 300.00     | -1,478.12  | -492.71   | 600.00     |
| 4420-05-000 | Supplies-Fuel & Parts                | 110.97     | 125.00     | 14.03     | 11.22      | 362.37     | 750.00     | 387.63     | 51.68     | 1,500.00   |
| 4420-06-000 | Supplies-Janitorial/Cleaning         | 278.94     | 62.50      | -216.44   | -346.30    | 669.47     | 375.00     | -294.47    | -78.53    | 750.00     |
| 4420-07-000 | Supplies-Maint/Repairs               | 804.65     | 350.00     | -454.65   | -129.90    | 6,781.44   | 2,100.00   | -4,681.44  | -222.93   | 4,200.00   |
| 4420-08-000 | Supplies-Plumbing                    | 33.84      | 166.67     | 132.83    | 79.70      | 350.49     | 1,000.02   | 649.53     | 64.95     | 2,000.00   |
| 4420-09-000 | Tools and Equipment                  | 0.00       | 83.33      | 83.33     | 100.00     | 71.87      | 499.98     | 428.11     | 85.63     | 1,000.00   |
| 4420-10-000 | Maintenance Paper/Supplies           | 128.33     | 12.50      | -115.83   | -926.64    | 128.33     | 75.00      | -53.33     | -71.11    | 150.00     |
| 4429-00-000 | Total Materials                      | 1,847.09   | 1,250.00   | -597.09   | -47.77     | 11,931.85  | 7,500.00   | -4,431.85  | -59.09    | 15,000.00  |
| 4430-00-000 | Contract Costs                       |            |            |           |            |            |            |            |           |            |
| 4430-01-000 | Contract-Routine Maintenance         | 7,830.00   | 41.67      | -7,788.33 | -18,690.50 | 7,830.00   | 250.02     | -7,579.98  | -3,031.75 | 500.00     |
| 4430-03-000 | Contract-Trash Collection            | 202.21     | 208.33     | 6.12      | 2.94       | 1,164.08   | 1,249.98   | 85.90      | 6.87      | 2,500.00   |
| 4430-04-000 | Contract-Snow Removal                | 0.00       | 166.67     | 166.67    | 100.00     | 62.50      | 1,000.02   | 937.52     | 93.75     | 2,000.00   |

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

January - June 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  | 8,758.55   | 8,700.00   | -58.55     | -0.67     | 17,400.00  |
| 4430-06-000 Contract-Electrical                        | 855.32     | 208.33     | -646.99    | -310.56 | 2,603.99   | 1,249.98   | -1,354.01  | -108.32   | 2,500.00   |
| 4430-07-000 Contract-Pest Control                      | 97.38      | 83.33      | -14.05     | -16.86  | 8,657.84   | 499.98     | -8,157.86  | -1,631.64 | 1,000.00   |
| 4430-08-000 Contract-Floor Covering                    | 0.00       | 83.33      | 83.33      | 100.00  | 175.00     | 499.98     | 324.98     | 65.00     | 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               | 183.47     | 125.00     | -58.47     | -46.78  | 718.88     | 750.00     | 31.12      | 4.15      | 1,500.00   |
| 4430-11-000 Contract-Plumbing                          | 0.00       | 266.67     | 266.67     | 100.00  | 590.00     | 1,600.02   | 1,010.02   | 63.13     | 3,200.00   |
| 4430-13-000 Contract-HVAC                              | 0.00       | 583.33     | 583.33     | 100.00  | 3,412.50   | 3,499.98   | 87.48      | 2.50      | 7,000.00   |
| 4430-15-000 Contract-Video Surveillance                | 0.00       | 41.67      | 41.67      | 100.00  | 0.00       | 250.02     | 250.02     | 100.00    | 500.00     |
| 4430-17-000 Contract-Elevator Maintenance              | 0.00       | 1,266.67   | 1,266.67   | 100.00  | 9,762.68   | 7,600.02   | -2,162.66  | -28.46    | 15,200.00  |
| 4430-18-000 Contract-Alarm Monitoring                  | 15.00      | 41.67      | 26.67      | 64.00   | 370.50     | 250.02     | -120.48    | -48.19    | 500.00     |
| 4430-19-000 Contract-Sprinkler Monitoring              | 0.00       | 100.00     | 100.00     | 100.00  | 1,152.37   | 600.00     | -552.37    | -92.06    | 1,200.00   |
| 4430-99-000 Contract Costs-Other                       | 0.00       | 333.33     | 333.33     | 100.00  | 700.35     | 1,999.98   | 1,299.63   | 64.98     | 4,000.00   |
| 4439-00-000 Total Contract Costs                       | 9,183.38   | 5,000.00   | -4,183.38  | -83.67  | 50,649.24  | 30,000.00  | -20,649.24 | -68.83    | 60,000.00  |
| 4499-00-000 TOTAL MAINTENANCE AND OPERATIONAL EXPENSES | 19,059.17  | 13,638.00  | -5,421.17  | -39.75  | 96,090.77  | 81,828.00  | -14,262.77 | -17.43    | 163,656.00 |
| 4500-00-000 GENERAL EXPENSES                           |            |            |            |         |            |            |            |           |            |
| 4510-00-000 Insurance-Other                            | 237.79     | 191.67     | -46.12     | -24.06  | 1,425.66   | 1,150.02   | -275.64    | -23.97    | 2,300.00   |
| 4510-10-000 Property Insurance                         | 288.79     | 333.33     | 44.54      | 13.36   | 1,732.74   | 1,999.98   | 267.24     | 13.36     | 4,000.00   |
| 4510-20-000 Liability Insurance                        | 145.28     | 279.17     | 133.89     | 47.96   | 871.68     | 1,675.02   | 803.34     | 47.96     | 3,350.00   |
| 4510-30-000 Workmen's Compensation                     | 109.95     | 191.67     | 81.72      | 42.64   | 659.65     | 1,150.02   | 490.37     | 42.64     | 2,300.00   |
| 4570-00-000 Bad Debt-Tenant Rents                      | 0.00       | 833.33     | 833.33     | 100.00  | 0.00       | 4,999.98   | 4,999.98   | 100.00    | 10,000.00  |
| 4599-00-000 TOTAL GENERAL EXPENSES                     | 781.81     | 1,829.17   | 1,047.36   | 57.26   | 4,689.73   | 10,975.02  | 6,285.29   | 57.27     | 21,950.00  |
| 4800-00-000 FINANCING EXPENSE                          |            |            |            |         |            |            |            |           |            |
| 4851-00-000 Interest Expense-Loan 1                    | 2,390.23   | 2,226.75   | -163.48    | -7.34   | 14,609.98  | 13,360.50  | -1,249.48  | -9.35     | 26,721.00  |
| 4899-00-000 TOTAL FINANCING EXPENSES                   | 2,390.23   | 2,226.75   | -163.48    | -7.34   | 14,609.98  | 13,360.50  | -1,249.48  | -9.35     | 26,721.00  |
| 8000-00-000 TOTAL EXPENSES                             | 49,790.51  | 38,640.22  | -11,150.29 | -28.86  | 247,294.15 | 231,841.32 | -15,452.83 | -6.67     | 463,683.00 |
| 9000-00-000 NET INCOME                                 | -4,525.44  | 7,629.53   | -12,154.97 | -159.31 | -9,615.68  | 45,777.18  | -55,392.86 | -121.01   | 91,554.00  |

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

January - June 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                         | 44,005.00  | 37,500.00  | 6,505.00  | 17.35     | 264,246.52 | 225,000.00 | 39,246.52  | 17.44     | 450,000.00   |
| 3112-06-000 | PBV HAP Subsidy                     | 101,909.00 | 104,503.00 | -2,594.00 | -2.48     | 579,504.00 | 627,018.00 | -47,514.00 | -7.58     | 1,254,036.00 |
| 3119-00-000 | Total Rental Income                 | 145,914.00 | 142,003.00 | 3,911.00  | 2.75      | 843,750.52 | 852,018.00 | -8,267.48  | -0.97     | 1,704,036.00 |
| 3120-00-000 | Other Tenant Income                 |            |            |           |           |            |            |            |           |              |
| 3120-03-000 | Damages                             | 1,010.00   | 83.33      | 926.67    | 1,112.05  | 22,834.00  | 499.98     | 22,334.02  | 4,466.98  | 1,000.00     |
| 3120-04-000 | Late Charges                        | 919.00     | 83.33      | 835.67    | 1,002.84  | 5,767.00   | 499.98     | 5,267.02   | 1,053.45  | 1,000.00     |
| 3120-05-000 | Legal Fees - Tenant                 | 0.00       | 83.33      | -83.33    | -100.00   | 306.00     | 499.98     | -193.98    | -38.80    | 1,000.00     |
| 3120-06-000 | NSF Charges                         | 0.00       | 8.33       | -8.33     | -100.00   | 0.00       | 49.98      | -49.98     | -100.00   | 100.00       |
| 3120-07-000 | Tenant Owed Utilities               | 120.00     | 1,408.33   | -1,288.33 | -91.48    | 812.90     | 8,449.98   | -7,637.08  | -90.38    | 16,900.00    |
| 3120-08-000 | Workorders/Maint Charges            | 0.00       | 1,666.67   | -1,666.67 | -100.00   | 40.00      | 10,000.02  | -9,960.02  | -99.60    | 20,000.00    |
| 3120-11-000 | Collection Loss-Tenants             | 0.00       | 0.00       | 0.00      | N/A       | 1,386.69   | 0.00       | 1,386.69   | N/A       | 0.00         |
| 3129-00-000 | Total Other Tenant Income           | 2,049.00   | 3,333.32   | -1,284.32 | -38.53    | 31,146.59  | 19,999.92  | 11,146.67  | 55.73     | 40,000.00    |
| 3199-00-000 | TOTAL TENANT INCOME                 | 147,963.00 | 145,336.32 | 2,626.68  | 1.81      | 874,897.11 | 872,017.92 | 2,879.19   | 0.33      | 1,744,036.00 |
| 3400-00-000 | GRANT INCOME                        |            |            |           |           |            |            |            |           |              |
| 3415-00-000 | Other Government Grants             | 4,000.00   | 13,750.00  | -9,750.00 | -70.91    | 74,000.00  | 82,500.00  | -8,500.00  | -10.30    | 165,000.00   |
| 3499-00-000 | TOTAL GRANT INCOME                  | 4,000.00   | 13,750.00  | -9,750.00 | -70.91    | 74,000.00  | 82,500.00  | -8,500.00  | -10.30    | 165,000.00   |
| 3600-00-000 | OTHER INCOME                        |            |            |           |           |            |            |            |           |              |
| 3610-00-000 | Investment Income - Unrestricted    | 258.14     | 50.00      | 208.14    | 416.28    | 1,410.54   | 300.00     | 1,110.54   | 370.18    | 600.00       |
| 3699-00-000 | TOTAL OTHER INCOME                  | 258.14     | 50.00      | 208.14    | 416.28    | 1,410.54   | 300.00     | 1,110.54   | 370.18    | 600.00       |
| 3999-00-000 | TOTAL INCOME                        | 152,221.14 | 159,136.32 | -6,915.18 | -4.35     | 950,307.65 | 954,817.92 | -4,510.27  | -0.47     | 1,909,636.00 |
| 4000-00-000 | EXPENSES                            |            |            |           |           |            |            |            |           |              |
| 4100-00-000 | ADMINISTRATIVE EXPENSES             |            |            |           |           |            |            |            |           |              |
| 4100-99-000 | Administrative Salaries             |            |            |           |           |            |            |            |           |              |
| 4110-00-000 | Administrative Salaries             | 28,977.63  | 23,925.00  | -5,052.63 | -21.12    | 134,945.20 | 143,550.00 | -8,604.80  | -5.99     | 287,100.00   |
| 4110-04-000 | Employee Benefit Contribution-Admin | 6,912.49   | 6,116.25   | -796.24   | -13.02    | 36,249.00  | 36,697.50  | -448.50    | -1.22     | 73,395.00    |
| 4110-99-000 | Total Administrative Salaries       | 35,890.12  | 30,041.25  | -5,848.87 | -19.47    | 171,194.20 | 180,247.50 | -9,053.30  | -5.02     | 360,495.00   |
| 4130-00-000 | Legal Expense                       |            |            |           |           |            |            |            |           |              |
| 4130-01-000 | Unlawful Detainers                  | 64.00      | 41.67      | -22.33    | -53.59    | 420.00     | 250.02     | -169.98    | -67.99    | 500.00       |
| 4130-04-000 | General Legal Expense               | 1,372.50   | 125.00     | -1,247.50 | -998.00   | 10,096.61  | 750.00     | -9,346.61  | -1,246.21 | 1,500.00     |
| 4131-00-000 | Total Legal Expense                 | 1,436.50   | 166.67     | -1,269.83 | -761.88   | 10,516.61  | 1,000.02   | -9,516.59  | -951.64   | 2,000.00     |
| 4140-00-000 | Staff Training                      | 819.00     | 166.67     | -652.33   | -391.39   | 4,713.50   | 1,000.02   | -3,713.48  | -371.34   | 2,000.00     |
| 4150-00-000 | Travel                              | 2,536.56   | 166.67     | -2,369.89 | -1,421.91 | 2,987.82   | 1,000.02   | -1,987.80  | -198.78   | 2,000.00     |
| 4171-00-000 | Auditing Fees                       | 0.00       | 183.33     | 183.33    | 100.00    | 0.00       | 1,099.98   | 1,099.98   | 100.00    | 2,200.00     |
| 4189-00-000 | Total Other Admin Expenses          | 2,536.56   | 350.00     | -2,186.56 | -624.73   | 2,987.82   | 2,100.00   | -887.82    | -42.28    | 4,200.00     |
| 4190-00-000 | Miscellaneous Admin Expenses        |            |            |           |           |            |            |            |           |              |
| 4190-01-000 | Membership and Fees                 | 0.00       | 291.67     | 291.67    | 100.00    | 0.00       | 1,750.02   | 1,750.02   | 100.00    | 3,500.00     |

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

January - June 2023

|  | PTD Actual | PTD Budget | Variance  | % Var   | YTD Actual | YTD Budget | Variance  | % Var   | Annual     |
|--|------------|------------|-----------|---------|------------|------------|-----------|---------|------------|
| 4190-02-000 Publications                         | 54.02      | 166.67     | 112.65    | 67.59   | 247.39     | 1,000.02   | 752.63    | 75.26   | 2,000.00   |
| 4190-03-000 Advertising                          | 396.00     | 125.00     | -271.00   | -216.80 | 724.00     | 750.00     | 26.00     | 3.47    | 1,500.00   |
| 4190-04-000 Office Supplies                      | 694.52     | 666.67     | -27.85    | -4.18   | 1,565.65   | 4,000.02   | 2,434.37  | 60.86   | 8,000.00   |
| 4190-06-000 Compliance                           | 0.00       | 583.33     | 583.33    | 100.00  | 410.00     | 3,499.98   | 3,089.98  | 88.29   | 7,000.00   |
| 4190-07-000 Telephone & Internet                 | 317.89     | 750.00     | 432.11    | 57.61   | 2,301.69   | 4,500.00   | 2,198.31  | 48.85   | 9,000.00   |
| 4190-08-000 Postage                              | 0.00       | 500.00     | 500.00    | 100.00  | 2,502.87   | 3,000.00   | 497.13    | 16.57   | 6,000.00   |
| 4190-10-000 Copiers                              | 276.79     | 416.67     | 139.88    | 33.57   | 915.02     | 2,500.02   | 1,585.00  | 63.40   | 5,000.00   |
| 4190-11-000 Printer Supplies                     | 22.99      | 0.00       | -22.99    | N/A     | 22.99      | 0.00       | -22.99    | N/A     | 0.00       |
| 4190-12-000 Software                             | 2,495.06   | 1,666.67   | -828.39   | -49.70  | 3,270.73   | 10,000.02  | 6,729.29  | 67.29   | 20,000.00  |
| 4190-13-000 IT/Website Maintenance               | 597.86     | 500.00     | -97.86    | -19.57  | 2,120.86   | 3,000.00   | 879.14    | 29.30   | 6,000.00   |
| 4190-18-000 Small Office Equipment               | 1,738.98   | 166.67     | -1,572.31 | -943.37 | 1,738.98   | 1,000.02   | -738.96   | -73.89  | 2,000.00   |
| 4190-22-000 Other Misc Admin Expenses            | -2,286.58  | 2,083.33   | 4,369.91  | 209.76  | -2,140.62  | 12,499.98  | 14,640.60 | 117.12  | 25,000.00  |
| 4191-00-000 Total Miscellaneous Admin Expenses   | 4,307.53   | 7,916.68   | 3,609.15  | 45.59   | 13,679.56  | 47,500.08  | 33,820.52 | 71.20   | 95,000.00  |
| 4199-00-000 TOTAL ADMINISTRATIVE EXPENSES        | 44,989.71  | 38,641.27  | -6,348.44 | -16.43  | 203,091.69 | 231,847.62 | 28,755.93 | 12.40   | 463,695.00 |
| 4200-00-000 TENANT SERVICES                      |            |            |           |         |            |            |           |         |            |
| 4220-01-000 Other Tenant Svcs.                   | 125.00     | 83.33      | -41.67    | -50.01  | 142.91     | 499.98     | 357.07    | 71.42   | 1,000.00   |
| 4299-00-000 TOTAL TENANT SERVICES EXPENSES       | 125.00     | 83.33      | -41.67    | -50.01  | 142.91     | 499.98     | 357.07    | 71.42   | 1,000.00   |
| 4300-00-000 UTILITY EXPENSES                     |            |            |           |         |            |            |           |         |            |
| 4310-00-000 Water                                | 2,501.61   | 2,666.67   | 165.06    | 6.19    | 16,402.52  | 16,000.02  | -402.50   | -2.52   | 32,000.00  |
| 4320-00-000 Electricity                          | 617.78     | 1,000.00   | 382.22    | 38.22   | 4,407.48   | 6,000.00   | 1,592.52  | 26.54   | 12,000.00  |
| 4330-00-000 Gas                                  | -22.86     | 333.33     | 356.19    | 106.86  | 285.25     | 1,999.98   | 1,714.73  | 85.74   | 4,000.00   |
| 4390-00-000 Sewer & Trash                        | 2,905.46   | 3,000.00   | 94.54     | 3.15    | 17,220.72  | 18,000.00  | 779.28    | 4.33    | 36,000.00  |
| 4399-00-000 TOTAL UTILITY EXPENSES               | 6,001.99   | 7,000.00   | 998.01    | 14.26   | 38,315.97  | 42,000.00  | 3,684.03  | 8.77    | 84,000.00  |
| 4400-00-000 MAINTENANCE AND OPERATIONAL EXPENSES |            |            |           |         |            |            |           |         |            |
| 4400-99-000 General Maint Expense                |            |            |           |         |            |            |           |         |            |
| 4410-00-000 Maintenance Salaries                 | 20,433.56  | 15,487.25  | -4,946.31 | -31.94  | 80,012.32  | 92,923.50  | 12,911.18 | 13.89   | 185,847.00 |
| 4410-05-000 Employee Benefit Contribution-Maint. | 4,559.19   | 4,583.33   | 24.14     | 0.53    | 22,232.42  | 27,499.98  | 5,267.56  | 19.15   | 55,000.00  |
| 4411-00-000 Maintenance Uniforms                 | 27.96      | 0.00       | -27.96    | N/A     | 27.96      | 0.00       | -27.96    | N/A     | 0.00       |
| 4419-00-000 Total General Maint Expense          | 25,020.71  | 20,070.58  | -4,950.13 | -24.66  | 102,272.70 | 120,423.48 | 18,150.78 | 15.07   | 240,847.00 |
| 4420-00-000 Materials                            |            |            |           |         |            |            |           |         |            |
| 4420-01-000 Supplies-Grounds                     | 203.43     | 125.00     | -78.43    | -62.74  | 271.75     | 750.00     | 478.25    | 63.77   | 1,500.00   |
| 4420-02-000 Supplies-Appliance                   | 564.28     | 250.00     | -314.28   | -125.71 | 1,164.69   | 1,500.00   | 335.31    | 22.35   | 3,000.00   |
| 4420-03-000 Supplies-Unit Turnover               | 1,237.98   | 958.33     | -279.65   | -29.18  | 2,079.39   | 5,749.98   | 3,670.59  | 63.84   | 11,500.00  |
| 4420-04-000 Supplies-Electrical                  | 2,060.90   | 500.00     | -1,560.90 | -312.18 | 9,729.21   | 3,000.00   | -6,729.21 | -224.31 | 6,000.00   |
| 4420-05-000 Supplies-Fuel & Parts                | 409.74     | 416.67     | 6.93      | 1.66    | 1,539.32   | 2,500.02   | 960.70    | 38.43   | 5,000.00   |
| 4420-06-000 Supplies-Janitorial/Cleaning         | 805.00     | 250.00     | -555.00   | -222.00 | 2,165.77   | 1,500.00   | -665.77   | -44.38  | 3,000.00   |
| 4420-07-000 Supplies-Maint/Repairs               | 2,188.11   | 1,000.00   | -1,188.11 | -118.81 | 8,347.42   | 6,000.00   | -2,347.42 | -39.12  | 12,000.00  |
| 4420-08-000 Supplies-Plumbing                    | 641.68     | 416.67     | -225.01   | -54.00  | 3,151.18   | 2,500.02   | -651.16   | -26.05  | 5,000.00   |
| 4420-09-000 Tools and Equipment                  | 1,439.52   | 166.67     | -1,272.85 | -763.69 | 1,761.56   | 1,000.02   | -761.54   | -76.15  | 2,000.00   |
| 4420-10-000 Maintenance Paper/Supplies           | 278.06     | 83.33      | -194.73   | -233.69 | 278.06     | 499.98     | 221.92    | 44.39   | 1,000.00   |
| 4429-00-000 Total Materials                      | 9,828.70   | 4,166.67   | -5,662.03 | -135.89 | 30,488.35  | 25,000.02  | -5,488.33 | -21.95  | 50,000.00  |
| 4430-00-000 Contract Costs                       |            |            |           |         |            |            |           |         |            |
| 4430-01-000 Contract-Routine Maintenance         | 920.00     | 0.00       | -920.00   | N/A     | 920.00     | 0.00       | -920.00   | N/A     | 0.00       |
| 4430-03-000 Contract-Trash Collection            | 266.42     | 250.00     | -16.42    | -6.57   | 934.56     | 1,500.00   | 565.44    | 37.70   | 3,000.00   |

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

January - June 2023

|             |  | PTD Actual | PTD Budget | Variance   | % Var   | YTD Actual | YTD Budget | Variance   | % Var   | Annual       |
|-------------|--|------------|------------|------------|---------|------------|------------|------------|---------|--------------|
| 4430-04-000 | Contract-Snow Removal                      | 0.00       | 166.67     | 166.67     | 100.00  | 0.00       | 1,000.02   | 1,000.02   | 100.00  | 2,000.00     |
| 4430-05-000 | Contract-Unit Turnover                     | 3,898.54   | 1,666.67   | -2,231.87  | -133.91 | 13,001.47  | 10,000.02  | -3,001.45  | -30.01  | 20,000.00    |
| 4430-06-000 | Contract-Electrical                        | 0.00       | 83.33      | 83.33      | 100.00  | 93.32      | 499.98     | 406.66     | 81.34   | 1,000.00     |
| 4430-07-000 | Contract-Pest Control                      | 1,194.73   | 166.67     | -1,028.06  | -616.82 | 6,515.61   | 1,000.02   | -5,515.59  | -551.55 | 2,000.00     |
| 4430-08-000 | Contract-Floor Covering                    | 0.00       | 666.67     | 666.67     | 100.00  | 1,607.81   | 4,000.02   | 2,392.21   | 59.80   | 8,000.00     |
| 4430-09-000 | Contract-Grounds                           | 0.00       | 416.67     | 416.67     | 100.00  | 11,667.60  | 2,500.02   | -9,167.58  | -366.70 | 5,000.00     |
| 4430-10-000 | Contract-Janitorial/Cleaning               | 273.20     | 166.67     | -106.53    | -63.92  | 2,771.59   | 1,000.02   | -1,771.57  | -177.15 | 2,000.00     |
| 4430-11-000 | Contract-Plumbing                          | 0.00       | 250.00     | 250.00     | 100.00  | 791.00     | 1,500.00   | 709.00     | 47.27   | 3,000.00     |
| 4430-12-000 | Contract-Inspections                       | 3,065.00   | 1,166.67   | -1,898.33  | -162.71 | 11,570.00  | 7,000.02   | -4,569.98  | -65.29  | 14,000.00    |
| 4430-13-000 | Contract-HVAC                              | 6,243.50   | 666.67     | -5,576.83  | -836.52 | 16,159.69  | 4,000.02   | -12,159.67 | -303.99 | 8,000.00     |
| 4430-14-000 | Contract-Vehicle Maintenance               | 0.00       | 125.00     | 125.00     | 100.00  | 0.00       | 750.00     | 750.00     | 100.00  | 1,500.00     |
| 4430-15-000 | Contract-Video Surveillance                | 0.00       | 7,500.00   | 7,500.00   | 100.00  | 155.00     | 45,000.00  | 44,845.00  | 99.66   | 90,000.00    |
| 4430-18-000 | Contract-Alarm Monitoring                  | 0.00       | 41.67      | 41.67      | 100.00  | 0.00       | 250.02     | 250.02     | 100.00  | 500.00       |
| 4430-23-000 | Contract-Consultants                       | 450.00     | 0.00       | -450.00    | N/A     | 450.00     | 0.00       | -450.00    | N/A     | 0.00         |
| 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                       | 16,311.39  | 13,333.36  | -2,978.03  | -22.34  | 66,657.65  | 80,000.16  | 13,342.51  | 16.68   | 160,000.00   |
| 4499-00-000 | TOTAL MAINTENANCE AND OPERATIONAL EXPENSES | 51,160.80  | 37,570.61  | -13,590.19 | -36.17  | 199,418.70 | 225,423.66 | 26,004.96  | 11.54   | 450,847.00   |
| 4500-00-000 | GENERAL EXPENSES                           |            |            |            |         |            |            |            |         |              |
| 4510-00-000 | Insurance-Other                            | 147.86     | 333.33     | 185.47     | 55.64   | 887.16     | 1,999.98   | 1,112.82   | 55.64   | 4,000.00     |
| 4510-10-000 | Property Insurance                         | 1,114.54   | 1,000.00   | -114.54    | -11.45  | 6,687.24   | 6,000.00   | -687.24    | -11.45  | 12,000.00    |
| 4510-20-000 | Liability Insurance                        | 537.06     | 500.00     | -37.06     | -7.41   | 3,222.36   | 3,000.00   | -222.36    | -7.41   | 6,000.00     |
| 4510-30-000 | Workmen's Compensation                     | 493.08     | 666.67     | 173.59     | 26.04   | 2,959.23   | 4,000.02   | 1,040.79   | 26.02   | 8,000.00     |
| 4521-00-000 | Misc. Taxes/Licenses/Insurance             | 0.00       | 2,333.33   | 2,333.33   | 100.00  | 14,000.11  | 13,999.98  | -0.13      | 0.00    | 28,000.00    |
| 4570-00-000 | Bad Debt-Tenant Rents                      | 0.00       | 2,083.33   | 2,083.33   | 100.00  | 0.00       | 12,499.98  | 12,499.98  | 100.00  | 25,000.00    |
| 4599-00-000 | TOTAL GENERAL EXPENSES                     | 2,292.54   | 6,916.66   | 4,624.12   | 66.85   | 27,756.10  | 41,499.96  | 13,743.86  | 33.12   | 83,000.00    |
| 4800-00-000 | FINANCING EXPENSE                          |            |            |            |         |            |            |            |         |              |
| 4851-00-000 | Interest Expense-Loan 1                    | 0.00       | 6,776.50   | 6,776.50   | 100.00  | 38,829.63  | 40,659.00  | 1,829.37   | 4.50    | 81,318.00    |
| 4852-00-000 | Interest Expense-Loan 2                    | 0.00       | 11,666.67  | 11,666.67  | 100.00  | 70,000.00  | 70,000.02  | 0.02       | 0.00    | 140,000.00   |
| 4899-00-000 | TOTAL FINANCING EXPENSES                   | 0.00       | 18,443.17  | 18,443.17  | 100.00  | 108,829.63 | 110,659.02 | 1,829.39   | 1.65    | 221,318.00   |
| 8000-00-000 | TOTAL EXPENSES                             | 104,570.04 | 108,655.04 | 4,085.00   | 3.76    | 577,555.00 | 651,930.24 | 74,375.24  | 11.41   | 1,303,860.00 |
| 9000-00-000 | NET INCOME                                 | 47,651.10  | 50,481.28  | -2,830.18  | -5.61   | 372,752.65 | 302,887.68 | 69,864.97  | 23.07   | 605,776.00   |

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

January - June 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                         | 9,933.00   | 8,627.08   | 1,305.92  | 15.14    | 51,857.00  | 51,762.48  | 94.52     | 0.18     | 103,525.00 |
| 3112-06-000 | PBV HAP Subsidy                     | 13,641.00  | 10,544.25  | 3,096.75  | 29.37    | 59,101.00  | 63,265.50  | -4,164.50 | -6.58    | 126,531.00 |
| 3119-00-000 | Total Rental Income                 | 23,574.00  | 19,171.33  | 4,402.67  | 22.96    | 110,958.00 | 115,027.98 | -4,069.98 | -3.54    | 230,056.00 |
| 3120-00-000 | Other Tenant Income                 |            |            |           |          |            |            |           |          |            |
| 3120-01-000 | Laundry and Vending                 | 175.13     | 150.00     | 25.13     | 16.75    | 735.55     | 900.00     | -164.45   | -18.27   | 1,800.00   |
| 3120-03-000 | Damages                             | 132.00     | 183.33     | -51.33    | -28.00   | 2,000.00   | 1,099.98   | 900.02    | 81.82    | 2,200.00   |
| 3120-04-000 | Late Charges                        | 0.00       | 0.00       | 0.00      | N/A      | 245.00     | 0.00       | 245.00    | N/A      | 0.00       |
| 3120-05-000 | Legal Fees - Tenant                 | 0.00       | 0.00       | 0.00      | N/A      | 122.00     | 0.00       | 122.00    | N/A      | 0.00       |
| 3120-08-000 | Workorders/Maint Charges            | 0.00       | 0.00       | 0.00      | N/A      | 1,324.00   | 0.00       | 1,324.00  | N/A      | 0.00       |
| 3129-00-000 | Total Other Tenant Income           | 307.13     | 333.33     | -26.20    | -7.86    | 4,426.55   | 1,999.98   | 2,426.57  | 121.33   | 4,000.00   |
| 3199-00-000 | TOTAL TENANT INCOME                 | 23,881.13  | 19,504.66  | 4,376.47  | 22.44    | 115,384.55 | 117,027.96 | -1,643.41 | -1.40    | 234,056.00 |
| 3600-00-000 | OTHER INCOME                        |            |            |           |          |            |            |           |          |            |
| 3611-00-000 | Investment Income - Restricted      | 340.71     | 16.67      | 324.04    | 1,943.85 | 1,764.50   | 100.02     | 1,664.48  | 1,664.15 | 200.00     |
| 3650-00-000 | Miscellaneous Other Income          | 20.00      | 0.00       | 20.00     | N/A      | 120.00     | 0.00       | 120.00    | N/A      | 0.00       |
| 3699-00-000 | TOTAL OTHER INCOME                  | 360.71     | 16.67      | 344.04    | 2,063.83 | 1,884.50   | 100.02     | 1,784.48  | 1,784.12 | 200.00     |
| 3999-00-000 | TOTAL INCOME                        | 24,241.84  | 19,521.33  | 4,720.51  | 24.18    | 117,269.05 | 117,127.98 | 141.07    | 0.12     | 234,256.00 |
| 4000-00-000 | EXPENSES                            |            |            |           |          |            |            |           |          |            |
| 4100-00-000 | ADMINISTRATIVE EXPENSES             |            |            |           |          |            |            |           |          |            |
| 4100-99-000 | Administrative Salaries             |            |            |           |          |            |            |           |          |            |
| 4110-00-000 | Administrative Salaries             | 2,835.54   | 2,047.92   | -787.62   | -38.46   | 12,314.03  | 12,287.52  | -26.51    | -0.22    | 24,575.00  |
| 4110-04-000 | Employee Benefit Contribution-Admin | 1,012.09   | 568.33     | -443.76   | -78.08   | 4,299.90   | 3,409.98   | -889.92   | -26.10   | 6,820.00   |
| 4110-99-000 | Total Administrative Salaries       | 3,847.63   | 2,616.25   | -1,231.38 | -47.07   | 16,613.93  | 15,697.50  | -916.43   | -5.84    | 31,395.00  |
| 4130-00-000 | Legal Expense                       |            |            |           |          |            |            |           |          |            |
| 4130-01-000 | Unlawful Detainers                  | 0.00       | 0.00       | 0.00      | N/A      | 128.00     | 0.00       | -128.00   | N/A      | 0.00       |
| 4130-04-000 | General Legal Expense               | 600.00     | 0.00       | -600.00   | N/A      | 2,701.06   | 0.00       | -2,701.06 | N/A      | 0.00       |
| 4131-00-000 | Total Legal Expense                 | 600.00     | 0.00       | -600.00   | N/A      | 2,829.06   | 0.00       | -2,829.06 | N/A      | 0.00       |
| 4140-00-000 | Staff Training                      | 219.00     | 41.67      | -177.33   | -425.56  | 259.50     | 250.02     | -9.48     | -3.79    | 500.00     |
| 4150-00-000 | Travel                              | 0.00       | 41.67      | 41.67     | 100.00   | 0.00       | 250.02     | 250.02    | 100.00   | 500.00     |
| 4173-00-000 | Management Fee                      | 1,043.90   | 958.33     | -85.57    | -8.93    | 5,622.70   | 5,749.98   | 127.28    | 2.21     | 11,500.00  |
| 4189-00-000 | Total Other Admin Expenses          | 1,043.90   | 1,000.00   | -43.90    | -4.39    | 5,622.70   | 6,000.00   | 377.30    | 6.29     | 12,000.00  |
| 4190-00-000 | Miscellaneous Admin Expenses        |            |            |           |          |            |            |           |          |            |
| 4190-01-000 | Membership and Fees                 | 0.00       | 8.33       | 8.33      | 100.00   | 25.00      | 49.98      | 24.98     | 49.98    | 100.00     |
| 4190-02-000 | Publications                        | 0.00       | 8.33       | 8.33      | 100.00   | 0.00       | 49.98      | 49.98     | 100.00   | 100.00     |
| 4190-03-000 | Advertising                         | 0.00       | 8.33       | 8.33      | 100.00   | 0.00       | 49.98      | 49.98     | 100.00   | 100.00     |
| 4190-04-000 | Office Supplies                     | 5.98       | 29.17      | 23.19     | 79.50    | 60.57      | 175.02     | 114.45    | 65.39    | 350.00     |
| 4190-06-000 | Compliance                          | 0.00       | 125.00     | 125.00    | 100.00   | 1,050.00   | 750.00     | -300.00   | -40.00   | 1,500.00   |
| 4190-07-000 | Telephone & Internet                | 424.51     | 300.00     | -124.51   | -41.50   | 1,527.35   | 1,800.00   | 272.65    | 15.15    | 3,600.00   |



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

January - June 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    | 78.89      | 250.02     | 171.13    | 68.45   | 500.00    |
| 4190-10-000 | Copiers                                     | 156.97     | 100.00     | -56.97    | -56.97    | 416.78     | 600.00     | 183.22    | 30.54   | 1,200.00  |
| 4190-12-000 | Software                                    | 8.33       | 170.83     | 162.50    | 95.12     | 61.31      | 1,024.98   | 963.67    | 94.02   | 2,050.00  |
| 4190-13-000 | IT/Website Maintenance                      | 54.87      | 125.00     | 70.13     | 56.10     | 222.64     | 750.00     | 527.36    | 70.31   | 1,500.00  |
| 4190-21-000 | HCC Fees                                    | 0.00       | 575.00     | 575.00    | 100.00    | 6,966.90   | 3,450.00   | -3,516.90 | -101.94 | 6,900.00  |
| 4190-22-000 | Other Misc Admin Expenses                   | 160.93     | 83.33      | -77.60    | -93.12    | 307.71     | 499.98     | 192.27    | 38.46   | 1,000.00  |
| 4191-00-000 | Total Miscellaneous Admin Expenses          | 811.59     | 1,574.99   | 763.40    | 48.47     | 10,717.15  | 9,449.94   | -1,267.21 | -13.41  | 18,900.00 |
| 4199-00-000 | TOTAL ADMINISTRATIVE EXPENSES               | 6,522.12   | 5,232.91   | -1,289.21 | -24.64    | 36,042.34  | 31,397.46  | -4,644.88 | -14.79  | 62,795.00 |
| 4200-00-000 | TENANT SERVICES                             |            |            |           |           |            |            |           |         |           |
| 4210-00-000 | Tenant Services Salaries                    | 2,322.34   | 1,520.83   | -801.51   | -52.70    | 2,322.34   | 9,124.98   | 6,802.64  | 74.55   | 18,250.00 |
| 4210-01-000 | Employee Benefit Contributions-Tenant Svcs. | 177.66     | 0.00       | -177.66   | N/A       | 177.66     | 0.00       | -177.66   | N/A     | 0.00      |
| 4220-01-000 | Other Tenant Svcs.                          | 0.00       | 125.00     | 125.00    | 100.00    | 1,045.00   | 750.00     | -295.00   | -39.33  | 1,500.00  |
| 4299-00-000 | TOTAL TENANT SERVICES EXPENSES              | 2,500.00   | 1,645.83   | -854.17   | -51.90    | 3,545.00   | 9,874.98   | 6,329.98  | 64.10   | 19,750.00 |
| 4300-00-000 | UTILITY EXPENSES                            |            |            |           |           |            |            |           |         |           |
| 4310-00-000 | Water                                       | 375.21     | 358.33     | -16.88    | -4.71     | 2,251.26   | 2,149.98   | -101.28   | -4.71   | 4,300.00  |
| 4320-00-000 | Electricity                                 | 1,490.75   | 1,666.67   | 175.92    | 10.56     | 10,922.65  | 10,000.02  | -922.63   | -9.23   | 20,000.00 |
| 4330-00-000 | Gas   | 184.64     | 175.00     | -9.64     | -5.51     | 1,302.58   | 1,050.00   | -252.58   | -24.06  | 2,100.00  |
| 4390-00-000 | Sewer & Trash                               | 860.10     | 970.83     | 110.73    | 11.41     | 5,160.60   | 5,824.98   | 664.38    | 11.41   | 11,650.00 |
| 4399-00-000 | TOTAL UTILITY EXPENSES                      | 2,910.70   | 3,170.83   | 260.13    | 8.20      | 19,637.09  | 19,024.98  | -612.11   | -3.22   | 38,050.00 |
| 4400-00-000 | MAINTENANCE AND OPERATIONAL EXPENSES        |            |            |           |           |            |            |           |         |           |
| 4400-99-000 | General Maint Expense                       |            |            |           |           |            |            |           |         |           |
| 4410-00-000 | Maintenance Salaries                        | 1,908.85   | 1,725.83   | -183.02   | -10.60    | 7,738.63   | 10,354.98  | 2,616.35  | 25.27   | 20,710.00 |
| 4410-05-000 | Employee Benefit Contribution-Maint.        | 406.00     | 504.00     | 98.00     | 19.44     | 2,051.16   | 3,024.00   | 972.84    | 32.17   | 6,048.00  |
| 4419-00-000 | Total General Maint Expense                 | 2,314.85   | 2,229.83   | -85.02    | -3.81     | 9,789.79   | 13,378.98  | 3,589.19  | 26.83   | 26,758.00 |
| 4420-00-000 | Materials                                   |            |            |           |           |            |            |           |         |           |
| 4420-01-000 | Supplies-Grounds                            | 0.00       | 50.00      | 50.00     | 100.00    | 0.00       | 300.00     | 300.00    | 100.00  | 600.00    |
| 4420-02-000 | Supplies-Appliance                          | 10.49      | 25.00      | 14.51     | 58.04     | 40.87      | 150.00     | 109.13    | 72.75   | 300.00    |
| 4420-03-000 | Supplies-Unit Turnover                      | 0.00       | 58.33      | 58.33     | 100.00    | 119.83     | 349.98     | 230.15    | 65.76   | 700.00    |
| 4420-04-000 | Supplies-Electrical                         | 223.66     | 58.33      | -165.33   | -283.44   | 239.34     | 349.98     | 110.64    | 31.61   | 700.00    |
| 4420-05-000 | Supplies-Fuel & Parts                       | 42.68      | 16.67      | -26.01    | -156.03   | 139.38     | 100.02     | -39.36    | -39.35  | 200.00    |
| 4420-06-000 | Supplies-Janitorial/Cleaning                | 96.17      | 8.33       | -87.84    | -1,054.50 | 226.71     | 49.98      | -176.73   | -353.60 | 100.00    |
| 4420-07-000 | Supplies-Maint/Repairs                      | 29.02      | 33.33      | 4.31      | 12.93     | 198.72     | 199.98     | 1.26      | 0.63    | 400.00    |
| 4420-08-000 | Supplies-Plumbing                           | 14.30      | 25.00      | 10.70     | 42.80     | 127.52     | 150.00     | 22.48     | 14.99   | 300.00    |
| 4420-09-000 | Tools and Equipment                         | 0.00       | 8.33       | 8.33      | 100.00    | 0.00       | 49.98      | 49.98     | 100.00  | 100.00    |
| 4420-10-000 | Maintenance Paper/Supplies                  | 20.34      | 8.33       | -12.01    | -144.18   | 20.34      | 49.98      | 29.64     | 59.30   | 100.00    |
| 4429-00-000 | Total Materials                             | 436.66     | 291.65     | -145.01   | -49.72    | 1,112.71   | 1,749.90   | 637.19    | 36.41   | 3,500.00  |
| 4430-00-000 | Contract Costs                              |            |            |           |           |            |            |           |         |           |
| 4430-03-000 | Contract-Trash Collection                   | 229.00     | 200.00     | -29.00    | -14.50    | 1,363.55   | 1,200.00   | -163.55   | -13.63  | 2,400.00  |
| 4430-04-000 | Contract-Snow Removal                       | 0.00       | 183.33     | 183.33    | 100.00    | 125.00     | 1,099.98   | 974.98    | 88.64   | 2,200.00  |
| 4430-05-000 | Contract-Unit Turnover                      | 0.00       | 83.33      | 83.33     | 100.00    | 83.33      | 499.98     | -34.95    | -6.99   | 1,000.00  |
| 4430-07-000 | Contract-Pest Control                       | 194.73     | 58.33      | -136.40   | -233.84   | 515.61     | 349.98     | -165.63   | -47.33  | 700.00    |
| 4430-10-000 | Contract-Janitorial/Cleaning                | 224.56     | 108.33     | -116.23   | -107.29   | 832.14     | 649.98     | -182.16   | -28.03  | 1,300.00  |
| 4430-11-000 | Contract-Plumbing                           | 0.00       | 83.33      | 83.33     | 100.00    | 0.00       | 499.98     | 499.98    | 100.00  | 1,000.00  |
| 4430-12-000 | Contract-Inspections                        | 100.00     | 316.67     | 216.67    | 68.42     | 2,000.00   | 1,900.02   | -99.98    | -5.26   | 3,800.00  |

**COMMERCE VILLAGE LLC**

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

January - June 2023

|             |  | PTD Actual | PTD Budget | Variance  | % Var      | YTD Actual | YTD Budget | Variance  | % Var     | Annual     |
|-------------|--|------------|------------|-----------|------------|------------|------------|-----------|-----------|------------|
| 4430-13-000 | Contract-HVAC                              | 0.00       | 400.00     | 400.00    | 100.00     | 222.50     | 2,400.00   | 2,177.50  | 90.73     | 4,800.00   |
| 4430-15-000 | Contract-Video Surveillance                | 2,066.51   | 16.67      | -2,049.84 | -12,296.58 | 2,066.51   | 100.02     | -1,966.49 | -1,966.10 | 200.00     |
| 4430-18-000 | Contract-Alarm Monitoring                  | 0.00       | 50.00      | 50.00     | 100.00     | 0.00       | 300.00     | 300.00    | 100.00    | 600.00     |
| 4430-19-000 | Contract-Sprinkler Monitoring              | 0.00       | 0.00       | 0.00      | N/A        | 1,425.00   | 0.00       | -1,425.00 | N/A       | 0.00       |
| 4439-00-000 | Total Contract Costs                       | 2,814.80   | 1,499.99   | -1,314.81 | -87.65     | 9,085.24   | 8,999.94   | -85.30    | -0.95     | 18,000.00  |
| 4499-00-000 | TOTAL MAINTENANCE AND OPERATIONAL EXPENSES | 5,566.31   | 4,021.47   | -1,544.84 | -38.41     | 19,987.74  | 24,128.82  | 4,141.08  | 17.16     | 48,258.00  |
| 4500-00-000 | GENERAL EXPENSES                           |            |            |           |            |            |            |           |           |            |
| 4510-00-000 | Insurance-Other                            | 21.12      | 33.33      | 12.21     | 36.63      | 126.72     | 199.98     | 73.26     | 36.63     | 400.00     |
| 4510-10-000 | Property Insurance                         | 726.50     | 150.00     | -576.50   | -384.33    | 4,359.00   | 900.00     | -3,459.00 | -384.33   | 1,800.00   |
| 4510-20-000 | Liability Insurance                        | 204.90     | 150.00     | -54.90    | -36.60     | 1,229.40   | 900.00     | -329.40   | -36.60    | 1,800.00   |
| 4510-30-000 | Workmen's Compensation                     | 61.21      | 83.33      | 22.12     | 26.55      | 367.21     | 499.98     | 132.77    | 26.56     | 1,000.00   |
| 4521-00-000 | Misc. Taxes/Licenses/Insurance             | 1.01       | 2.00       | 0.99      | 49.50      | 6.06       | 12.00      | 5.94      | 49.50     | 24.00      |
| 4570-00-000 | Bad Debt-Tenant Rents                      | 0.00       | 41.67      | 41.67     | 100.00     | 0.00       | 250.02     | 250.02    | 100.00    | 500.00     |
| 4599-00-000 | TOTAL GENERAL EXPENSES                     | 1,014.74   | 460.33     | -554.41   | -120.44    | 6,088.39   | 2,761.98   | -3,326.41 | -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       | 8,190.00   | 8,190.00   | 0.00      | 0.00      | 16,380.00  |
| 4899-00-000 | TOTAL FINANCING EXPENSES                   | 1,365.00   | 1,365.00   | 0.00      | 0.00       | 8,190.00   | 8,190.00   | 0.00      | 0.00      | 16,380.00  |
| 8000-00-000 | TOTAL EXPENSES                             | 19,878.87  | 15,896.37  | -3,982.50 | -25.05     | 93,490.56  | 95,378.22  | 1,887.66  | 1.98      | 190,757.00 |
| 9000-00-000 | NET INCOME                                 | 4,362.97   | 3,624.96   | 738.01    | 20.36      | 23,778.49  | 21,749.76  | 2,028.73  | 9.33      | 43,499.00  |

## Procedures for Board of Commissioners Meetings Agendas and Meetings

### Notice of Intent to comply with Americans with Disabilities Act

Special assistance is available for disabled persons addressing Board of Commissioners. Efforts will be made to provide adaptations or accommodations based on individual needs of qualified individuals with disabilities, provided that notification at least (5) days prior to the date of the meeting has been received by the Authority's Administrative Office. For assistance, please contact the Authority's Administrative Office, 286 Kelley Street, call 540-434-7386.

Regular meetings of the Harrisonburg Redevelopment and Housing Authority's Board of Commissioners will convene on the third Wednesday of each month, at 4:00 p.m., in City Hall, City Council Chambers, 409 S. Main St., Harrisonburg, VA 22801, the Authority's Administrative office, 286 Kelley Street, Harrisonburg, VA 22802, or other location to be noticed. The Board of Commissioners shall take up the regular agenda and matters on public hearings in the Authority's Administrative office, 286 Kelley Street, Harrisonburg, VA 22802. Special or emergency meetings may be held, or meeting times may be altered, with prior notification to the public as required by law. Regular meetings of the Board of Commissioners are formal proceedings. The Board of Commissioners reserves the right to alter the agenda at any time without prior notice.

### GUIDELINES FOR CITIZEN PARTICIPATION

The Harrisonburg Redevelopment and Housing Authority's Board of Commissioners aims to provide a high quality of service, in a safe and secure environment. In order to achieve this, the following behavior will not be accepted. Behavior which is disruptive and interferes with the process, function, and enjoyment of the meeting; Harassment or the threat of violence toward Commissioners, staff, or members of the public; and Use of mobile communication devices while in Board of Commissioners Meeting. Your assistance will be greatly appreciated.

**If you wish to address the Board:** Any person wishing to address Board of Commissioners on matters of Authority business will be able to do so during -the Public Comment item on the Agenda item 'comments from the public, limited to five minutes, on matters not on the regular agenda'. Also, during Public Hearings, citizens are also able to participate comment on the particular item topic only. The Chairman will close the regular session and call on any one desiring to speak for or against the item as presented to come forward. The purpose is to hear input from the public, and the Board will not answer questions. Individual speakers have 5 minutes to address the Board. A spokesperson may be named to present a group position, with others in agreement being recognized by standing, and will be allotted 15 minutes to speak for the group. The Board of Commissioners will try to hear everyone who wishes to speak on a subject, but occasionally discussion is limited because of time. When called upon by the Chairman: 1. State your name, address, and direct questions to the Chairman. 2. Address your remarks to the Chairman and Members of Board of Commissioners and not to the audience or staff. Persons appearing before Board of Commissioners will not be allowed to: 1. Campaign for public office. 2. Promote private business ventures. 3. Engage in personal attacks. 4. Debate among the audience. 5. Use profanity or abusive language. 6. Jeer, cheer, or applaud, except during ceremonial matters.

Thank you for taking time to participate in your Board of Commissioners meeting. The Chairman and Members of Board of Commissioners invite and encourage you to attend whenever possible because good government depends on the interest and involvement of citizens.

## **Procedures for Board of Commissioners Meetings Agendas and Meetings**

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**RESTATED BY-LAWS**  
**of the**  
**HARRISONBURG REDEVELOPMENT AND HOUSING AUTHORITY**

**ARTICLE I – THE AUTHORITY**

**Section 1. Name of the Authority.** The name of the Authority shall be the “Harrisonburg Redevelopment and Housing Authority”.

**Section 2. Seal of the Authority.** The seal of the Authority shall be in the form of a circle with the wording “Harrisonburg Redevelopment & Housing Authority” around the outside of the circle, and in the center the wording “Seal” and “Harrisonburg, Virginia.” The Secretary is hereby authorized and directed to imprint said seal on the margin of the page opposite this Section.

**Section 3. Office of the Authority.** The offices of the Authority shall be in the City of Harrisonburg, Commonwealth of Virginia, but the Authority may hold its meetings at such other place as it may designate by resolution.

**ARTICLE II – OFFICERS**

**Section 1. Officers.** The officers of the Authority shall be a Chairman, a Vice-Chairman and a Secretary-Treasurer. The Authority may appoint such other officers and agents as may be required by majority vote.

**Section 2. Chairman.** The Chairman shall preside at all meetings of the Authority. Except as otherwise authorized by resolution of the Authority, the Chairman shall sign all contracts, deeds and other instruments made by the Authority. At each meeting the Chairman shall submit such recommendations and information as he may consider proper concerning the business, affairs and policies of the Authority.

**Section 3. Vice-Chairman.** The Vice-Chairman shall perform the duties of Chairman in the absence or incapacity of the Chairman; and in case of the resignation or death of the Chairman, the Vice-Chairman shall perform such duties as are imposed on the Chairman until such time as the Authority shall select a new Chairman.

**Section 4. Executive Director.** The Authority shall appoint an Executive Director who shall have general supervision over the administration of its business and affairs, subject to the direction of the Commissioners. He shall be charged with the management of the housing projects of the Authority. The Compensation of the Executive Director shall be determined by the Authority. However, any temporary appointee selected from among the Commissioners of the Authority shall serve without compensation (other than the payment of necessary expenses).

**Section 5. Secretary-Treasurer.** The Executive Director shall serve as Secretary-Treasurer. The Secretary-Treasurer shall keep the records of the Authority, shall act as Secretary of the meetings of the Authority and record all votes, and shall keep a record of the proceedings of the Authority in a journal of proceedings to be kept for such purpose, and shall perform all duties incident to his office. He shall keep in safe custody the seal of the Authority and shall have power to affix such seal to all contracts and instruments authorized to be executed by the Authority.

He shall have the care and custody of all funds of the Authority and shall deposit the same in the name of the Authority in such bank or banks as the Authority may select. He shall sign all orders and checks for the payment of money and shall pay out and disburse such moneys under the direction of the Authority, except as otherwise authorized by resolution of the Authority, all such orders and checks shall be countersigned by the Chairman or Vice Chairman. He shall keep regular books of accounts showing receipts and expenditures and shall render to the Authority, at each regular meeting (or oftener when requested), an account of his transactions and also of the financial condition of the Authority. He shall make available to the public for inspection during regular business hours all records of completed contracts and completed transactions. He shall give such bond for the faithful performance of his duties as the Authority may determine.

The compensation and additional duties of the Secretary-Treasurer shall be determined by the Authority, provided that a temporary appointee selected from among the Commissioners of the Authority shall serve without compensation (other than the payment of necessary expenses).

**Section 6. Additional Duties.** The officers of the Authority shall perform such other duties and functions as may from time to time be required by the Authority or the By-Laws or rules and regulations of the Authority.

**Section 7. Election or Appointment.** The Chairman and Vice-Chairman shall be elected at the Annual Meeting of the Authority from among the Commissioners of the Authority, and shall hold office for one year or until their successors are elected and qualified.

**Section 8. Vacancies.** Should the offices of Chairman or Vice-Chairman become vacant, the Authority shall elect a successor from its membership at the next regular meeting, and such election shall be for the unexpired term of said office. When the office of Secretary-Treasurer becomes vacant, the Commissioners shall appoint a successor by majority vote of the Commissioners in office.

**Section 9. Additional Personnel.** The Authority, through the Executive Director, may from time to time employ such personnel as it deems necessary to exercise its powers, duties and functions as prescribed by the Housing Authorities Law of Virginia and all other laws of the Commonwealth of Virginia applicable thereto. The selection and compensation of such personnel (including the Secretary-Treasurer) shall be determined by the Authority subject to the laws of the Commonwealth of Virginia.

## ARTICLE III – MEETINGS

**Section 1. Annual Meeting.** The Annual Meeting of the Authority shall be held at such time as determined by the Commissioners each year, and shall be held at the regular meeting place of the Authority. Officers shall be elected at the Annual Meeting.

**Section 2. Regular Meeting.** Monthly meetings shall be held ~~with~~ notice in accordance with Section 2.2-3707 of the Virginia Code, the Virginia Freedom of Information Act (“FOIA”) on the fourth-third Wednesday of each month at 4:00 p.m. or at such times and places as may be designated by resolution adopted by the Authority.

**Section 3. Special or Emergency Meetings.** The Chairman of the Authority may, when he deems it expedient, and shall, upon the written request of two members of the Authority, call a special or emergency meeting of the Authority for the purpose of transacting any business designated in the call. Notice of the call for a special or emergency meeting shall be ~~given to each member of the Authority at least three working days prior to the date of such special meeting. Notice must be in writing and delivered in person or by telephone, or other form of wire or wireless communication, including but not limited to facsimile and email in accordance with FOIA and may be delivered to a Commissioner in person or via email or telephone. In addition, notice must be given as required by Section 2.2 3707 of the Virginia Code (also known as the Virginia Freedom of Information Act).~~ At such special or emergency meeting no business shall be considered other than as designated in the call, ~~but if all of the members of the Authority are present at a special meeting, any and all business may be transacted at such special meeting even if not designated in the call.~~

**Section 4. Quorum.** The powers of the Authority shall be vested in the Commissioners thereof in office from time to time. A majority of Commissioners in office shall constitute a quorum for the purpose of conducting its business and exercising its powers and for all other purposes, but a smaller number may adjourn from time to time until a quorum is obtained. When a quorum is in attendance, action may be taken by the Authority upon a vote of a majority of the Commissioners present.

**Section 5. Order of Business.** At the regular meetings of the Authority, the following shall be the order of business:

1. ~~Roll call.~~Determination of a quorum
2. Reading and approval of the minutes of the previous meeting
3. ~~Bills and Communications~~Review and approval of financials
4. Report of the ~~Secretary-Treasurer~~Executive Director
5. Reports of Committees and/or management
6. Unfinished business
7. New business
8. Adjournment



The Authority shall provide for public comment in accordance with federal and state law. All resolutions shall be in writing and shall be copied in a journal of the proceedings of the Authority.

**Section 6. Manner of Voting.** The voting on all questions coming before the Authority shall be by collective ayes and nays, unless on a roll call vote is required under the law, ~~and at the request of any Commissioner~~ the result of the vote ayes and nays shall be recorded and shown in the minutes.

#### ARTICLE IV – AMENDMENTS

**Amendments to By-Laws.** The By-Laws of the Authority shall be amended only with the approval of a majority of the Commissioners at a regular, or a special meeting, but no such amendment shall be adopted unless at least seven days written notice thereof has been previously given to all of Commissioners.

Amended: ~~November 19, 2008~~

**RESTATED BY-LAWS**  
**of the**  
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He shall have the care and custody of all funds of the Authority and shall deposit the same in the name of the Authority in such bank or banks as the Authority may select. He shall sign all orders and checks for the payment of money and shall pay out and disburse such moneys under the direction of the Authority, except as otherwise authorized by resolution of the Authority, all such orders and checks shall be countersigned by the Chairman or Vice Chairman. He shall keep regular books of accounts showing receipts and expenditures and shall render to the Authority, at each regular meeting (or oftener when requested), an account of his transactions and also of the financial condition of the Authority. He shall make available to the public for inspection during regular business hours all records of completed contracts and completed transactions. He shall give such bond for the faithful performance of his duties as the Authority may determine.

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**Section 3. Special or Emergency Meetings.** The Chairman of the Authority may, when he deems it expedient, and shall, upon the written request of two members of the Authority, call a special or emergency meeting of the Authority for the purpose of transacting any business designated in the call. Notice of the call for a special or emergency meeting shall be in accordance with FOIA and may be delivered to a Commissioner in person or via email or telephone. At such special or emergency meeting no business shall be considered other than as designated in the call.

**Section 4. Quorum.** The powers of the Authority shall be vested in the Commissioners thereof in office from time to time. A majority of Commissioners in office shall constitute a quorum for the purpose of conducting its business and exercising its powers and for all other purposes, but a smaller number may adjourn from time to time until a quorum is obtained. When a quorum is in attendance, action may be taken by the Authority upon a vote of a majority of the Commissioners present.

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4. Report of the Executive Director
5. Reports of Committees and/or management
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Amended:

# Waiting List Review

Harrisonburg Redevelopment and Housing Authority (VA014)

Housing Choice Voucher

**Waiting List Code:** HCV

**Date/Time Last Generated:** June 28, 2023 10:26 am

**Property:** Waitlist Property

**List Open:** Yes

**Property Code:**

**Date Open:**

**Waiting List Type:** Tenant Based

**Date Closed:**

**Max Refusals:** 1

**List Ordering**

**Sort Order 1:** Preferences

**Sort Order 2:** Date/Time

**Sort Order 3:**

**Sort Order 4:**

**Sort Order 5:**

**Waiting List Statistics**

**Total Selected:** 1061

**Total Rejected:** 6

**Total Housed:** 90

**Total In Process:** 965

**% Lease up:** 93.8%

**Use Single Preference Rule:** No

**Income Targeting**

| Code | Income Limit Description | Req. % | Pts/Wt | # Selected | # Rejected | # Housed | # In Process | % Lease Up | % Met |
|------|--------------------------|--------|--------|------------|------------|----------|--------------|------------|-------|
| ELI  | Harrisonburg, VA MSA     | 75%    | 0      | 182        | 6          | 75       | 101          | 92.6%      | 83.3% |
| VLI  | Harrisonburg, VA MSA     | 25%    | 0      | 32         | 0          | 14       | 18           | 100.0%     | 15.6% |

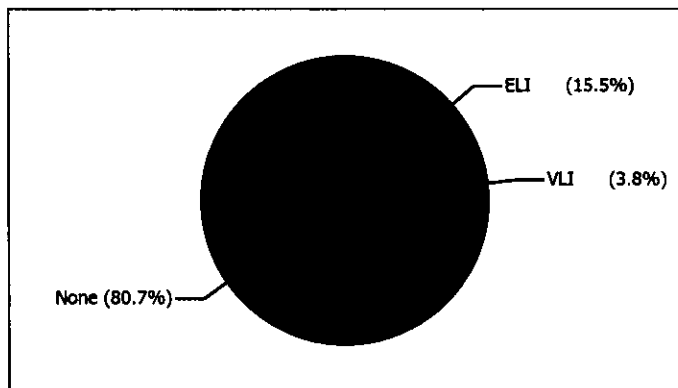
**Income Limits Detail**

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

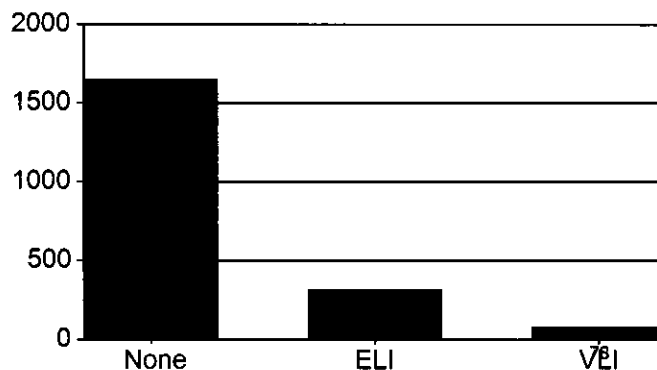
**Current Waiting List Households by Selection Status and Income Limit**

|              | None         | ELI          | VLI          | Total Number<br>Avg Position<br>Min Position<br>Max Position |
|--------------|--------------|--------------|--------------|--|
| NotSelected  | 1,651        | 316          | 78           | <b>2,045</b>   |
|              | 1,118        | 663          | 517          | <b>766</b>   |
|              | 5            | 1            | 12           | <b>1</b>   |
|              | 2,047        | 2,021        | 1,797        | <b>2,047</b>   |
| Selected     | 1            | 1            | 0            | <b>2</b>   |
|              | 227          | 61           | 0            | <b>144</b>   |
|              | 227          | 61           | 0            | <b>61</b>  |
|              | 227          | 61           | 0            | <b>227</b>   |
| <b>Total</b> | <b>1,652</b> | <b>317</b>   | <b>78</b>    | <b>2,047</b>   |
|              | <b>673</b>   | <b>362</b>   | <b>517</b>   | <b>517</b>   |
|              | <b>5</b>     | <b>1</b>     | <b>12</b>    | <b>1</b>   |
|              | <b>2,047</b> | <b>2,021</b> | <b>1,797</b> | <b>2,047</b>   |

**Households by Income Limit - Percentage**



**Households by Income Limit - Count**



**Waiting List Preferences**

**Preference Calculation Method: Aggregate**

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

**Number of Households With Preferences**

|   | Count |
|---|-------|
| 50% of gross income toward rent and utilities | 683   |
| Developmentally/Intellectual Disable          | 83    |
| Displaced Family                              | 52    |
| Elderly and Disabled                          | 389   |
| Escaping Domestic Violence                    | 251   |
| Family Unification Program Referral           | 1     |
| Homeless                                      | 689   |
| live or work in HRHA jurisdiction             | 368   |
| Upwardly Mobile                               | 96    |
| Veterans                                      | 39    |
| Victim of Physical Abuse                      | 266   |
| Working with a Community Service Agency       | 223   |

**Waiting List Targeted Funding**

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

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|   |
|---|
| <b>Number of Households With Targeted Funding</b> |
|---|

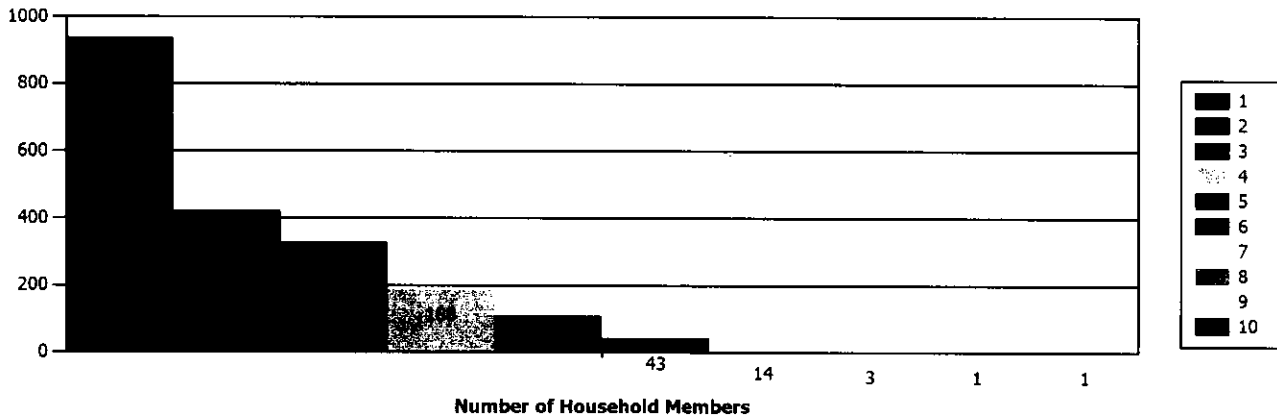


**Waiting List Summary Information**

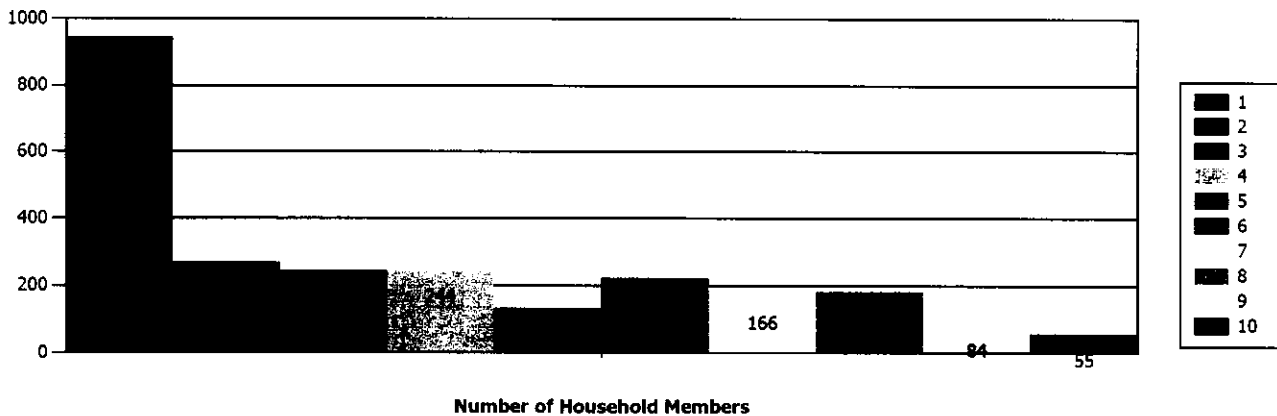
**Waiting List Time Based on Number of HH Members**

|             | 1     | 2     | 3     | 4     | 5     | 6     | 7   | 8   | 9  | 10 | # Families<br>Avg Days<br>Min Days<br>Max Days |
|-------------|-------|-------|-------|-------|-------|-------|-----|-----|----|----|--|
| NotSelected | 937   | 421   | 328   | 188   | 109   | 43    | 14  | 3   | 1  | 1  | 2,045  |
|             | 421   | 269   | 244   | 244   | 248   | 222   | 166 | 183 | 84 | 55 | 214  |
|             | 7     | 8     | 8     | 8     | 8     | 9     | 36  | 79  | 84 | 55 | 7  |
|             | 3,129 | 3,131 | 3,131 | 3,131 | 2,905 | 1,527 | 350 | 277 | 84 | 55 | 3,131  |
| Selected    | 1     |       |       |       | 1     |       |     |     |    |    | 2  |
|             | 1469  | 0     | 0     | 0     | 16    | 0     | 0   | 0   | 0  | 0  | 743  |
|             | 1,469 | 0     | 0     | 0     | 16    | 0     | 0   | 0   | 0  | 0  | 16   |
|             | 1,469 | 0     | 0     | 0     | 16    | 0     | 0   | 0   | 0  | 0  | 1,469  |
| Total       | 938   | 421   | 328   | 188   | 110   | 43    | 14  | 3   | 1  | 1  | 2,047  |
|             | 945   | 269   | 244   | 244   | 132   | 222   | 166 | 183 | 84 | 55 | 302  |
|             | 7     | 8     | 8     | 8     | 8     | 9     | 36  | 79  | 84 | 55 | 7  |
|             | 3,129 | 3,131 | 3,131 | 3,131 | 2,905 | 1,527 | 350 | 277 | 84 | 55 | 3,131  |

**Number of Households on Waiting List by Number of Members**



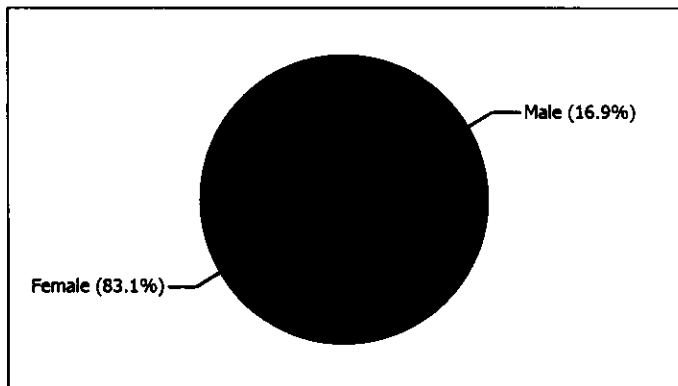
**Avg Days on Waiting List by Number of Household Members**



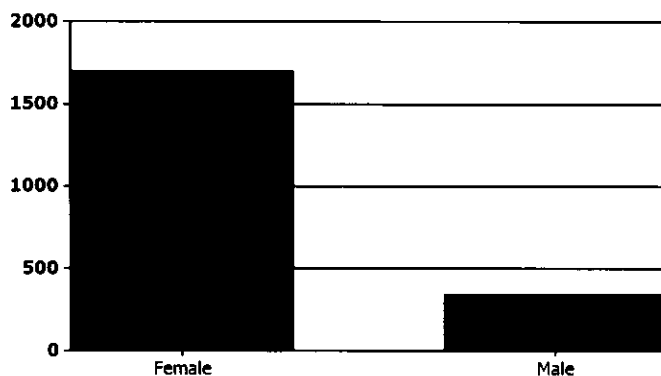
**Gender of Head of Household**

|              | Female       | Male       | Total        |
|--------------|--------------|------------|--------------|
| NotSelected  | 1,699        | 346        | 2,045        |
| Selected     | 2            |            | 2            |
| <b>Total</b> | <b>1,701</b> | <b>346</b> | <b>2,047</b> |

**Gender of Head of HH - Percentage**



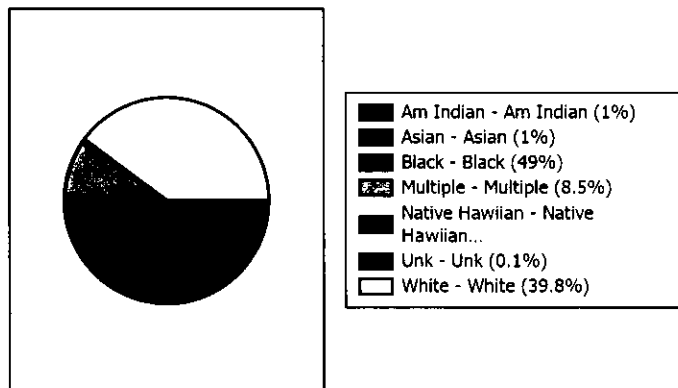
**Gender of Head of HH - Count**



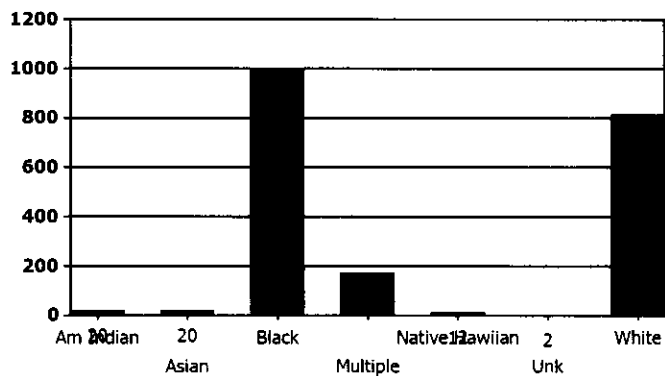
**Household Race**

|              | Am Indian | Asian     | Black        | Multiple   | Native Hawaiian | Unk      | White      | Total        |
|--------------|-----------|-----------|--------------|------------|-----------------|----------|------------|--------------|
| NotSelected  | 20        | 20        | 1,003        | 175        | 12              | 2        | 813        | 2,045        |
| Selected     |           |           |              |            |                 |          | 2          | 2            |
| <b>Total</b> | <b>20</b> | <b>20</b> | <b>1,003</b> | <b>175</b> | <b>12</b>       | <b>2</b> | <b>815</b> | <b>2,047</b> |

**Household Race - Percentage**



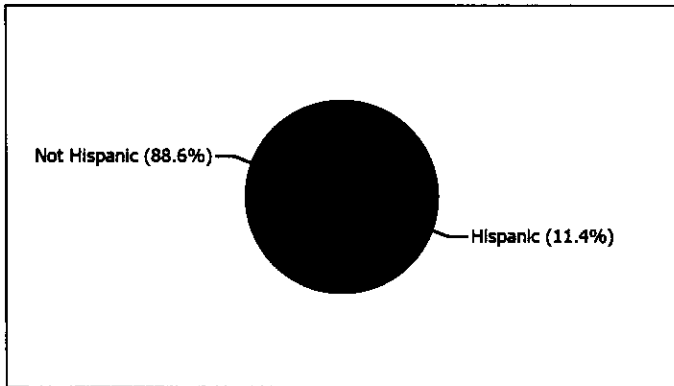
**Household Race - Count**



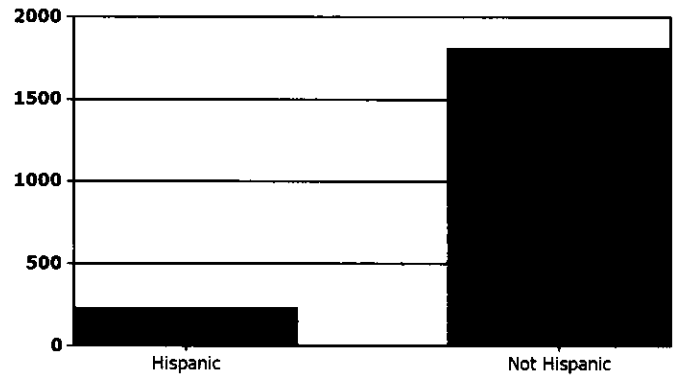
**Household Ethnicity**

|              | Hispanic   | Not Hispanic | Total        |
|--------------|------------|--------------|--------------|
| NotSelected  | 233        | 1,812        | 2,045        |
| Selected     |            | 2            | 2            |
| <b>Total</b> | <b>233</b> | <b>1,814</b> | <b>2,047</b> |

**Household Ethnicity - Percentage**



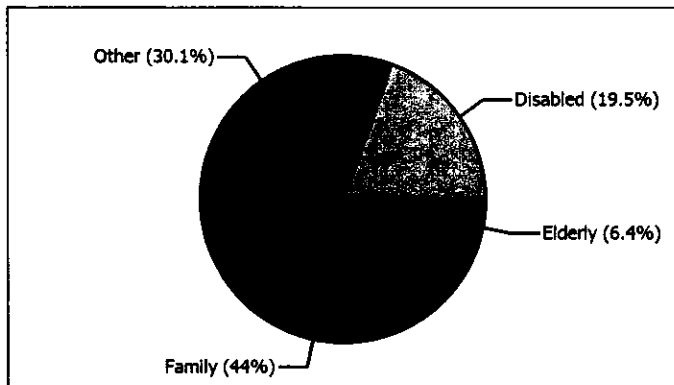
**Household Ethnicity - Count**



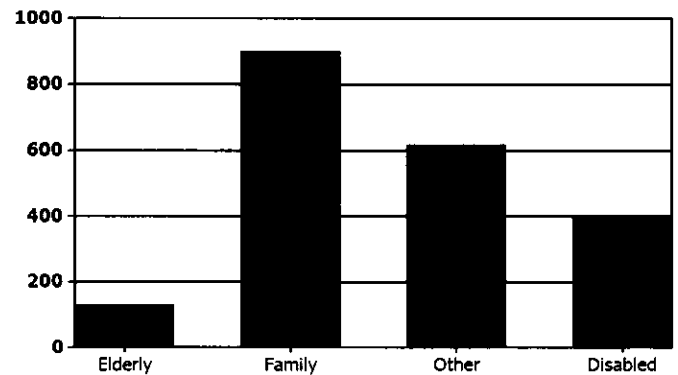
**Household Type**

|              | Elderly    | Family     | Other      | Disabled   | Total        |
|--------------|------------|------------|------------|------------|--------------|
| NotSelected  | 130        | 900        | 615        | 400        | 2,045        |
| Selected     |            | 1          | 1          |            | 2            |
| <b>Total</b> | <b>130</b> | <b>901</b> | <b>616</b> | <b>400</b> | <b>2,047</b> |

**Household Type - Percentage**



**Household Type - Count**



# Waiting List Review

Harrisonburg Redevelopment and Housing Authority (VA014)

Commerce Village

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

**Date/Time Last Generated:** April 12, 2023 10:31 am

**List Open:** Yes  
**Date Open:**  
**Date Closed:**

**List Ordering**

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

**Waiting List Statistics**

**Total Selected:** 8  
**Total Rejected:** 0  
**Total Housed:** 6  
**Total In Process:** 2  
**% Lease up:** 100.0%

**Use Single Preference Rule:** No

**Income Targeting**

| Code | Income Limit Description | Req. % | Pts/Wt | # Selected | # Rejected | # Housed | # In Process | % Lease Up | % Met |
|------|--------------------------|--------|--------|------------|------------|----------|--------------|------------|-------|
| VLI  | Harrisonburg, VA MSA     | 50%    | 0      | 1          | 0          | 1        | 0            | 100.0%     | 16.7% |
| ELI  | Harrisonburg, VA MSA     | 50%    | 0      | 5          | 0          | 5        | 0            | 100.0%     | 83.3% |

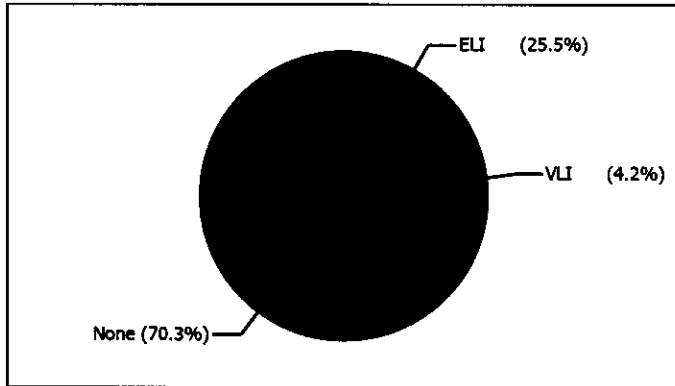
**Income Limits Detail**

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

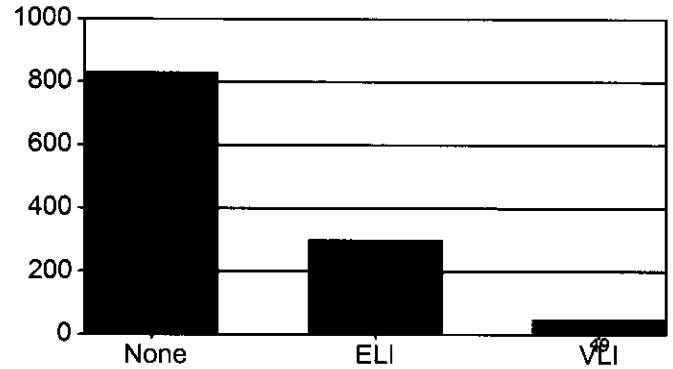
**Current Waiting List Households by Selection Status and Income Limit**

|              | None         | ELI          | VLI        | Total Number<br>Avg Position<br>Min Position<br>Max Position |
|--------------|--------------|--------------|------------|--|
| NotSelected  | 830          | 300          | 49         | <b>1,179</b>   |
|              | 690          | 357          | 352        | <b>466</b>   |
|              | 8            | 1            | 3          | <b>1</b>   |
|              | 1,180        | 1,155        | 899        | <b>1,180</b>   |
| Selected     | 0            | 1            | 0          | <b>1</b>   |
|              | 0            | 2            | 0          | <b>2</b>   |
|              | 0            | 2            | 0          | <b>2</b>   |
|              | 0            | 2            | 0          | <b>2</b>   |
| <b>Total</b> | <b>830</b>   | <b>301</b>   | <b>49</b>  | <b>1,180</b>   |
|              | <b>690</b>   | <b>179</b>   | <b>352</b> | <b>350</b>   |
|              | <b>8</b>     | <b>1</b>     | <b>3</b>   | <b>1</b>   |
|              | <b>1,180</b> | <b>1,155</b> | <b>899</b> | <b>1,180</b>   |

**Households by Income Limit - Percentage**



**Households by Income Limit - Count**



**Waiting List Preferences**

Preference Calculation Method: Aggregate

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

**Number of Households With Preferences**

|   | Count |
|---|-------|
| Chronically Homeless  | 242   |
| live or work in HRHA jurisdiction   | 410   |
| Medically Vulnerable/VI-SPDAT   | 99    |
| Veterans  | 43    |
| Working with a Community Service Organization and referred by Western Virginia CoC-By Name List | 36    |

**Waiting List Targeted Funding**

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

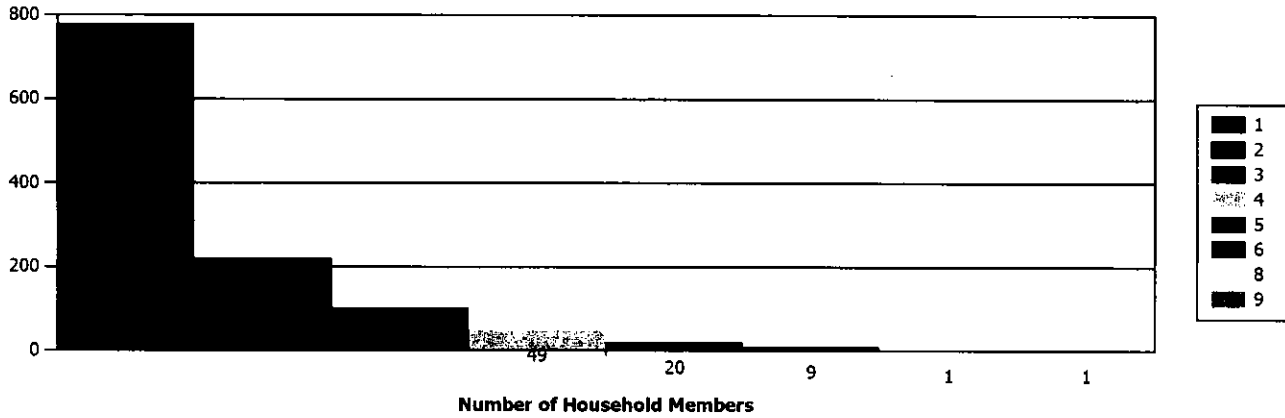
**Number of Households With Targeted Funding**

**Waiting List Summary Information**

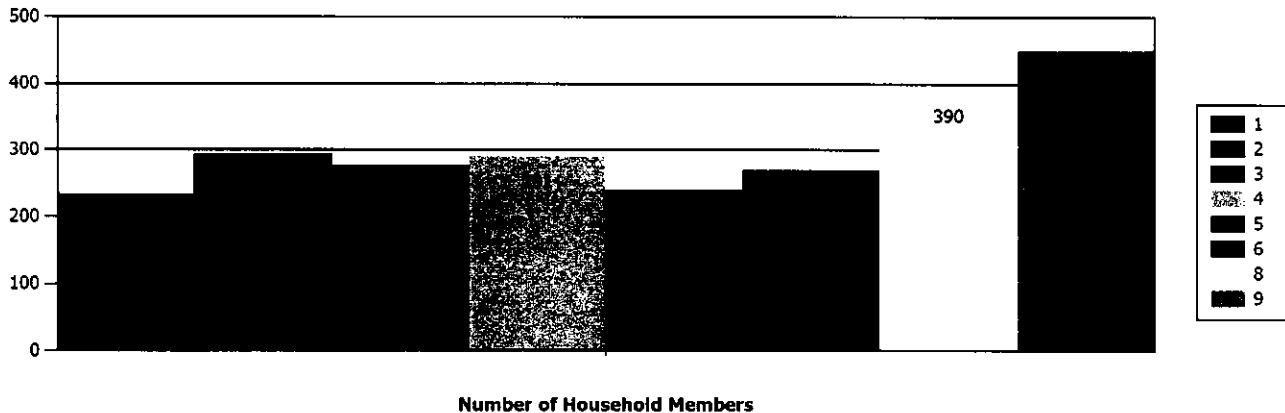
**Waiting List Time Based on Number of HH Members**

|             | 1     | 2     | 3   | 4   | 5   | 6   | 8   | 9   | # Families<br>Avg Days<br>Min Days<br>Max Days |
|-------------|-------|-------|-----|-----|-----|-----|-----|-----|--|
| NotSelected | 779   | 219   | 101 | 49  | 20  | 9   | 1   | 1   | 1,179  |
|             | 425   | 293   | 276 | 291 | 240 | 269 | 390 | 450 | 329  |
|             | 86    | 86    | 88  | 103 | 112 | 91  | 390 | 450 | 86   |
|             | 2,094 | 1,029 | 489 | 484 | 486 | 488 | 390 | 450 | 2,094  |
| Selected    | 1     |       |     |     |     |     |     |     | 1  |
|             | 40    | 0     | 0   | 0   | 0   | 0   | 0   | 0   | 40   |
|             | 40    | 0     | 0   | 0   | 0   | 0   | 0   | 0   | 40   |
|             | 40    | 0     | 0   | 0   | 0   | 0   | 0   | 0   | 40   |
| Total       | 780   | 219   | 101 | 49  | 20  | 9   | 1   | 1   | 1,180  |
|             | 233   | 293   | 276 | 291 | 240 | 269 | 390 | 450 | 297  |
|             | 40    | 86    | 88  | 103 | 112 | 91  | 390 | 450 | 40   |
|             | 2,094 | 1,029 | 489 | 484 | 486 | 488 | 390 | 450 | 2,094  |

**Number of Households on Waiting List by Number of Members**



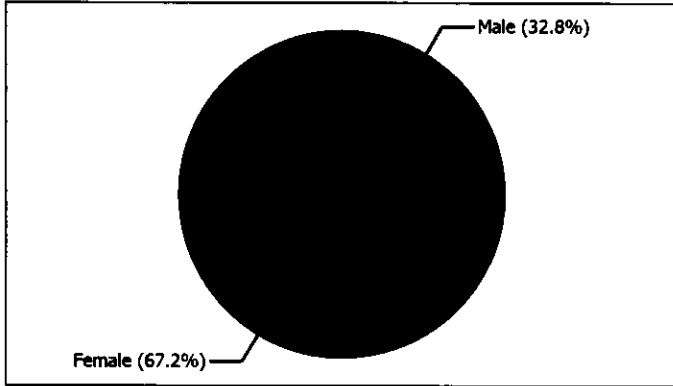
**Avg Days on Waiting List by Number of Household Members**



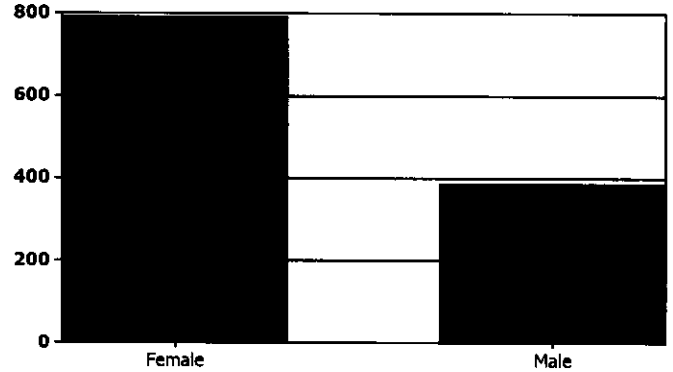
**Gender of Head of Household**

|              | Female     | Male       | Total        |
|--------------|------------|------------|--------------|
| NotSelected  | 793        | 386        | 1,179        |
| Selected     |            | 1          | 1            |
| <b>Total</b> | <b>793</b> | <b>387</b> | <b>1,180</b> |

**Gender of Head of HH - Percentage**



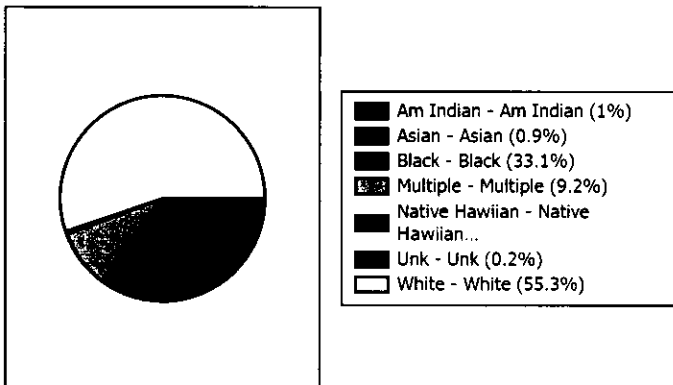
**Gender of Head of HH - Count**



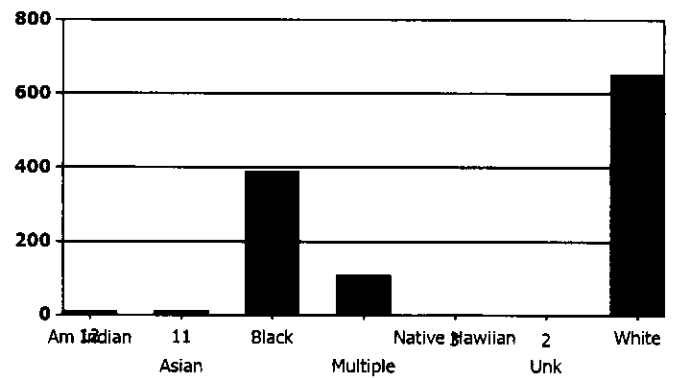
**Household Race**

|              | Am Indian | Asian     | Black      | Multiple   | Native Hawaiian | Unk      | White      | Total        |
|--------------|-----------|-----------|------------|------------|-----------------|----------|------------|--------------|
| NotSelected  | 12        | 11        | 390        | 109        | 3               | 2        | 652        | 1,179        |
| Selected     |           |           | 1          |            |                 |          |            | 1            |
| <b>Total</b> | <b>12</b> | <b>11</b> | <b>391</b> | <b>109</b> | <b>3</b>        | <b>2</b> | <b>652</b> | <b>1,180</b> |

**Household Race - Percentage**



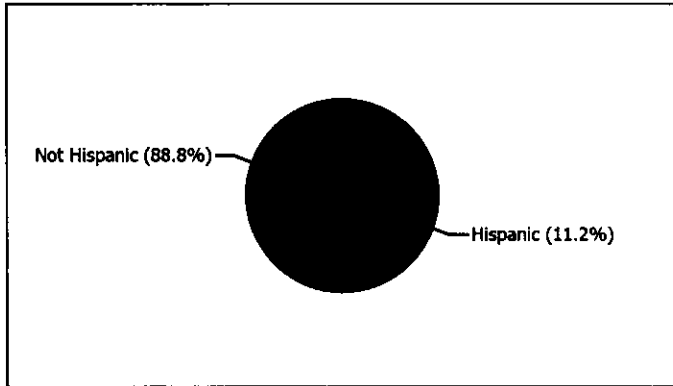
**Household Race - Count**



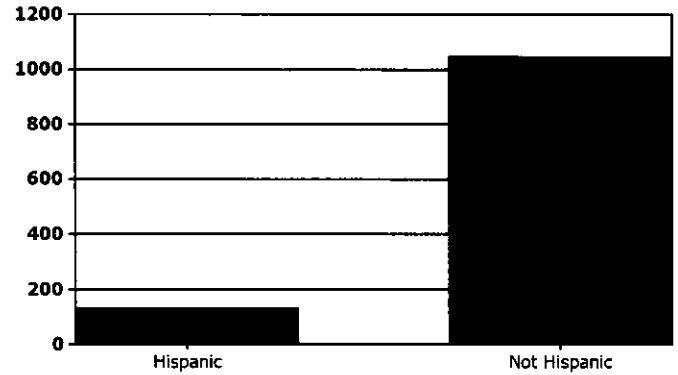
**Household Ethnicity**

|             | Hispanic | Not Hispanic | Total |
|-------------|----------|--------------|-------|
| NotSelected | 132      | 1,047        | 1,179 |
| Selected    |          | 1            | 1     |
| Total       | 132      | 1,048        | 1,180 |

**Household Ethnicity - Percentage**



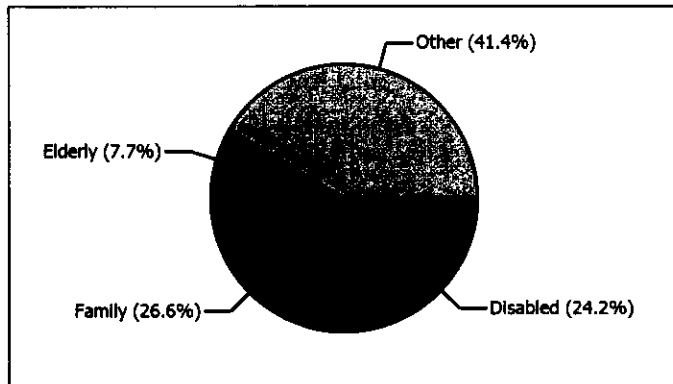
**Household Ethnicity - Count**



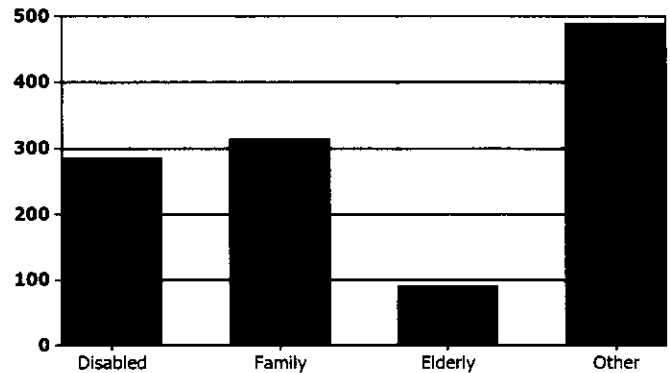
**Household Type**

|             | Disabled | Family | Elderly | Other | Total |
|-------------|----------|--------|---------|-------|-------|
| NotSelected | 286      | 314    | 90      | 489   | 1,179 |
| Selected    |          |        | 1       |       | 1     |
| Total       | 286      | 314    | 91      | 489   | 1,180 |

**Household Type - Percentage**



**Household Type - Count**





# Waiting List Review

Harrisonburg Redevelopment and Housing Authority (VA014)

Franklin Heights

Page : 1

**Waiting List Code:** FH

**Date/Time Last Generated:** April 13, 2023 11:54 am

**Property:** Waitlist Property

**List Open:** Yes

**Property Code:**

**Date Open:**

**Waiting List Type:** Project Based

**Date Closed:**

**Max Refusals:** 1

### List Ordering

**Sort Order 1:** Preferences

**Sort Order 2:** Date/Time

**Sort Order 3:**

**Sort Order 4:**

**Sort Order 5:**

**Use Single Preference Rule:** No

### Waiting List Statistics

**Total Selected:** 53

**Total Rejected:** 1

**Total Housed:** 23

**Total In Process:** 29

**% Lease up:** 95.8%

### Income Targeting

| Code | Income Limit Description | Req. % | Pts/Wt | # Selected | # Rejected | # Housed | # In Process | % Lease Up | % Met |
|------|--------------------------|--------|--------|------------|------------|----------|--------------|------------|-------|
| VLI  | Harrisonburg, VA MSA     | 25%    | 0      | 6          | 0          | 6        | 0            | 100.0%     | 26.1% |
| ELI  | Harrisonburg, VA MSA     | 75%    | 0      | 14         | 1          | 17       | 0            | 94.4%      | 73.9% |

### Income Limits Detail

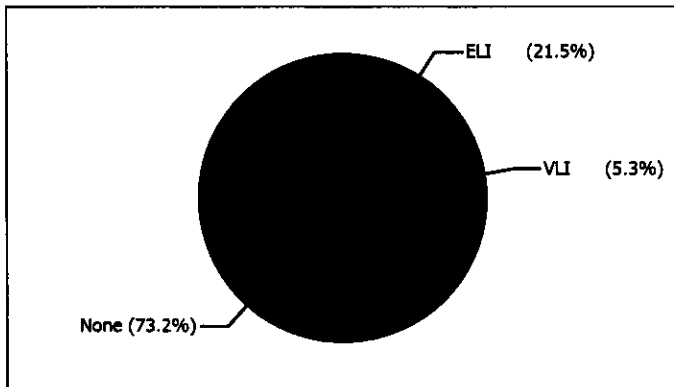
#### % Med Income Limits - Number of HH Members

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

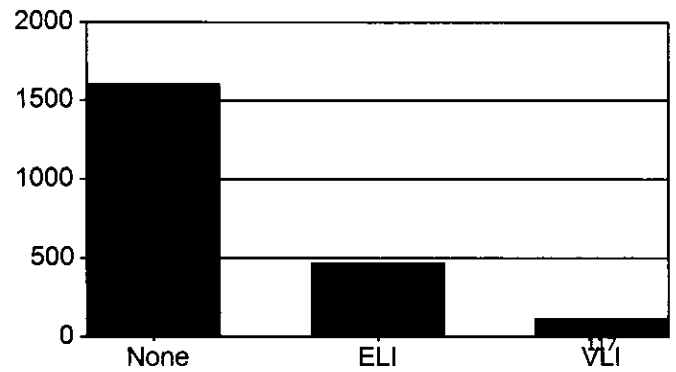
### Current Waiting List Households by Selection Status and Income Limit

|              | None         | ELI        | VLI        | Total Number |
|--------------|--------------|------------|------------|--------------|
|              |              |            |            | Avg Position |
| NotSelected  | 1,606        | 467        | 117        | <b>2,190</b> |
|              | 412          | 238        | 228        | <b>293</b>   |
|              | 2            | 1          | 2          | <b>1</b>     |
|              | 967          | 960        | 861        | <b>967</b>   |
| Selected     | 1            | 4          | 0          | <b>5</b>     |
|              | 2            | 2          | 0          | <b>2</b>     |
|              | 2            | 1          | 0          | <b>1</b>     |
|              | 2            | 4          | 0          | <b>4</b>     |
| <b>Total</b> | <b>1,607</b> | <b>471</b> | <b>117</b> | <b>2,195</b> |
|              | <b>207</b>   | <b>120</b> | <b>228</b> | <b>176</b>   |
|              | <b>2</b>     | <b>1</b>   | <b>2</b>   | <b>1</b>     |
|              | <b>967</b>   | <b>960</b> | <b>861</b> | <b>967</b>   |

**Households by Income Limit - Percentage**



**Households by Income Limit - Count**



**Waiting List Preferences**

**Preference Calculation Method: Aggregate**

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

**Number of Households With Preferences**

|   | Count |
|---|-------|
| 50% of gross income toward rent and utilities | 636   |
| Displaced Family                              | 75    |
| Elderly and Disabled                          | 476   |
| Homeless                                      | 893   |
| Income is below 30% median                    | 726   |
| live or work in HRHA jurisdiction             | 725   |
| Self Sufficiency Programs                     | 128   |
| Upwardly Mobile                               | 96    |
| Veterans                                      | 42    |
| Victim of Physical Abuse                      | 369   |

**Waiting List Targeted Funding**

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

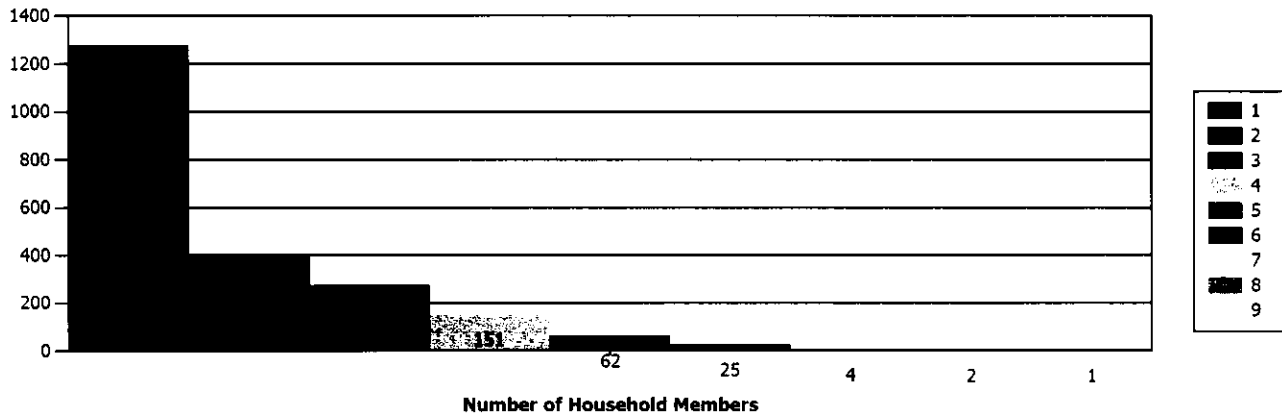
**Number of Households With Targeted Funding**

**Waiting List Summary Information**

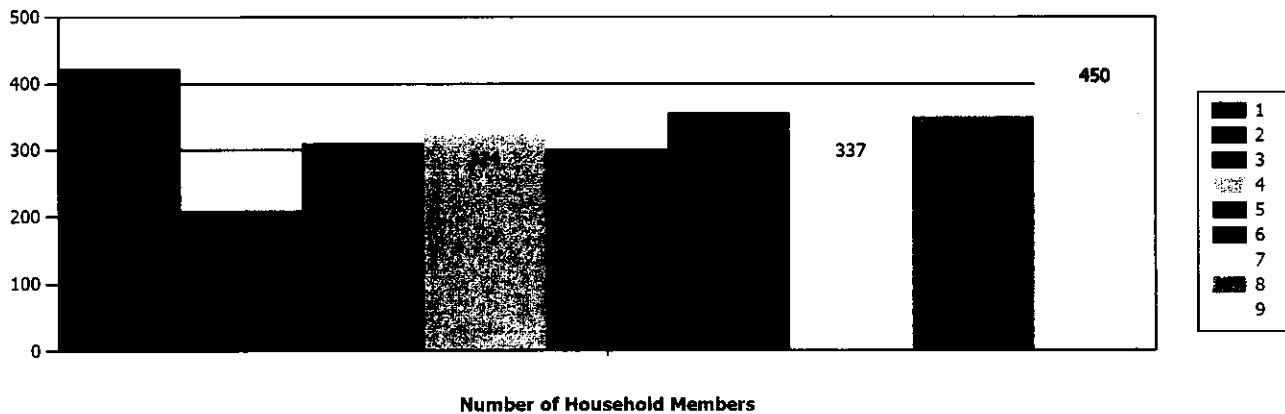
**Waiting List Time Based on Number of HH Members**

|              | 1     | 2     | 3     | 4     | 5   | 6   | 7   | 8   | 9   | # Families<br>Avg Days<br>Min Days<br>Max Days |
|--------------|-------|-------|-------|-------|-----|-----|-----|-----|-----|--|
| Not Selected | 1,272 | 400   | 274   | 151   | 61  | 25  | 4   | 2   | 1   | 2,190  |
|              | 636   | 335   | 310   | 324   | 331 | 356 | 337 | 350 | 450 | 381  |
|              | 107   | 85    | 84    | 86    | 104 | 224 | 275 | 287 | 450 | 84   |
|              | 2,734 | 3,065 | 1,705 | 2,725 | 982 | 490 | 471 | 414 | 450 | 3,065  |
| Selected     | 3     | 1     |       |       | 1   |     |     |     |     | 5  |
|              | 209   | 83    | 0     | 0     | 266 | 0   | 0   | 0   | 0   | 186  |
|              | 112   | 83    | 0     | 0     | 266 | 0   | 0   | 0   | 0   | 83   |
|              | 283   | 83    | 0     | 0     | 266 | 0   | 0   | 0   | 0   | 283  |
| Total        | 1,275 | 401   | 274   | 151   | 62  | 25  | 4   | 2   | 1   | 2,195  |
|              | 423   | 209   | 310   | 324   | 299 | 356 | 337 | 350 | 450 | 332  |
|              | 107   | 83    | 84    | 86    | 104 | 224 | 275 | 287 | 450 | 83   |
|              | 2,734 | 3,065 | 1,705 | 2,725 | 982 | 490 | 471 | 414 | 450 | 3,065  |

**Number of Households on Waiting List by Number of Members**



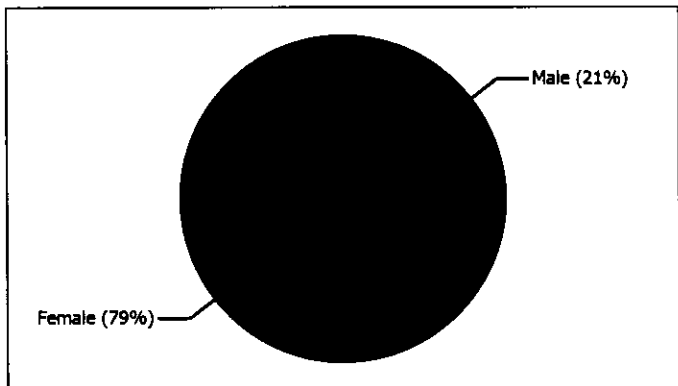
**Avg Days on Waiting List by Number of Household Members**



**Gender of Head of Household**

|              | Female       | Male       | Total        |
|--------------|--------------|------------|--------------|
| NotSelected  | 1,733        | 457        | 2,190        |
| Selected     | 2            | 3          | 5            |
| <b>Total</b> | <b>1,735</b> | <b>460</b> | <b>2,195</b> |

**Gender of Head of HH - Percentage**



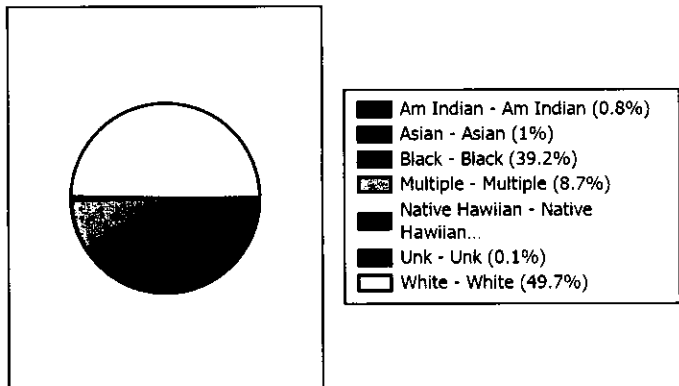
**Gender of Head of HH - Count**



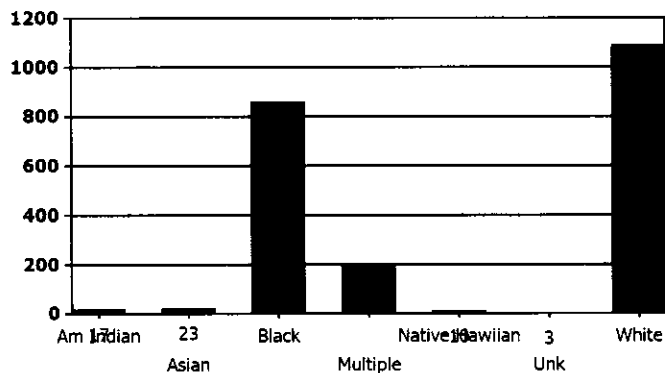
**Household Race**

|              | Am Indian | Asian     | Black      | Multiple   | Native Hawlian | Unk      | White        | Total        |
|--------------|-----------|-----------|------------|------------|----------------|----------|--------------|--------------|
| NotSelected  | 16        | 23        | 859        | 191        | 10             | 3        | 1,088        | 2,190        |
| Selected     | 1         |           | 1          |            |                |          | 3            | 5            |
| <b>Total</b> | <b>17</b> | <b>23</b> | <b>860</b> | <b>191</b> | <b>10</b>      | <b>3</b> | <b>1,091</b> | <b>2,195</b> |

**Household Race - Percentage**



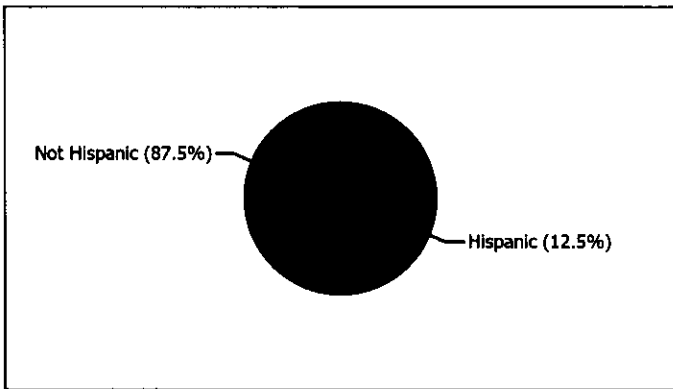
**Household Race - Count**



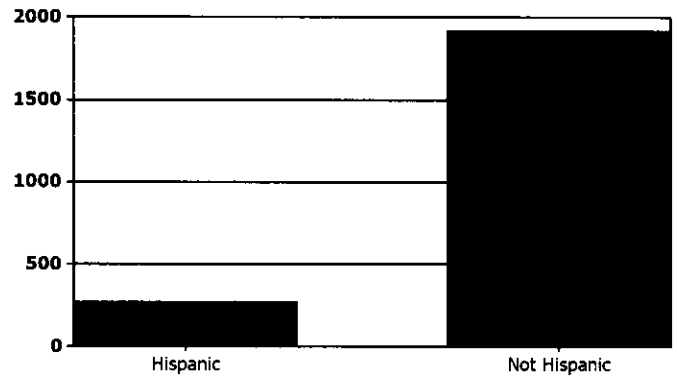
**Household Ethnicity**

|              | Hispanic   | Not Hispanic | Total        |
|--------------|------------|--------------|--------------|
| NotSelected  | 275        | 1,915        | 2,190        |
| Selected     |            | 5            | 5            |
| <b>Total</b> | <b>275</b> | <b>1,920</b> | <b>2,195</b> |

**Household Ethnicity - Percentage**



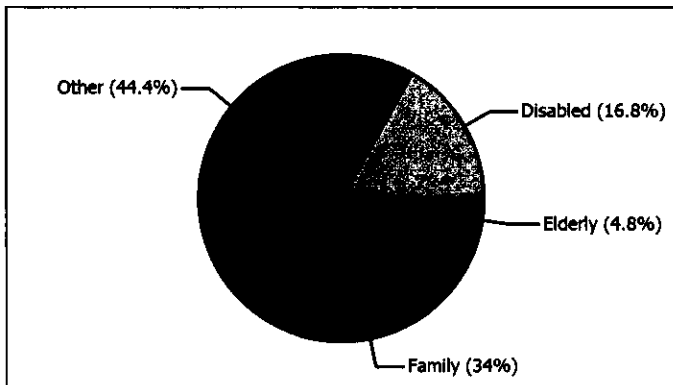
**Household Ethnicity - Count**



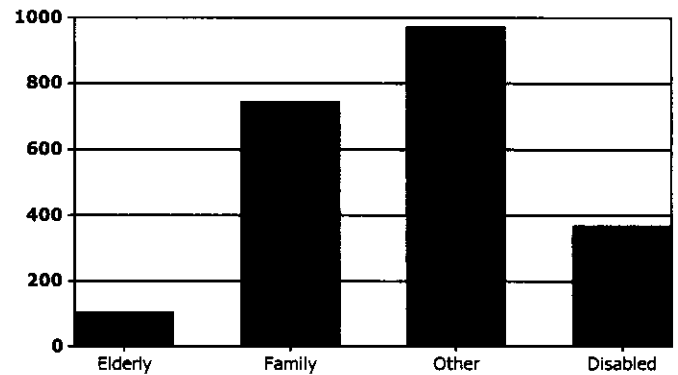
**Household Type**

|              | Elderly    | Family     | Other      | Disabled   | Total        |
|--------------|------------|------------|------------|------------|--------------|
| NotSelected  | 103        | 746        | 974        | 367        | 2,190        |
| Selected     | 3          |            |            | 2          | 5            |
| <b>Total</b> | <b>106</b> | <b>746</b> | <b>974</b> | <b>369</b> | <b>2,195</b> |

**Household Type - Percentage**



**Household Type - Count**



# Waiting List Review

Harrisonburg Redevelopment and Housing Authority (VA014)

Lineweaver Annex

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

**Date/Time Last Generated:** February 28, 2023 10:36 am

**List Open:** Yes  
**Date Open:**  
**Date Closed:**

**List Ordering**

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

**Use Single Preference Rule:** No

**Waiting List Statistics**

**Total Selected:** 9  
**Total Rejected:** 1  
**Total Housed:** 7  
**Total In Process:** 1  
**% Lease up:** 87.5%

**Income Targeting**

| Code | Income Limit Description | Req. % | Pts/Wt | # Selected | # Rejected | # Housed | # In Process | % Lease Up | % Met  |
|------|--------------------------|--------|--------|------------|------------|----------|--------------|------------|--------|
| VLI  | Harrisonburg, VA MSA     | 100%   | 0      | 9          | 1          | 7        | 1            | 87.5%      | 100.0% |

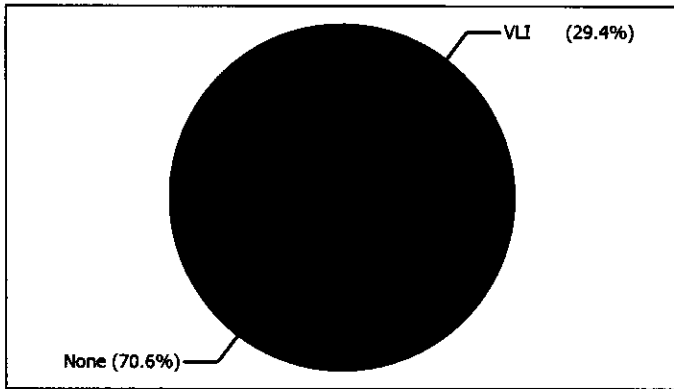
**Income Limits Detail**

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

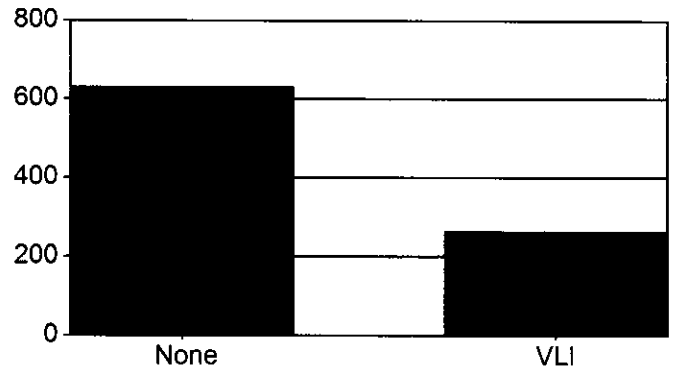
**Current Waiting List Households by Selection Status and Income Limit**

|              | None       | VLI        | Total Number<br>Avg Position<br>Min Position<br>Max Position |
|--------------|------------|------------|--|
| NotSelected  | 632        | 262        | 894  |
|              | 538        | 233        | 385  |
|              | 13         | 1          | 1  |
|              | 895        | 831        | 895  |
| Selected     | 0          | 1          | 1  |
|              | 0          | 7          | 7  |
|              | 0          | 7          | 7  |
|              | 0          | 7          | 7  |
| <b>Total</b> | <b>632</b> | <b>263</b> | <b>895</b>   |
|              | <b>538</b> | <b>120</b> | <b>259</b>   |
|              | <b>13</b>  | <b>1</b>   | <b>1</b>   |
|              | <b>895</b> | <b>831</b> | <b>895</b>   |

**Households by Income Limit - Percentage**



**Households by Income Limit - Count**



**Waiting List Preferences**

**Preference Calculation Method: Aggregate**

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

**Number of Households With Preferences**

|                                   | Count |
|-----------------------------------|-------|
| HCV participant                   | 26    |
| live or work in HRHA jurisdiction | 317   |

**Waiting List Targeted Funding**

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

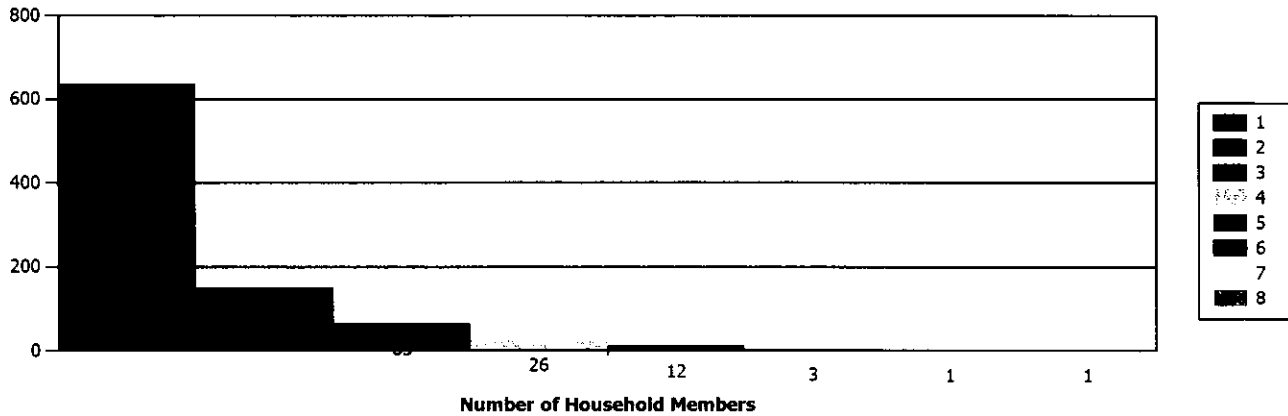
**Number of Households With Targeted Funding**

**Waiting List Summary Information**

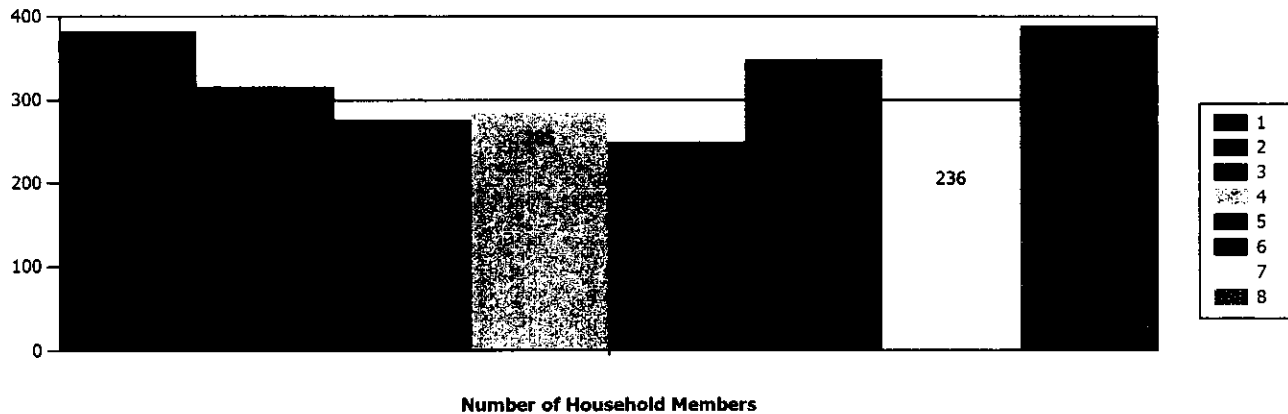
**Waiting List Time Based on Number of HH Members**

|             | 1     | 2     | 3   | 4   | 5   | 6   | 7   | 8   | # Families<br>Avg<br>Days<br>Min<br>Days<br>Max<br>Days |
|-------------|-------|-------|-----|-----|-----|-----|-----|-----|---|
| NotSelected | 635   | 151   | 65  | 26  | 12  | 3   | 1   | 1   | 894   |
|             | 447   | 316   | 276 | 285 | 249 | 349 | 236 | 390 | 319   |
|             | 127   | 128   | 127 | 133 | 132 | 210 | 236 | 390 | 127   |
|             | 1,616 | 1,490 | 475 | 461 | 437 | 460 | 236 | 390 | 1,616   |
| Selected    | 1     |       |     |     |     |     |     |     | 1   |
|             | 316   | 0     | 0   | 0   | 0   | 0   | 0   | 0   | 316   |
|             | 316   | 0     | 0   | 0   | 0   | 0   | 0   | 0   | 316   |
|             | 316   | 0     | 0   | 0   | 0   | 0   | 0   | 0   | 316   |
| Total       | 636   | 151   | 65  | 26  | 12  | 3   | 1   | 1   | 895   |
|             | 382   | 316   | 276 | 285 | 249 | 349 | 236 | 390 | 318   |
|             | 127   | 128   | 127 | 133 | 132 | 210 | 236 | 390 | 127   |
|             | 1,616 | 1,490 | 475 | 461 | 437 | 460 | 236 | 390 | 1,616   |

**Number of Households on Waiting List by Number of Members**



**Avg Days on Waiting List by Number of Household Members**

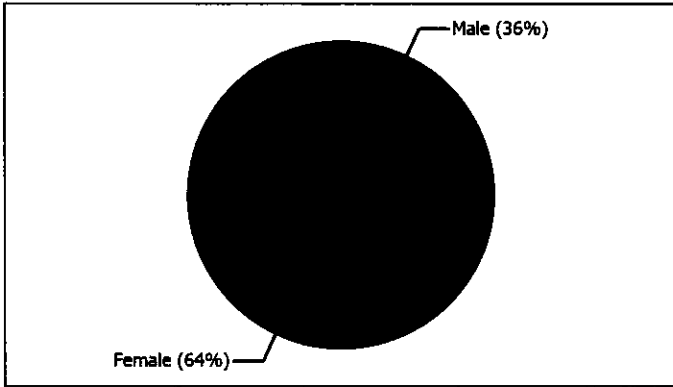




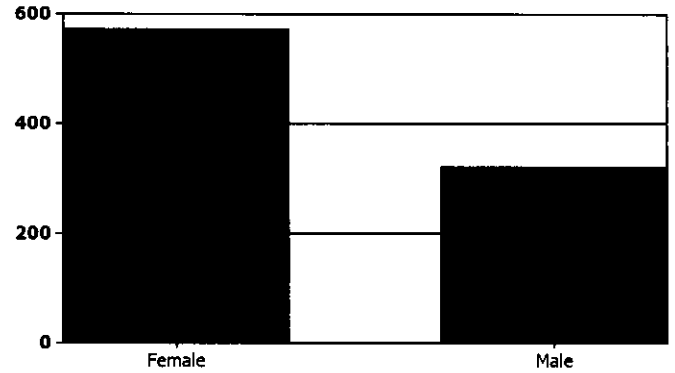
**Gender of Head of Household**

|             | Female | Male | Total |
|-------------|--------|------|-------|
| NotSelected | 572    | 322  | 894   |
| Selected    | 1      |      | 1     |
| Total       | 573    | 322  | 895   |

**Gender of Head of HH - Percentage**



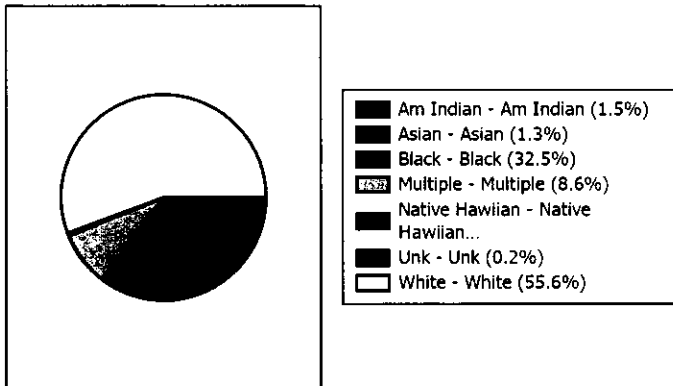
**Gender of Head of HH - Count**



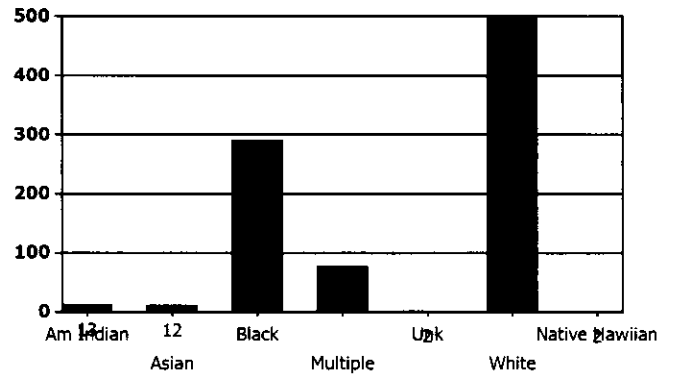
**Household Race**

|             | Am Indian | Asian | Black | Multiple | Native Hawaiian | Unk | White | Total |
|-------------|-----------|-------|-------|----------|-----------------|-----|-------|-------|
| NotSelected | 13        | 12    | 290   | 77       | 2               | 2   | 498   | 894   |
| Selected    |           |       | 1     |          |                 |     |       | 1     |
| Total       | 13        | 12    | 291   | 77       | 2               | 2   | 498   | 895   |

**Household Race - Percentage**



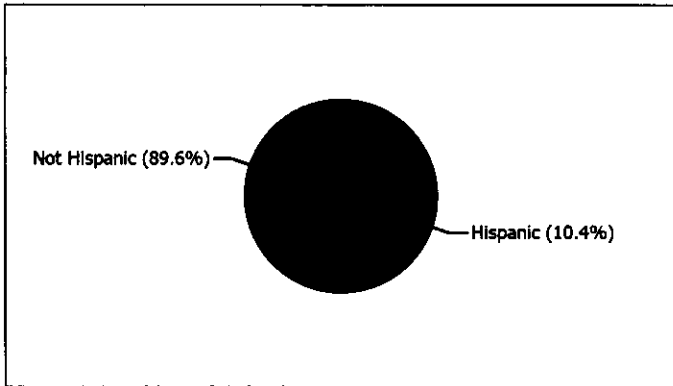
**Household Race - Count**



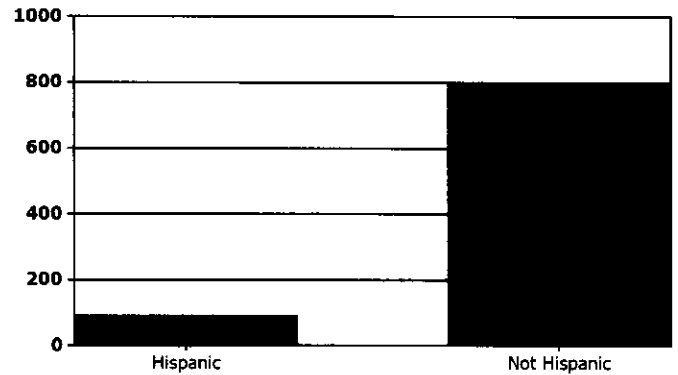
**Household Ethnicity**

|             | Hispanic | Not Hispanic | Total |
|-------------|----------|--------------|-------|
| NotSelected | 93       | 801          | 894   |
| Selected    |          | 1            | 1     |
| Total       | 93       | 802          | 895   |

**Household Ethnicity - Percentage**



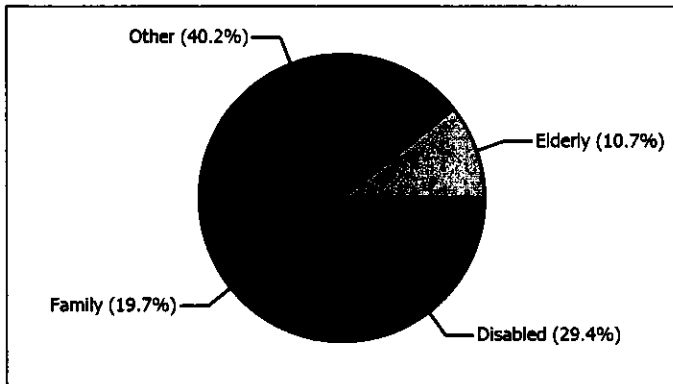
**Household Ethnicity - Count**



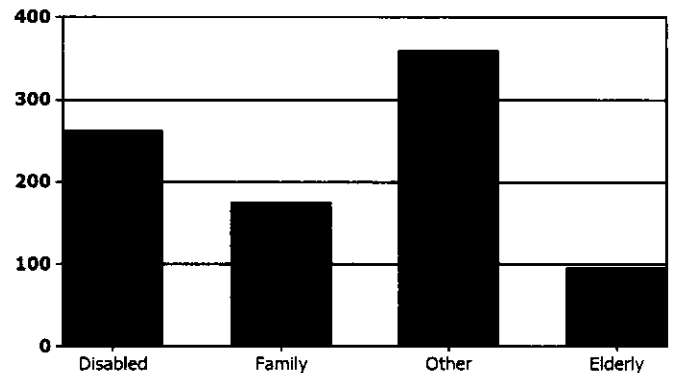
**Household Type**

|             | Disabled | Family | Other | Elderly | Total |
|-------------|----------|--------|-------|---------|-------|
| NotSelected | 263      | 176    | 359   | 96      | 894   |
| Selected    |          |        | 1     |         | 1     |
| Total       | 263      | 176    | 360   | 96      | 895   |

**Household Type - Percentage**



**Household Type - Count**



### BoxScore Summary

For Selected Properties  
Date = 06/01/2023-06/30/2023

#### Availability

| Code         | Name                       | 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      |
|--------------|----------------------------|------------|-----------|------------|--------------------|---------------|-----------------|---------------|-----------------|-----------|----------|----------|----------|--------------|----------------|--------------|--------------|
| 0b1b-JRP     | JR Polly Lineweaver effici | 0          | 121       | 47         | 44                 | 0             | 2               | 0             | 1               | 3         | 0        | 0        | 0        | 95.74        | 95.74          | 95.74        | 93.61        |
| 1b1b-FH      | Franklin Heights-one bedro | 896        | 0         | 18         | 18                 | 0             | 0               | 0             | 0               | 0         | 0        | 0        | 0        | 100.00       | 100.00         | 100.00       | 100.00       |
| 1b1b-JRP     | JR Polly Lineweaver One be | 0          | 0         | 14         | 13                 | 1             | 0               | 0             | 0               | 0         | 0        | 0        | 0        | 92.85        | 92.85          | 100.00       | 100.00       |
| 1bed-CV      | Commerce Village           | 600        | 160       | 30         | 30                 | 0             | 0               | 0             | 0               | 0         | 0        | 0        | 0        | 100.00       | 100.00         | 100.00       | 100.00       |
| 1bed-LA      | Lineweaver Annex-one bedro | 414        | 68        | 60         | 58                 | 0             | 1               | 0             | 1               | 2         | 0        | 0        | 0        | 98.33        | 98.33          | 98.33        | 96.66        |
| 2b1b-FH      | Franklin Heights-twobedroo | 988        | 0         | 38         | 37                 | 0             | 0               | 0             | 1               | 1         | 0        | 0        | 0        | 100.00       | 100.00         | 100.00       | 97.36        |
| 3b1b-FH      | Franklin Heights-three bed | 977        | 0         | 24         | 21                 | 0             | 2               | 0             | 1               | 3         | 0        | 0        | 0        | 91.66        | 91.66          | 91.66        | 87.50        |
| 3b2b-FH      | Franklin Heights-three bed | 1,248      | 0         | 32         | 30                 | 0             | 0               | 0             | 2               | 2         | 0        | 0        | 0        | 100.00       | 100.00         | 100.00       | 93.75        |
| 4b2b-FH      | Franklin Heights-four bed  | 1,192      | 0         | 13         | 13                 | 0             | 0               | 0             | 0               | 0         | 0        | 0        | 0        | 100.00       | 100.00         | 100.00       | 100.00       |
| 5b2b-FH      | Franklin Heights 5bed2bath | 1,680      | 0         | 4          | 4                  | 0             | 0               | 0             | 0               | 0         | 0        | 0        | 0        | 100.00       | 100.00         | 100.00       | 100.00       |
| <b>Total</b> |                            | <b>650</b> | <b>52</b> | <b>280</b> | <b>268</b>         | <b>1</b>      | <b>5</b>        | <b>0</b>      | <b>6</b>        | <b>11</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>97.85</b> | <b>97.85</b>   | <b>98.21</b> | <b>96.07</b> |

#### Resident Activity

| Code         | Name                       | Units      | Move In  | Reverse Move In | Move Out | Cancel Move Out | Notice/Ski p/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         | 0        | 0               | 0        | 0               | 1                       | 0             | 0        | 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        | 1                | 0              | 0        | 0              | 0        | 0               |
| 1bed-CV      | Commerce Village           | 30         | 0        | 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               | 1                       | 1             | 0        | 0                | 0              | 0        | 0              | 0        | 0               |
| 3b1b-FH      | Franklin Heights-three bed | 24         | 0        | 0               | 0        | 0               | 1                       | 1             | 0        | 0                | 0              | 0        | 0              | 0        | 0               |
| 3b2b-FH      | Franklin Heights-three bed | 32         | 0        | 0               | 0        | 0               | 0                       | 0             | 0        | 0                | 0              | 0        | 0              | 0        | 0               |
| 4b2b-FH      | Franklin Heights-four bed  | 13         | 0        | 0               | 0        | 0               | 0                       | 0             | 0        | 0                | 0              | 0        | 0              | 0        | 0               |
| 5b2b-FH      | Franklin Heights 5bed2bath | 4          | 0        | 0               | 0        | 0               | 0                       | 0             | 0        | 0                | 0              | 0        | 0              | 0        | 0               |
| <b>Total</b> |                            | <b>280</b> | <b>0</b> | <b>0</b>        | <b>0</b> | <b>0</b>        | <b>3</b>                | <b>2</b>      | <b>0</b> | <b>1</b>         | <b>0</b>       | <b>0</b> | <b>0</b>       | <b>0</b> | <b>0</b>        |

#### 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       | 0     | 0             | 0   | 13  | 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    | 0       | 0.00     | 0                  | 0.00       | 0                  | 0      | 0       | 0.00     |                  |

### BoxScore Summary

For Selected Properties

Date = 06/01/2023-06/30/2023

|          |                             |          |          |          |          |          |           |          |          |          |          |          |             |          |             |          |          |          |             |
|----------|-----------------------------|----------|----------|----------|----------|----------|-----------|----------|----------|----------|----------|----------|-------------|----------|-------------|----------|----------|----------|-------------|
| 1b1b-FH  | Franklin Heights-one bedro  | 0        | 0        | 0        | 0        | 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        | 1        | 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 Heighths 5bed2bath | 0        | 0        | 0        | 0        | 0        | 0         | 0        | 0        | 0        | 0        | 0        | 0.00        | 0        | 0.00        | 0        | 0        | 0        | 0.00        |
|          | <b>Total</b>                | <b>0</b> | <b>0</b> | <b>0</b> | <b>1</b> | <b>0</b> | <b>13</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0.00</b> | <b>0</b> | <b>0.00</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0.00</b> |

### Unit Availability

For Selected Properties

As Of = 06/30/2023

| 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         | 44                 | 0             | 2               | 0             | 1               | 3         | 0        | 0        | 0        | 95.74        | 95.74          | 95.74        | 93.62        |
| 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                 | 1             | 0               | 0             | 0               | 0         | 0        | 0        | 0        | 92.86        | 92.86          | 100.00       | 100.00       |
| Commerce Village           | 600        | 160       | 30         | 30                 | 0             | 0               | 0             | 0               | 0         | 0        | 0        | 0        | 100.00       | 100.00         | 100.00       | 100.00       |
| Lineweaver Annex-one bedro | 414        | 68        | 60         | 58                 | 0             | 1               | 0             | 1               | 2         | 0        | 0        | 0        | 98.33        | 98.33          | 98.33        | 96.67        |
| Franklin Heights-twobedroo | 988        | 0         | 38         | 37                 | 0             | 0               | 0             | 1               | 1         | 0        | 0        | 0        | 100.00       | 100.00         | 100.00       | 97.37        |
| Franklin Heights-three bed | 977        | 0         | 24         | 21                 | 0             | 2               | 0             | 1               | 3         | 0        | 0        | 0        | 91.67        | 91.67          | 91.67        | 87.50        |
| Franklin Heights-three bed | 1,248      | 0         | 32         | 30                 | 0             | 0               | 0             | 2               | 2         | 0        | 0        | 0        | 100.00       | 100.00         | 100.00       | 93.75        |
| Franklin Heights-four bed  | 1,192      | 0         | 13         | 13                 | 0             | 0               | 0             | 0               | 0         | 0        | 0        | 0        | 100.00       | 100.00         | 100.00       | 100.00       |
| Franklin Heights 5bed2bath | 1,680      | 0         | 4          | 4                  | 0             | 0               | 0             | 0               | 0         | 0        | 0        | 0        | 100.00       | 100.00         | 100.00       | 100.00       |
| <b>Total</b>               | <b>650</b> | <b>52</b> | <b>280</b> | <b>268</b>         | <b>1</b>      | <b>5</b>        | <b>0</b>      | <b>6</b>        | <b>11</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>97.86</b> | <b>97.86</b>   | <b>98.21</b> | <b>96.07</b> |

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

**LOCAL COMMUNITY DEVELOPMENT**

|       |  |                     |                     |
|-------|--|---------------------|---------------------|
| Cash: | First Bank & Trust-Operating Funds       |                     | \$528,062.17        |
|       |  | Total               | <b>\$528,062.17</b> |
|       | <b>AR Due from:</b>                      |                     |                     |
|       | JR Polly Lineweaver Apartments           | \$234,830.57        |                     |
|       | Housing Choice Voucher Program           | \$75,419.02         |                     |
|       | Commerce Village, LLC                    | \$21,048.06         |                     |
|       | Franklin Heights, LLC-Operating Expenses | \$139,051.58        |                     |
|       | Franklin Heights, LLC-Debt Servicing     | \$0.00              |                     |
|       |  | <b>\$470,349.23</b> |                     |

**HOUSING CHOICE VOUCHER PROGRAM**

|       |   |       |                     |
|-------|---|-------|---------------------|
| Cash: | Truist/SunTrust-Checking Account        |       | \$814,728.72        |
|       | United Bank-FSS Escrow for participants |       | \$51,893.70         |
|       |   | Total | <b>\$866,622.42</b> |

**J.R. POLLY LINEWEAVER APARTMENTS**

|       |                              |       |                   |
|-------|------------------------------|-------|-------------------|
| Cash: | United Bank-Checking Account |       | \$9,865.20        |
|       |                              | Total | <b>\$9,865.20</b> |

**ALL PROGRAMS-FH, LW, JRL**

|       |                                      |  |                     |
|-------|--------------------------------------|--|---------------------|
| Cash: | United Bank-Security Deposit Account |  | <b>\$204,495.82</b> |
|-------|--------------------------------------|--|---------------------|

**COMPONENT UNITS**

**Franklin Heights, LLC**

|       |                              |  |                     |
|-------|------------------------------|--|---------------------|
| Cash: | United Bank-Checking Account |  | <b>\$570,045.91</b> |
|-------|------------------------------|--|---------------------|

**Commerce Village, LLC**

|       |  |              |  |
|-------|--|--------------|--|
| Cash: | First Bank & Trust                           | \$263,774.45 |  |
|       | Virginia Housing-Replacement Reserve Account | \$69,837.03  |  |
|       | Truist/BB&T-Operating Reseve Account         | \$130,759.63 |  |

|                           |                              |
|---------------------------|------------------------------|
| <b><u>Grand Total</u></b> | <b><u>\$2,643,462.63</u></b> |
|---------------------------|------------------------------|

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

|   | Cash Balance<br>as of 1/31 | Cash Balance<br>as of 2/28 | Cash Balance<br>as of 3/31 | Cash Balance<br>as of 4/30 | Cash Balance<br>as of 5/31 | Cash Balance<br>as of 6/30 |
|---|----------------------------|----------------------------|----------------------------|----------------------------|----------------------------|----------------------------|
| <b>LOCAL COMMUNITY DEVELOPMENT</b>      |                            |                            |                            |                            |                            |                            |
| Cash: First Bank & Trust                | \$670,807.01               | \$883,126.06               | \$692,315.59               | \$687,782.37               | \$669,805.92               | \$528,062.17               |
| <b>HOUSING CHOICE VOUCHER PROGRAM</b>   |                            |                            |                            |                            |                            |                            |
| Cash: Truist-Checking                   | \$627,435.08               | \$840,058.63               | \$879,234.35               | \$887,203.30               | \$854,986.87               | \$814,728.72               |
| United Bank-FSS Escrow                  | \$83,896.63                | \$83,966.17                | \$84,299.41                | \$68,768.36                | \$58,200.56                | \$51,893.70                |
| <b>J.R. POLLY LINEWEAVER APARTMENTS</b> |                            |                            |                            |                            |                            |                            |
| Cash: United Bank-Checking              | \$32,858.00                | \$20,457.45                | \$9,656.69                 | \$11,484.69                | \$3,064.69                 | \$9,865.20                 |
| <b>ALL PROGRAMS-FH, LW, JRL, CVO</b>    |                            |                            |                            |                            |                            |                            |
| Cash: United Bank-Security Dep.         | \$199,747.75               | \$201,928.64               | \$205,346.37               | \$208,995.56               | \$209,245.31               | \$204,495.82               |
| <b>COMPONENT UNITS</b>                  |                            |                            |                            |                            |                            |                            |
| <b>Franklin Heights, LLC</b>            |                            |                            |                            |                            |                            |                            |
| Cash: United Bank-Checking              | \$296,870.40               | \$246,749.61               | \$397,853.79               | \$458,437.12               | \$519,151.81               | \$570,045.91               |
| <b>Commerce Village LLC</b>             |                            |                            |                            |                            |                            |                            |
| Cash: First Bank & Trust                | \$246,596.05               | \$241,969.79               | \$247,152.81               | \$251,371.03               | \$254,263.69               | \$263,774.45               |
| VA Housing-Repl Reserve                 | \$64,582.43                | \$65,608.01                | \$66,626.07                | \$67,687.26                | \$68,747.39                | \$69,837.03                |
| Truist-Operating Reserve                | \$130,754.27               | \$130,755.27               | \$130,756.38               | \$130,757.45               | \$130,758.56               | \$130,759.63               |
| <b>Total</b>                            | <b>\$2,353,547.62</b>      | <b>\$2,714,619.63</b>      | <b>\$2,713,241.46</b>      | <b>\$2,772,487.14</b>      | <b>\$2,768,224.80</b>      | <b>\$2,643,462.63</b>      |