

HARRISONBURG REDEVELOPMENT AND HOUSING AUTHORITY
STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN FUND EQUITY
2024 Budgets for All Programs

	LCD	BP	Lineweaver	MTW/M5	JRL	Franklin Heights	Commerce Village	SHC	LAC	CV Mgt	Total
Receipts											
3110 Rent Receipts	0.00	223,357.00	252,720.00	0.00	165,809.00	570,271.20	121,710.60	0.00	0.00	0.00	1,333,868
3410 HMIS/FSS/SC/CDBG/VHSP gra	167,731.00	0.00	0.00	63,000.00	78,321.00	95,000.00	0.00	0.00	0.00	0.00	404,052
3410 HAP Income	0.00	0.00	308,880.00	6,024,288.00	307,930.00	1,330,632.80	121,710.60	0.00	0.00	0.00	8,093,441
3410 HAP Adm Income	0.00	0.00	0.00	600,398.00	0.00	0.00	0.00	0.00	0.00	0.00	600,398
3610 Interest Income	0.00	0.00	0.00	0.00	0.00	2,500.00	3,000.00	0.00	0.00	0.00	5,500
3690 Other Income	210,000.00	0.00	10,000.00	14,000.00	19,662.00	40,000.00	6,060.00	0.00	0.00	0.00	299,722
3690 Admin. Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0
3690 Application Fees	45,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	45,000
3690 Management Fees	11,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	11,500
3690 Lease Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0
Total Receipts	434,231.00	223,357.00	571,600.00	6,701,686.00	571,722.00	2,038,404.00	252,481.20	0.00	0.00	0.00	10,793,481
	1,229,188.00										
Expenses											
Administration											
4110 Salaries	195,696.00	0.00	60,078.00	464,560.00	41,795.00	287,727.00	37,528.00	0.00	0.00	0.00	1,087,384
4540 Benefits	95,877.00	0.00	18,562.00	174,043.00	14,266.00	88,018.00	11,688.00	0.00	0.00	0.00	402,454
4130 Legal Expense	10,000.00	1,500.00	6,000.00	5,500.00	4,000.00	15,500.00	0.00	350.00	180.00	50.00	43,080
4140 Staff Training	10,000.00	0.00	1,000.00	17,000.00	1,000.00	15,000.00	1,500.00	0.00	0.00	0.00	45,500
4150 Travel	10,000.00	0.00	1,000.00	10,000.00	1,000.00	10,000.00	1,000.00	0.00	0.00	0.00	33,000
4171 Auditing Fees	6,500.00	0.00	2,000.00	10,000.00	2,000.00	2,500.00	0.00	0.00	0.00	0.00	23,000
4190 Sundry-Admin. Exp.	65,999.00	600.00	16,100.00	82,200.00	9,800.00	61,000.00	30,700.00	460.00	460.00	250.00	287,569
4190 HMIS/FSS/SC/CDBG/VHSP gra	124,683.00	0.00	0.00	50,615.00	78,321.00	0.00	0.00	0.00	0.00	0.00	253,619
4190 Community Donations	10,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10,000
4230 Tenant Services	0.00	0.00	20,000.00	160,000.00	20,000.00	1,500.00	19,750.00	0.00	0.00	0.00	221,250
Total Administration	528,755.00	2,100.00	124,740.00	973,918.00	172,182.00	481,245.00	102,166.00	810.00	640.00	300.00	2,386,856
Utilities											
4310 Water	0.00	1,000.00	10,000.00	0.00	10,000.00	32,000.00	4,300.00	0.00	0.00	0.00	57,300
4320 Electric	2,600.00	0.00	70,000.00	4,000.00	70,000.00	10,000.00	20,000.00	0.00	0.00	0.00	176,600
4330 Gas	1,600.00	0.00	0.00	2,000.00	0.00	2,000.00	2,400.00	0.00	0.00	0.00	8,000
4390 Sewer	0.00	0.00	25,000.00	0.00	25,000.00	40,000.00	11,000.00	0.00	0.00	0.00	101,000
Total Utilities	4,200.00	1,000.00	105,000.00	6,000.00	105,000.00	84,000.00	37,700.00	0.00	0.00	0.00	342,900
Maintenance											
4410 Labor	35,024.00	0.00	60,775.00	0.00	60,775.00	206,714.00	11,932.00	0.00	0.00	0.00	375,220
4540 Benefits	10,921.00	0.00	22,044.00	0.00	22,044.00	68,675.00	4,267.00	0.00	0.00	0.00	127,951
4420 Materials	3,600.00	3,100.00	21,000.00	0.00	18,000.00	56,500.00	3,500.00	0.00	0.00	0.00	105,700
4430 Contract Costs	4,750.00	13,950.00	68,000.00	0.00	55,700.00	185,000.00	18,000.00	0.00	0.00	0.00	345,400
Total Maintenance	54,295.00	17,050.00	171,819.00	0.00	156,519.00	516,889.00	37,699.00	0.00	0.00	0.00	954,271
General Expenses											
4510 Insurance	8,300.00	0.00	10,642.00	8,644.00	12,530.00	29,923.00	9,227.00	900.00	900.00	0.00	81,066
4571 Bad Debt Expense	0.00	0.00	5,000.00	0.00	5,000.00	30,000.00	2,500.00	0.00	0.00	0.00	42,500
4570 Real Estate Taxes	0.00	0.00	0.00	0.00	0.00	25,000.00	24.00	0.00	0.00	0.00	25,024
4715-4718 HAP,UAP,FSS	0.00	0.00	0.00	6,064,288.00	0.00	0.00	0.00	0.00	0.00	0.00	6,064,288
4580 Interest Expense	0.00	28,852.00	32,107.00	0.00	27,400.00	197,104.53	16,380.00	0.00	0.00	0.00	301,844
Total General	8,300.00	28,852.00	47,749.00	6,072,932.00	44,930.00	282,027.53	28,131.00	900.00	900.00	0.00	6,514,722
Total Expenditures	595,550.00	49,002.00	449,308.00	7,052,850.00	478,631.00	1,364,161.53	205,696.00	1,710.00	1,540.00	300.00	10,198,749
TOTAL RECEIPTS	434,231.00	223,357.00	571,600.00	6,701,686.00	571,722.00	2,038,404.00	252,481.20	0.00	0.00	0.00	10,793,481
TOTAL EXPENSES	595,550.00	49,002.00	449,308.00	7,052,850.00	478,631.00	1,364,161.53	205,696.00	1,710.00	1,540.00	300.00	10,198,749
NET OPERATING INCOME/(LOS)	(161,319.00)	174,355.00	122,292.00	(351,164.00)	93,091.00	674,242.47	46,785.20	(1,710.00)	(1,540.00)	(300.00)	<u>594,733</u>
	135,328.00										
Principal Pymts/Reserve Account	0.00	24,484.00	72,575.00	(351,164.00)	92,891.00	574,596.23	9,000.00	0.00	0.00	0.00	422,382
Total After Principal Payments	(161,319.00)	149,871.00	49,717.00	0.00	200.00	99,646.24	37,785.20	(1,710.00)	(1,540.00)	(300.00)	172,350

LINEWEAVER ANNEX APARTMENTS

FISCAL YEAR ENDING DECEMBER 31, 2024

Account	Account	G/L Budget	G/L Budget
Number	Name	01/2023-12/2023	01/2024-12/2024
3000-00-000	INCOME		
3100-00-000	TENANT INCOME		
3101-00-000	Rental Income		
3111-00-000	Tenant Rent	200,000.00	252,720.00
3112-06-000	PBV HAP Subsidy	305,915.00	308,880.00
3119-00-000	Total Rental Income	505,915.00	561,600.00
3120-00-000	Other Tenant Income		
3120-01-000	Laundry and Vending	4,000.00	4,000.00
3120-03-000	Damages	1,500.00	1,500.00
3120-04-000	Late Charges	0.00	1,000.00
3120-08-000	Workorders/Maint Charges	3,500.00	3,500.00
3129-00-000	Total Other Tenant Income	9,000.00	10,000.00
3199-00-000	TOTAL TENANT INCOME	514,915.00	571,600.00
3999-00-000	TOTAL INCOME	514,915.00	571,600.00
4000-00-000	EXPENSES		
4100-00-000	ADMINISTRATIVE EXPENSES		
4100-99-000	Administrative Salaries		
4110-00-000	Administrative Salaries	65,310.00	60,078.00
4110-04-000	Employee Benefit Contribution-Admin	21,190.00	18,562.00
4110-99-000	Total Administrative Salaries	86,500.00	78,640.00
4130-00-000	Legal Expense		
4130-01-000	Unlawful Detainers	320.00	800.00
4130-02-000	Criminal Background Checks	0.00	200.00
4130-04-000	General Legal Expense	4,680.00	5,000.00
4131-00-000	Total Legal Expense	5,000.00	6,000.00
4140-00-000	Staff Training	1,000.00	1,000.00
4150-00-000	Travel	1,000.00	1,000.00
4171-00-000	Auditing Fees	1,250.00	2,000.00
4189-00-000	Total Other Admin Expenses	2,250.00	3,000.00
4190-00-000	Miscellaneous Admin Expenses		
4190-01-000	Membership and Fees	500.00	200.00
4190-02-000	Publications	500.00	200.00
4190-03-000	Advertising	500.00	200.00
4190-04-000	Office Supplies	1,000.00	1,000.00
4190-06-000	Compliance	1,700.00	1,200.00
4190-07-000	Telephone & Internet	2,800.00	2,800.00
4190-08-000	Postage	2,000.00	500.00
4190-10-000	Copiers	1,500.00	1,500.00
4190-12-000	Software	8,000.00	6,000.00

LOCAL COMMUNITY DEVELOPMENT (incl. Bport, LAO, Grants)

FISCAL YEAR ENDING DECEMBER 31, 2024

Account	Account	G/L Budget	G/L Budget
Number	Name	01/2023-12/2023	01/2024-12/2024
3000-00-000	INCOME		
3100-00-000	TENANT INCOME		
3101-00-000	Rental Income		
3110-00-000	Business Rent-BP	220,056.00	223,357.00
3111-00-000	Tenant Rent	200,000.00	252,720.00
3112-06-000	PBV HAP Subsidy	305,915.00	308,880.00
3119-00-000	Total Rental Income	725,971.00	784,957.00
3120-00-000	Other Tenant Income		
3120-01-000	Laundry and Vending	4,000.00	4,000.00
3120-03-000	Damages	1,500.00	1,500.00
3120-04-000	Late Charges	0.00	1,000.00
3120-08-000	Workorders/Maint Charges	3,500.00	3,500.00
3129-00-000	Total Other Tenant Income	9,000.00	10,000.00
3199-00-000	TOTAL TENANT INCOME	734,971.00	794,957.00
3400-00-000	GRANT INCOME		
3410-50-100	VA Homelessness Solutions Program	59,391.00	59,391.00
3410-53-100	CHERP-HMIS Grant	29,786.00	0.00
3410-60-200	Homelessness Assistance Grant (HMIS/SNAP)	84,072.00	84,072.00
3410-61-200	COC Planning Grant	22,714.00	24,268.00
3499-00-000	TOTAL GRANT INCOME	195,963.00	167,731.00
3600-00-000	OTHER INCOME		
3611-00-000	Investment Income - Restricted	300.00	0.00
3620-00-000	Management Fee Income	11,500.00	11,500.00
3621-00-000	Bond Application Fees	15,000.00	45,000.00
3650-00-000	Miscellaneous Other Income	168,000.00	210,000.00
3699-00-000	TOTAL OTHER INCOME	194,800.00	266,500.00
3999-00-000	TOTAL INCOME	1,125,734.00	1,229,188.00
4000-00-000	EXPENSES		
4100-00-000	ADMINISTRATIVE EXPENSES		
4100-99-000	Administrative Salaries		
4110-00-000	Administrative Salaries	252,910.00	255,774.00
4110-04-000	Employee Benefit Contribution-Admin	76,918.00	98,690.00
4110-50-100	Salary-VA Homelessness Solutions Program(VHSP)	42,391.00	53,749.00
4110-50-101	Adm Benefits-VA Homelessness Solutions Program(VHSP)	15,000.00	2,642.00
4110-53-100	Salary-CHERP HMIS	29,786.00	0.00

4110-60-200	Salary-Homelessness Assistance Grant(HMIS)	60,000.00	48,257.00
4110-60-201	Adm Benefits-Homelessness Assistance Grant(HMIS)	12,000.00	11,516.00
4110-61-200	Salary-COC Planning Grant	16,714.00	22,677.00
4110-61-201	Adm Benefits-COC Planning	6,000.00	1,591.00
4110-99-000	Total Administrative Salaries	511,719.00	494,896.00
4130-01-000	Unlawful Detainers	320.00	800.00
4130-02-000	Criminal Background Checks	0.00	200.00
4130-04-000	General Legal Expense	17,180.00	16,500.00
4131-00-000	Total Legal Expense	17,500.00	17,500.00
4140-00-000	Staff Training	6,000.00	11,000.00
4150-00-000	Travel	6,000.00	11,000.00
4171-00-000	Auditing Fees	6,250.00	8,500.00
4189-00-000	Total Other Admin Expenses	12,250.00	19,500.00
4190-01-000	Membership and Fees	1,500.00	1,200.00
4190-02-000	Publications	1,500.00	700.00
4190-03-000	Advertising	1,000.00	700.00
4190-04-000	Office Supplies	2,000.00	2,500.00
4190-06-000	Compliance	1,700.00	1,200.00
4190-07-000	Telephone & Internet	8,400.00	9,400.00
4190-08-000	Postage	3,500.00	2,000.00
4190-10-000	Copiers	3,000.00	3,200.00
4190-12-000	Software	19,500.00	21,000.00
4190-13-000	IT/Website Maintenance	5,500.00	4,500.00
4190-14-000	Community Donations	10,000.00	10,000.00
4190-18-000	Small Office Equipment	5,000.00	3,000.00
4190-22-000	Other Misc Admin Expenses	8,000.00	6,000.00
4190-50-100	VA Homelessness Solutions Program(VHSP)	2,000.00	3,000.00
4190-60-200	Homelessness Assistance Grant (HMIS/SNAP)	12,072.00	24,299.00
4191-00-000	Total Miscellaneous Admin Expenses	84,672.00	92,699.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	632,141.00	635,595.00
4200-00-000	TENANT SERVICES		
4220-01-000	Other Tenant Svcs. (Strength in Peers)	1,000.00	20,000.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	1,000.00	20,000.00
4300-00-000	UTILITY EXPENSES		
4310-00-000	Water	10,800.00	11,000.00
4320-00-000	Electricity	67,600.00	72,600.00
4330-00-000	Gas	1,600.00	1,600.00
4390-00-000	Sewer & Trash	25,000.00	25,000.00
4399-00-000	TOTAL UTILITY EXPENSES	105,000.00	110,200.00
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES		
4400-99-000	General Maint Expense		
4410-00-000	Maintenance Salaries	78,550.00	95,799.00
4410-05-000	Employee Benefit Contribution-Maint.	24,860.00	32,965.00
4419-00-000	Total General Maint Expense	103,410.00	128,764.00

4420-00-000	Materials		
4420-01-000	Supplies-Grounds	900.00	300.00
4420-02-000	Supplies-Appliance	500.00	200.00
4420-03-000	Supplies-Unit Turnover	3,000.00	3,500.00
4420-04-000	Supplies-Electrical	1,700.00	6,300.00
4420-05-000	Supplies-Fuel & Parts	2,100.00	750.00
4420-06-000	Supplies-Janitorial/Cleaning	1,900.00	3,000.00
4420-07-000	Supplies-Maint/Repairs	10,600.00	10,500.00
4420-08-000	Supplies-Plumbing	2,100.00	750.00
4420-09-000	Tools and Equipment	2,000.00	500.00
4420-10-000	Maintenance Paper/Supplies	800.00	800.00
4429-00-000	Total Materials	25,600.00	26,600.00
4430-00-000	Contract Costs		
4430-01-000	Contract-Routine Maintenance	0.00	1,800.00
4430-03-000	Contract-Trash Collection	3,700.00	2,700.00
4430-04-000	Contract-Snow Removal	3,000.00	1,500.00
4430-05-000	Contract-Unit Turnover	22,000.00	22,000.00
4430-06-000	Contract-Electrical	2,300.00	2,000.00
4430-07-000	Contract-Pest Control	7,350.00	13,700.00
4430-08-000	Contract-Floor Covering	5,000.00	1,000.00
4430-09-000	Contract-Grounds	600.00	600.00
4430-10-000	Contract-Janitorial/Cleaning	4,300.00	4,100.00
4430-11-000	Contract-Plumbing	1,000.00	500.00
4430-12-000	Contract-Inspections	5,000.00	5,000.00
4430-13-000	Contract-HVAC	10,500.00	16,000.00
4430-15-000	Contract-Video Surveillance	1,000.00	500.00
4430-17-000	Contract-Elevator Maintenance	10,200.00	10,500.00
4430-18-000	Contract-Alarm Monitoring	1,350.00	1,600.00
4430-19-000	Contract-Sprinkler Monitoring	1,200.00	1,200.00
4430-99-000	Contract Costs-Other	4,000.00	2,000.00
4439-00-000	Total Contract Costs	82,500.00	86,700.00
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	211,510.00	242,064.00
4500-00-000	GENERAL EXPENSES		
4510-00-000	Insurance-Other	4,000.00	3,856.00
4510-10-000	Property Insurance	6,000.00	5,796.00
4510-20-000	Liability Insurance	3,000.00	2,781.00
4510-30-000	Workmen's Compensation	8,000.00	6,509.00
4570-00-000	Bad Debt-Tenant Rents	5,000.00	5,000.00
4599-00-000	TOTAL GENERAL EXPENSES	26,000.00	23,942.00
4800-00-000	FINANCING EXPENSE		
4851-00-000	Interest Expense-Loan 1	49,370.00	60,959.00
4899-00-000	TOTAL FINANCING EXPENSES	49,370.00	60,959.00

8000-00-000	TOTAL EXPENSES	1,025,021.00	1,092,760.00
9000-00-000	NET INCOME	100,713.00	136,428.00
	ADJUSTMENTS	BOJ-Principal Pymts	(97,059.00)
	CASH FLOW		39,369.00

LOCAL COMMUNITY DEVELOPMENT			
FISCAL YEAR ENDING DECEMBER 31, 2024			
Account	Account	G/L Budget	G/L Budget
Number	Name	01/2023-12/2023	01/2024-12/2024
3000-00-000	INCOME		
3600-00-000	OTHER INCOME		
3611-00-000	Investment Income - Restricted	300.00	0.00
3620-00-000	Management Fee Income	11,500.00	11,500.00
3621-00-000	Bond Application Fees	15,000.00	45,000.00
3650-00-000	Miscellaneous Other Income	168,000.00	210,000.00
3699-00-000	TOTAL OTHER INCOME	194,800.00	266,500.00
3999-00-000	TOTAL INCOME	194,800.00	266,500.00
4000-00-000	EXPENSES		
4100-00-000	ADMINISTRATIVE EXPENSES		
4100-99-000	Administrative Salaries		
4110-00-000	Administrative Salaries	187,600.00	195,696.00
4110-04-000	Employee Benefit Contribution-Admin	55,728.00	80,128.00
4110-99-000	Total Administrative Salaries	243,328.00	275,824.00
4130-00-000	Legal Expense		
4130-04-000	General Legal Expense	10,000.00	10,000.00
4131-00-000	Total Legal Expense	10,000.00	10,000.00
4140-00-000	Staff Training	5,000.00	10,000.00
4150-00-000	Travel	5,000.00	10,000.00
4171-00-000	Auditing Fees	5,000.00	6,500.00
4189-00-000	Total Other Admin Expenses	10,000.00	16,500.00
4190-00-000	Miscellaneous Admin Expenses		
4190-01-000	Membership and Fees	1,000.00	1,000.00
4190-02-000	Publications	1,000.00	500.00
4190-03-000	Advertising	500.00	500.00
4190-04-000	Office Supplies	1,000.00	1,500.00
4190-07-000	Telephone & Internet	5,000.00	6,000.00
4190-08-000	Postage	1,500.00	1,500.00
4190-10-000	Copiers	1,500.00	1,700.00
4190-12-000	Software	11,500.00	15,000.00
4190-13-000	IT/Website Maintenance	3,000.00	3,500.00
4190-14-000	Community Donations	10,000.00	10,000.00
4190-18-000	Small Office Equipment	4,000.00	2,500.00
4190-22-000	Other Misc Admin Expenses	5,000.00	5,000.00
4191-00-000	Total Miscellaneous Admin Expenses	45,000.00	48,700.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	313,328.00	361,024.00
4300-00-000	UTILITY EXPENSES		
4320-00-000	Electricity	2,600.00	2,600.00

LOCAL COMMUNITY DEVELOPMENT			
FISCAL YEAR ENDING DECEMBER 31, 2024			
Account	Account	G/L Budget	G/L Budget
Number	Name	01/2023-12/2023	01/2024-12/2024
4330-00-000	Gas	1,600.00	1,600.00
4399-00-000	TOTAL UTILITY EXPENSES	4,200.00	4,200.00
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES		
4400-99-000	General Maint Expense		
4410-00-000	Maintenance Salaries	10,350.00	35,024.00
4410-05-000	Employee Benefit Contribution-Maint.	5,300.00	10,921.00
4419-00-000	Total General Maint Expense	15,650.00	45,945.00
4420-00-000	Materials		
4420-04-000	Supplies-Electrical	200.00	300.00
4420-06-000	Supplies-Janitorial/Cleaning	1,200.00	2,000.00
4420-07-000	Supplies-Maint/Repairs	1,000.00	1,000.00
4420-10-000	Maintenance Paper/Supplies	300.00	300.00
4429-00-000	Total Materials	4,500.00	3,600.00
4430-00-000	Contract Costs		
4430-06-000	Contract-Electrical	300.00	0.00
4430-07-000	Contract-Pest Control	700.00	1,000.00
4430-10-000	Contract-Janitorial/Cleaning	1,000.00	0.00
4430-11-000	Contract-Plumbing	1,000.00	0.00
4430-13-000	Contract-HVAC	1,500.00	2,000.00
4430-18-000	Contract-Alarm Monitoring	500.00	750.00
4430-99-000	Contract Costs-Other	1,500.00	1,000.00
4439-00-000	Total Contract Costs	6,500.00	4,750.00
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	26,650.00	54,295.00
4500-00-000	GENERAL EXPENSES		
4510-00-000	Insurance-Other	2,000.00	1,200.00
4510-10-000	Property Insurance	2,000.00	1,700.00
4510-20-000	Liability Insurance	1,000.00	900.00
4510-30-000	Workmen's Compensation	6,000.00	4,500.00
4599-00-000	TOTAL GENERAL EXPENSES	11,000.00	8,300.00
8000-00-000	TOTAL EXPENSES	355,178.00	427,819.00
9000-00-000	NET INCOME	-160,378.00	-161,319.00

BRIDGEPORT BUILDING

Revision =

Property = bport,Book = Accrual,Start Month = 01/2024,Duration = 12 months

Account	Account	G/L Budget	Row
Number	Name	01/2023-12/2023	Total
3000-00-000	INCOME		
3100-00-000	RENTAL INCOME		
3101-00-000	Rental Income		
3110-00-000	Business Rent	220,056.00	223,357.00
3119-00-000	Total Rental Income	220,056.00	223,357.00
3999-00-000	TOTAL INCOME	220,056.00	223,357.00
4000-00-000	EXPENSES		
4100-00-000	ADMINISTRATIVE EXPENSES		
4130-00-000	Legal Expense		
4130-04-000	General Legal Expense	2,500.00	1,500.00
4131-00-000	Total Legal Expense	2,500.00	1,500.00
4190-00-000	Miscellaneous Admin Expenses		
4190-07-000	Telephone & Internet	600.00	600.00
4191-00-000	Total Miscellaneous Admin Expenses	600.00	600.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	3,100.00	2,100.00
4300-00-000	UTILITY EXPENSES		
4310-00-000	Water	800.00	1,000.00
4399-00-000	TOTAL UTILITY EXPENSES	800.00	1,000.00
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES		
4420-00-000	Materials		
4420-04-000	Supplies-Electrical	500.00	0.00
4420-07-000	Supplies-Maint/Repairs	2,600.00	2,000.00
4429-00-000	Total Materials	3,100.00	2,000.00
4430-00-000	Contract Costs		
4430-03-000	Contract-Trash Collection	1,000.00	0.00
4430-04-000	Contract-Snow Removal	0.00	500.00
4430-07-000	Contract-Pest Control	650.00	700.00
4430-10-000	Contract-Janitorial/Cleaning	1,800.00	2,500.00
4430-13-000	Contract-HVAC	1,800.00	6,000.00
4430-17-000	Contract-Elevator Maintenance	3,000.00	3,000.00
4430-18-000	Contract-Alarm Monitoring	250.00	250.00
4430-99-000	Contract Costs-Other	2,500.00	1,000.00
4439-00-000	Total Contract Costs	11,000.00	13,950.00
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	14,100.00	15,950.00
4800-00-000	FINANCING EXPENSE		

BRIDGEPORT BUILDING

Revision =

Property = bport, Book = Accrual, Start Month = 01/2024, Duration = 12 months

Account		G/L Budget		Row
Number	Name	01/2023-12/2023		Total
4851-00-000	Interest Expense-Loan 1	15,205.00		28,852.00
4899-00-000	TOTAL FINANCING EXPENSES	15,205.00		28,852.00
8000-00-000	TOTAL EXPENSES	33,205.00		47,902.00
9000-00-000	NET INCOME	186,851.00		175,455.00
	ADJUSTMENTS		BOJ-Principal Pymts	(24,484.00)
	CASH FLOW			150,971.00

LINEWEAVER ANNEX APARTMENTS			
FISCAL YEAR ENDING DECEMBER 31, 2024			
Account	Account	G/L Budget	G/L Budget
Number	Name	01/2023-12/2023	01/2024-12/2024
3000-00-000	INCOME		
3100-00-000	TENANT INCOME		
3101-00-000	Rental Income		
3111-00-000	Tenant Rent	200,000.00	252,720.00
3112-06-000	PBV HAP Subsidy	305,915.00	308,880.00
3119-00-000	Total Rental Income	505,915.00	561,600.00
3120-00-000	Other Tenant Income		
3120-01-000	Laundry and Vending	4,000.00	4,000.00
3120-03-000	Damages	1,500.00	1,500.00
3120-04-000	Late Charges	0.00	1,000.00
3120-08-000	Workorders/Maint Charges	3,500.00	3,500.00
3129-00-000	Total Other Tenant Income	9,000.00	10,000.00
3199-00-000	TOTAL TENANT INCOME	514,915.00	571,600.00
3999-00-000	TOTAL INCOME	514,915.00	571,600.00
4000-00-000	EXPENSES		
4100-00-000	ADMINISTRATIVE EXPENSES		
4100-99-000	Administrative Salaries		
4110-00-000	Administrative Salaries	65,310.00	60,078.00
4110-04-000	Employee Benefit Contribution-Admin	21,190.00	18,562.00
4110-99-000	Total Administrative Salaries	86,500.00	78,640.00
4130-00-000	Legal Expense		
4130-01-000	Unlawful Detainers	320.00	800.00
4130-02-000	Criminal Background Checks	0.00	200.00
4130-04-000	General Legal Expense	4,680.00	5,000.00
4131-00-000	Total Legal Expense	5,000.00	6,000.00
4140-00-000	Staff Training	1,000.00	1,000.00
4150-00-000	Travel	1,000.00	1,000.00
4171-00-000	Auditing Fees	1,250.00	2,000.00
4189-00-000	Total Other Admin Expenses	2,250.00	3,000.00
4190-00-000	Miscellaneous Admin Expenses		
4190-01-000	Membership and Fees	500.00	200.00
4190-02-000	Publications	500.00	200.00
4190-03-000	Advertising	500.00	200.00
4190-04-000	Office Supplies	1,000.00	1,000.00
4190-06-000	Compliance	1,700.00	1,200.00
4190-07-000	Telephone & Internet	2,800.00	2,800.00
4190-08-000	Postage	2,000.00	500.00
4190-10-000	Copiers	1,500.00	1,500.00
4190-12-000	Software	8,000.00	6,000.00

LINEWEAVER ANNEX APARTMENTS			
FISCAL YEAR ENDING DECEMBER 31, 2024			
Account	Account	G/L Budget	G/L Budget
Number	Name	01/2023-12/2023	01/2024-12/2024
4190-13-000	IT/Website Maintenance	2,500.00	1,000.00
4190-18-000	Small Office Equipment	1,000.00	500.00
4190-22-000	Other Misc Admin Expenses	3,000.00	1,000.00
4191-00-000	Total Miscellaneous Admin Expenses	25,000.00	16,100.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	119,750.00	104,740.00
4200-00-000	TENANT SERVICES		
4220-01-000	Other Tenant Svcs. (Strength in Peers)	1,000.00	20,000.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	1,000.00	20,000.00
4300-00-000	UTILITY EXPENSES		
4310-00-000	Water	10,000.00	10,000.00
4320-00-000	Electricity	65,000.00	70,000.00
4390-00-000	Sewer & Trash	25,000.00	25,000.00
4399-00-000	TOTAL UTILITY EXPENSES	100,000.00	105,000.00
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES		
4400-99-000	General Maint Expense		
4410-00-000	Maintenance Salaries	68,200.00	60,775.00
4410-05-000	Employee Benefit Contribution-Maint.	19,560.00	22,044.00
4419-00-000	Total General Maint Expense	87,760.00	82,819.00
4420-00-000	Materials		
4420-01-000	Supplies-Grounds	300.00	300.00
4420-02-000	Supplies-Appliance	400.00	200.00
4420-03-000	Supplies-Unit Turnover	3,000.00	3,500.00
4420-04-000	Supplies-Electrical	1,000.00	6,000.00
4420-05-000	Supplies-Fuel & Parts	1,500.00	750.00
4420-06-000	Supplies-Janitorial/Cleaning	700.00	1,000.00
4420-07-000	Supplies-Maint/Repairs	7,000.00	7,500.00
4420-08-000	Supplies-Plumbing	1,600.00	750.00
4420-09-000	Tools and Equipment	2,000.00	500.00
4420-10-000	Maintenance Paper/Supplies	500.00	500.00
4429-00-000	Total Materials	18,000.00	21,000.00
4430-00-000	Contract Costs		
4430-01-000	Contract-Routine Maintenance	0.00	1,800.00
4430-03-000	Contract-Trash Collection	2,700.00	2,700.00
4430-04-000	Contract-Snow Removal	3,000.00	1,000.00
4430-05-000	Contract-Unit Turnover	22,000.00	22,000.00
4430-06-000	Contract-Electrical	2,000.00	2,000.00
4430-07-000	Contract-Pest Control	6,000.00	12,000.00
4430-08-000	Contract-Floor Covering	5,000.00	1,000.00
4430-09-000	Contract-Grounds	600.00	600.00
4430-10-000	Contract-Janitorial/Cleaning	1,500.00	1,600.00

LINEWEAVER ANNEX APARTMENTS			
FISCAL YEAR ENDING DECEMBER 31, 2024			
Account	Account	G/L Budget	G/L Budget
Number	Name	01/2023-12/2023	01/2024-12/2024
4430-11-000	Contract-Plumbing	0.00	500.00
4430-12-000	Contract-Inspections	5,000.00	5,000.00
4430-13-000	Contract-HVAC	7,200.00	8,000.00
4430-15-000	Contract-Video Surveillance	1,000.00	500.00
4430-17-000	Contract-Elevator Maintenance	7,200.00	7,500.00
4430-18-000	Contract-Alarm Monitoring	600.00	600.00
4430-19-000	Contract-Sprinkler Monitoring	1,200.00	1,200.00
4439-00-000	Total Contract Costs	65,000.00	68,000.00
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	170,760.00	171,819.00
4500-00-000	GENERAL EXPENSES		
4510-00-000	Insurance-Other	2,000.00	2,656.00
4510-10-000	Property Insurance	4,000.00	4,096.00
4510-20-000	Liability Insurance	2,000.00	1,881.00
4510-30-000	Workmen's Compensation	2,000.00	2,009.00
4570-00-000	Bad Debt-Tenant Rents	5,000.00	5,000.00
4599-00-000	TOTAL GENERAL EXPENSES	15,000.00	15,642.00
4800-00-000	FINANCING EXPENSE		
4851-00-000	Interest Expense-Loan 1	34,165.00	32,107.00
4899-00-000	TOTAL FINANCING EXPENSES	34,165.00	32,107.00
8000-00-000	TOTAL EXPENSES	440,675.00	449,308.00
9000-00-000	NET INCOME	74,240.00	122,292.00
	ADJUSTMENTS	BOJ-Principal Pymts	(72,575.00)
	CASH FLOW		49,717.00

COMMUNITY GRANTS			
FISCAL YEAR ENDING DECEMBER 31, 2024			
Account	Account	G/L Budget	G/L Budget
Number	Name	01/2023-12/2023	01/2024-12/2024
3000-00-000	INCOME		
3400-00-000	GRANT INCOME		
3401-00-000	HUD PHA Operating Grants/Subsidy	0.00	0.00
3410-01-000	Section 8 HAP Earned	0.00	0.00
3410-02-000	Section 8 Admin. Fee Income	0.00	0.00
3410-03-000	Section 8 FSS Grant Income	0.00	0.00
3410-04-000	Port-In Admin Fees Earned	0.00	0.00
3410-05-000	Section 8 Hard to House Fee Earned	0.00	0.00
3410-06-000	Port In HAP Earned	0.00	0.00
3410-20-300	Service Coordinator Grant (SC)	0.00	0.00
3410-50-100	VA Homelessness Solutions Program	59,391.00	59,391.00
3410-51-100	CHERP-CDBG-NCS Grant	0.00	0.00
3410-52-100	CHERP-ESO Grant	0.00	0.00
3410-53-100	CHERP-HMIS Grant	29,786.00	0.00
3410-60-200	Homelessness Assistance Grant (HMIS/SNAP)	84,072.00	84,072.00
3410-61-200	COC Planning Grant	22,714.00	24,268.00
3415-00-000	Other Government Grants	0.00	0.00
3421-00-000	Capital Fund Grants-Soft Costs	0.00	0.00
3499-00-000	TOTAL GRANT INCOME	195,963.00	167,731.00
3999-00-000	TOTAL INCOME	195,963.00	167,731.00
4000-00-000	EXPENSES		
4100-00-000	ADMINISTRATIVE EXPENSES		
4110-50-100	Salary-VA Homelessness Solutions Program(VHSP)	42,391.00	53,749.00
4110-50-101	Adm Benefits-VA Homelessness Solutions Program(VHSP)	15,000.00	2,642.00
4110-53-100	Salary-CHERP HMIS	29,786.00	0.00
4110-60-200	Salary-Homelessness Assistance Grant(HMIS)	60,000.00	48,257.00
4110-60-201	Adm Benefits-Homelessness Assistance Grant(HMIS)	12,000.00	11,516.00
4110-61-200	Salary-COC Planning Grant	16,714.00	22,677.00
4110-61-201	Adm Benefits-COC Planning	6,000.00	1,591.00
4110-99-000	Total Administrative Salaries	181,891.00	140,432.00
4190-00-000	Miscellaneous Admin Expenses		
4190-50-100	VA Homelessness Solutions Program(VHSP)	2,000.00	3,000.00
4190-60-200	Homelessness Assistance Grant (HMIS/SNAP)	12,072.00	24,299.00
4191-00-000	Total Miscellaneous Admin Expenses	14,072.00	27,299.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	195,963.00	167,731.00
8000-00-000	TOTAL EXPENSES	195,963.00	167,731.00
9000-00-000	NET INCOME	0.00	0.00

HOUSING CHOICE VOUCHER PROGRAM-MTW/FSS GRANT			
FISCAL YEAR ENDING DECEMBER 31, 2024			
Account	Account	G/L Budget	G/L Budget
Number	Name	01/2023-12/2023	01/2024-12/2024
3000-00-000	INCOME		
3400-00-000	GRANT INCOME		
3401-00-000	HUD PHA Operating Grants/Subsidy	0.00	0.00
3410-01-000	Section 8 HAP Earned	5,715,283.00	5,689,032.00
3410-02-000	Section 8 Admin. Fee Income	620,817.00	541,094.00
3410-03-000	Section 8 FSS Grant Income	63,000.00	63,000.00
3499-00-000	TOTAL GRANT INCOME	6,399,100.00	6,293,126.00
3600-00-000	OTHER INCOME		
3640-00-000	Fraud Recovery-HAP	7,000.00	7,000.00
3640-01-000	Fraud Recovery-ADM	7,000.00	7,000.00
3650-00-000	Miscellaneous Other Income	8,000.00	0.00
3699-00-000	TOTAL OTHER INCOME	22,000.00	14,000.00
3999-00-000	TOTAL INCOME	6,421,100.00	6,307,126.00
4000-00-000	EXPENSES		
4100-00-000	ADMINISTRATIVE EXPENSES		
4100-99-000	Administrative Salaries		
4110-00-000	Administrative Salaries	427,263.00	403,950.00
4110-04-000	Employee Benefit Contribution-Admin	128,683.00	124,032.00
4110-20-400	Administrative Salaries-FSS	47,025.00	50,615.00
4110-21-400	Employee Benefits Contribution-FSS	15,975.00	12,385.00
4110-99-000	Total Administrative Salaries	618,946.00	590,982.00
4130-00-000	Legal Expense		
4130-02-000	Criminal Background Checks	3,000.00	3,000.00
4130-04-000	General Legal Expense	2,000.00	2,000.00
4131-00-000	Total Legal Expense	5,000.00	5,000.00
4140-00-000	Staff Training	8,000.00	15,000.00
4150-00-000	Travel	5,000.00	10,000.00
4171-00-000	Auditing Fees	9,040.00	10,000.00
4172-00-000	Port Out Admin Fee Paid	2,000.00	2,000.00
4189-00-000	Total Other Admin Expenses	16,040.00	22,000.00
4190-00-000	Miscellaneous Admin Expenses		
4190-01-000	Membership and Fees	1,500.00	1,000.00
4190-03-000	Advertising	5,000.00	1,500.00
4190-04-000	Office Supplies	2,500.00	1,500.00
4190-05-000	Fuel-Administrative	1,800.00	1,800.00
4190-06-000	Compliance	10,000.00	20,000.00
4190-07-000	Telephone & Internet	4,500.00	5,000.00
4190-08-000	Postage	1,800.00	4,000.00

HOUSING CHOICE VOUCHER PROGRAM-MTW/FSS GRANT			
FISCAL YEAR ENDING DECEMBER 31, 2024			
Account	Account	G/L Budget	G/L Budget
Number	Name	01/2023-12/2023	01/2024-12/2024
4190-10-000	Copiers	2,000.00	1,500.00
4190-12-000	Software	7,000.00	20,000.00
4190-13-000	IT/Website Maintenance	6,400.00	5,000.00
4190-18-000	Small Office Equipment	2,500.00	2,000.00
4190-22-000	Other Misc Admin Expenses	5,000.00	2,000.00
4191-00-000	Total Miscellaneous Admin Expenses	65,000.00	65,300.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	712,986.00	698,282.00
4200-00-000	TENANT SERVICES		
4220-01-000	Other Tenant Svcs.(Landlord Incentives)	15,000.00	57,000.00
4220-03-000	Local Non-Traditional Expense	0.00	100,000.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	0.00	157,000.00
4300-00-000	UTILITY EXPENSES		
4320-00-000	Electricity	4,000.00	4,000.00
4330-00-000	Gas	2,000.00	2,000.00
4399-00-000	TOTAL UTILITY EXPENSES	6,000.00	6,000.00
4500-00-000	GENERAL EXPENSES		
4510-00-000	Insurance-Other	1,800.00	1,000.00
4510-10-000	Property Insurance	300.00	300.00
4510-20-000	Liability Insurance	200.00	200.00
4510-30-000	Workmen's Compensation	6,900.00	7,144.00
4599-00-000	TOTAL GENERAL EXPENSES	9,200.00	8,644.00
4700-00-000	HOUSING ASSISTANCE PAYMENTS		
4715-00-000	Housing Assistance Payments	5,730,283.00	5,601,032.00
4715-01-000	Tenant Utility Payments-Voucher	0.00	80,000.00
4715-02-000	Port Out HAP Payments	0.00	15,000.00
4715-07-000	Tenant FSS Goal Incentives	0.00	30,000.00
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	5,730,283.00	5,726,032.00
8000-00-000	TOTAL EXPENSES	6,458,469.00	6,595,958.00
9000-00-000	NET INCOME	-37,369.00	-288,832.00
	ADJUSTMENTS	HA ADM/HAP Reserves	131,832.00
		HUD Held Reserves	157,000.00
	CASH FLOW		0.00

HOUSING CHOICE VOUCHER PROGRAM-MAINSTREAM 5			
FISCAL YEAR ENDING DECEMBER 31, 2024			
Account	Account	G/L Budget	G/L Budget
Number	Name	01/2023-12/2023	01/2024-12/2024
3000-00-000	INCOME		
3400-00-000	GRANT INCOME		
3410-01-000	Section 8 HAP Earned	0.00	335,256.00
3410-02-000	Section 8 Admin. Fee Income	0.00	59,304.00
3499-00-000	TOTAL GRANT INCOME	0.00	394,560.00
3999-00-000	TOTAL INCOME	0.00	394,560.00
4000-00-000	EXPENSES		
4100-00-000	ADMINISTRATIVE EXPENSES		
4100-99-000	Administrative Salaries		
4110-00-000	Administrative Salaries	0.00	60,610.00
4110-04-000	Employee Benefit Contribution-Admin	0.00	37,626.00
4110-99-000	Total Administrative Salaries	0.00	98,236.00
4130-00-000	Legal Expense		
4130-02-000	Criminal Background Checks	0.00	500.00
4131-00-000	Total Legal Expense	0.00	500.00
4140-00-000	Staff Training	0.00	2,000.00
4172-00-000	Port Out Admin Fee Paid	0.00	1,200.00
4189-00-000	Total Other Admin Expenses	0.00	1,200.00
4190-00-000	Miscellaneous Admin Expenses		
4190-04-000	Office Supplies	0.00	500.00
4190-06-000	Compliance	0.00	1,000.00
4190-07-000	Telephone & Internet	0.00	1,500.00
4190-08-000	Postage	0.00	1,000.00
4190-10-000	Copiers	0.00	1,000.00
4190-12-000	Software	0.00	6,500.00
4190-13-000	IT/Website Maintenance	0.00	500.00
4190-18-000	Small Office Equipment	0.00	1,200.00
4190-22-000	Other Misc Admin Expenses	0.00	500.00
4191-00-000	Total Miscellaneous Admin Expenses	0.00	13,700.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	0.00	115,636.00
4200-00-000	TENANT SERVICES		
4220-01-000	Other Tenant Svcs.(Landlord Incentives)	0.00	3,000.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	0.00	3,000.00
4700-00-000	HOUSING ASSISTANCE PAYMENTS		
4715-00-000	Housing Assistance Payments	0.00	330,256.00
4715-01-000	Tenant Utility Payments-Voucher	0.00	2,000.00
4715-07-000	Tenant FSS Goal Incentives	0.00	3,000.00

HOUSING CHOICE VOUCHER PROGRAM-MAINSTREAM 5			
FISCAL YEAR ENDING DECEMBER 31, 2024			
Account	Account	G/L Budget	G/L Budget
Number	Name	01/2023-12/2023	01/2024-12/2024
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	0.00	335,256.00
8000-00-000	TOTAL EXPENSES	0.00	456,892.00
9000-00-000	NET INCOME	0.00	-62,332.00
	ADJUSTMENTS	HA ADM/HAP Reserves	59,332.00
		HUD Held Reserves	3,000.00
	CASH FLOW		0.00

JR POLLY LINEWEAVER APARTMENTS			
FISCAL YEAR ENDING DECEMBER 31, 2024			
Account	Account	G/L Budget	G/L Budget
Number	Name	01/2023-12/2023	01/2024-12/2024
3000-00-000	INCOME		
3100-00-000	TENANT INCOME		
3101-00-000	Rental Income		
3111-00-000	Tenant Rent	186,820.00	165,809.00
3112-00-000	50059 HAP Subsidy	283,061.00	307,930.00
3119-00-000	Total Rental Income	469,881.00	473,739.00
3120-00-000	Other Tenant Income		
3120-01-000	Laundry and Vending	4,800.00	5,562.00
3120-03-000	Damages	4,800.00	6,000.00
3120-04-000	Late Charges	500.00	1,000.00
3120-05-000	Legal Fees - Tenant	600.00	600.00
3120-08-000	Workorders/Maint Charges	6,100.00	6,500.00
3129-00-000	Total Other Tenant Income	16,800.00	19,662.00
3199-00-000	TOTAL TENANT INCOME	486,681.00	493,401.00
3999-00-000	TOTAL INCOME	486,681.00	493,401.00
4000-00-000	EXPENSES		
4100-00-000	ADMINISTRATIVE EXPENSES		
4100-99-000	Administrative Salaries		
4110-00-000	Administrative Salaries	37,650.00	41,795.00
4110-04-000	Employee Benefit Contribution-Admin	17,400.00	14,266.00
4110-99-000	Total Administrative Salaries	55,050.00	56,061.00
4130-00-000	Legal Expense		
4130-01-000	Unlawful Detainers	1,000.00	800.00
4130-02-000	Criminal Background Checks	200.00	200.00
4130-04-000	General Legal Expense	3,800.00	3,000.00
4131-00-000	Total Legal Expense	5,000.00	4,000.00
4140-00-000	Staff Training	1,000.00	1,000.00
4150-00-000	Travel	1,000.00	1,000.00
4171-00-000	Auditing Fees	1,750.00	2,000.00
4189-00-000	Total Other Admin Expenses	2,750.00	3,000.00
4190-00-000	Miscellaneous Admin Expenses		
4190-01-000	Membership and Fees	500.00	0.00
4190-02-000	Publications	250.00	0.00
4190-03-000	Advertising	250.00	0.00
4190-04-000	Office Supplies	1,000.00	500.00
4190-07-000	Telephone & Internet	3,500.00	2,800.00
4190-08-000	Postage	1,000.00	500.00
4190-10-000	Copiers	1,000.00	1,000.00
4190-12-000	Software	5,500.00	4,000.00

JR POLLY LINEWEAVER APARTMENTS			
FISCAL YEAR ENDING DECEMBER 31, 2024			
Account	Account	G/L Budget	G/L Budget
Number	Name	01/2023-12/2023	01/2024-12/2024
4190-13-000	IT/Website Maintenance	1,500.00	1,000.00
4190-18-000	Small Office Equipment	300.00	0.00
4190-22-000	Other Misc Admin Expenses	200.00	0.00
4191-00-000	Total Miscellaneous Admin Expenses	15,000.00	9,800.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	78,800.00	73,861.00
4200-00-000	TENANT SERVICES		
4220-01-000	Other Tenant Svcs.-Strength in Peers	1,000.00	20,000.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	1,000.00	20,000.00
4300-00-000	UTILITY EXPENSES		
4310-00-000	Water	8,000.00	10,000.00
4320-00-000	Electricity	70,000.00	70,000.00
4390-00-000	Sewer & Trash	25,000.00	25,000.00
4399-00-000	TOTAL UTILITY EXPENSES	103,000.00	105,000.00
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES		
4400-99-000	General Maint Expense		
4410-00-000	Maintenance Salaries	68,196.00	60,775.00
4410-05-000	Employee Benefit Contribution-Maint.	20,460.00	22,044.00
4419-00-000	Total General Maint Expense	88,656.00	82,819.00
4420-00-000	Materials		
4420-01-000	Supplies-Grounds	500.00	300.00
4420-02-000	Supplies-Appliance	300.00	200.00
4420-03-000	Supplies-Unit Turnover	4,000.00	3,500.00
4420-04-000	Supplies-Electrical	600.00	3,000.00
4420-05-000	Supplies-Fuel & Parts	1,500.00	750.00
4420-06-000	Supplies-Janitorial/Cleaning	750.00	1,000.00
4420-07-000	Supplies-Maint/Repairs	4,200.00	7,500.00
4420-08-000	Supplies-Plumbing	2,000.00	750.00
4420-09-000	Tools and Equipment	1,000.00	500.00
4420-10-000	Maintenance Paper/Supplies	150.00	500.00
4429-00-000	Total Materials	15,000.00	18,000.00
4430-00-000	Contract Costs		
4430-01-000	Contract-Routine Maintenance	500.00	1,000.00
4430-03-000	Contract-Trash Collection	2,500.00	2,700.00
4430-04-000	Contract-Snow Removal	2,000.00	1,000.00
4430-05-000	Contract-Unit Turnover	17,400.00	15,000.00
4430-06-000	Contract-Electrical	2,500.00	2,000.00
4430-07-000	Contract-Pest Control	1,000.00	9,000.00
4430-08-000	Contract-Floor Covering	1,000.00	0.00
4430-09-000	Contract-Grounds	0.00	600.00
4430-10-000	Contract-Janitorial/Cleaning	1,500.00	1,600.00

JR POLLY LINEWEAVER APARTMENTS			
FISCAL YEAR ENDING DECEMBER 31, 2024			
Account	Account	G/L Budget	G/L Budget
Number	Name	01/2023-12/2023	01/2024-12/2024
4430-11-000	Contract-Plumbing	3,200.00	500.00
4430-13-000	Contract-HVAC	7,000.00	5,000.00
4430-15-000	Contract-Video Surveillance	500.00	500.00
4430-17-000	Contract-Elevator Maintenance	15,200.00	15,000.00
4430-18-000	Contract-Alarm Monitoring	500.00	600.00
4430-19-000	Contract-Sprinkler Monitoring	1,200.00	1,200.00
4430-99-000	Contract Costs-Other	4,000.00	0.00
4439-00-000	Total Contract Costs	60,000.00	55,700.00
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	163,656.00	156,519.00
4500-00-000	GENERAL EXPENSES		
4510-00-000	Insurance-Other	2,300.00	3,464.00
4510-10-000	Property Insurance	4,000.00	5,007.00
4510-20-000	Liability Insurance	3,350.00	2,273.00
4510-30-000	Workmen's Compensation	2,300.00	1,786.00
4570-00-000	Bad Debt-Tenant Rents	10,000.00	5,000.00
4599-00-000	TOTAL GENERAL EXPENSES	21,950.00	17,530.00
4800-00-000	FINANCING EXPENSE		
4851-00-000	Interest Expense-Loan 1	26,721.00	27,400.00
4899-00-000	TOTAL FINANCING EXPENSES	26,721.00	27,400.00
8000-00-000	TOTAL EXPENSES	395,127.00	400,310.00
9000-00-000	NET INCOME	91,554.00	93,091.00
	ADJUSTMENTS	UB-Principal Pymts	-92,891.00
	CASH FLOW		200.00

JRPL/SERVICE COORDINATOR GRANT			
FISCAL YEAR ENDING DECEMBER 31, 2024			
Account	Account	G/L Budget	G/L Budget
Number	Name	01/2023-12/2023	01/2024-12/2024
3000-00-000	INCOME		
3100-00-000	TENANT INCOME		
3400-00-000	GRANT INCOME		
3410-20-300	Service Coordinator Grant (SC)	68,556.00	78,321.00
3499-00-000	TOTAL GRANT INCOME	68,556.00	78,321.00
3999-00-000	TOTAL INCOME	68,556.00	78,321.00
4000-00-000	EXPENSES		
4200-00-000	TENANT SERVICES		
4210-20-300	Tenant Services-Salaries	48,700.00	54,640.00
4211-20-300	Tenant Services-Benefits	13,751.00	13,255.00
4240-20-300	Tenant Services-Other Direct Costs	4,000.00	5,666.00
4241-20-300	Tenant Services-Training	1,000.00	2,260.00
4242-20-300	Tenant Services-Supplies & Materials	105.00	1,000.00
4243-20-300	Tenant Services-Travel	1,000.00	1,500.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	68,556.00	78,321.00
8000-00-000	TOTAL EXPENSES	68,556.00	78,321.00
9000-00-000	NET INCOME	0.00	0.00
	CASH FLOW	0.00	0.00

FRANKLIN HEIGHTS LLC & CDBG Grant			
FISCAL YEAR ENDING DECEMBER 31,2024			
Account	Account	G/L Budget	G/L Budget
Number	Name	01/2023-12/2023	01/2024-12/2024
3000-00-000	INCOME		
3100-00-000	TENANT INCOME		
3101-00-000	Rental Income		
3111-00-000	Tenant Rent	450,000.00	570,271.20
3112-06-000	PBV HAP Subsidy	1,254,036.00	1,330,632.80
3119-00-000	Total Rental Income	1,704,036.00	1,900,904.00
3120-00-000	Other Tenant Income		
3120-03-000	Damages	1,000.00	25,000.00
3120-04-000	Late Charges	1,000.00	8,000.00
3120-05-000	Legal Fees - Tenant	1,000.00	1,000.00
3120-06-000	NSF Charges	100.00	100.00
3120-07-000	Tenant Owed Utilities	16,900.00	2,000.00
3120-08-000	Workorders/Maint Charges	20,000.00	3,900.00
3129-00-000	Total Other Tenant Income	40,000.00	40,000.00
3199-00-000	TOTAL TENANT INCOME	1,744,036.00	1,940,904.00
3400-00-000	GRANT INCOME		
3415-00-000	Other Government Grants	165,000.00	95,000.00
3499-00-000	TOTAL GRANT INCOME	165,000.00	95,000.00
3600-00-000	OTHER INCOME		
3610-00-000	Investment Income - Unrestricted	600.00	2,500.00
3699-00-000	TOTAL OTHER INCOME	600.00	2,500.00
3999-00-000	TOTAL INCOME	1,909,636.00	2,038,404.00
4000-00-000	EXPENSES		
4100-00-000	ADMINISTRATIVE EXPENSES		
4100-99-000	Administrative Salaries		
4110-00-000	Administrative Salaries	287,100.00	287,727.00
4110-04-000	Employee Benefit Contribution-Admin	73,395.00	88,018.00
4110-99-000	Total Administrative Salaries	360,495.00	375,745.00
4130-00-000	Legal Expense		
4130-01-000	Unlawful Detainers	500.00	500.00
4130-04-000	General Legal Expense	1,500.00	15,000.00
4131-00-000	Total Legal Expense	2,000.00	15,500.00
4140-00-000	Staff Training	2,000.00	15,000.00
4150-00-000	Travel	2,000.00	10,000.00
4171-00-000	Auditing Fees	2,200.00	2,500.00
4189-00-000	Total Other Admin Expenses	4,200.00	12,500.00
4190-00-000	Miscellaneous Admin Expenses		

FRANKLIN HEIGHTS LLC & CDBG Grant			
FISCAL YEAR ENDING DECEMBER 31, 2024			
Account	Account	G/L Budget	G/L Budget
Number	Name	01/2023-12/2023	01/2024-12/2024
4190-01-000	Membership and Fees	3,500.00	1,000.00
4190-02-000	Publications	2,000.00	1,000.00
4190-03-000	Advertising	1,500.00	1,000.00
4190-04-000	Office Supplies	8,000.00	4,000.00
4190-06-000	Compliance	7,000.00	2,500.00
4190-07-000	Telephone & Internet	9,000.00	5,000.00
4190-08-000	Postage	6,000.00	6,000.00
4190-10-000	Copiers	5,000.00	2,500.00
4190-12-000	Software	20,000.00	20,000.00
4190-13-000	IT/Website Maintenance	6,000.00	5,000.00
4190-18-000	Small Office Equipment	2,000.00	3,000.00
4190-22-000	Other Misc Admin Expenses	25,000.00	10,000.00
4191-00-000	Total Miscellaneous Admin Expenses	95,000.00	61,000.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	463,695.00	479,745.00
4200-00-000	TENANT SERVICES		
4220-01-000	Other Tenant Svcs.	1,000.00	1,500.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	1,000.00	1,500.00
4300-00-000	UTILITY EXPENSES		
4310-00-000	Water	32,000.00	32,000.00
4320-00-000	Electricity	12,000.00	10,000.00
4330-00-000	Gas	4,000.00	2,000.00
4390-00-000	Sewer & Trash	36,000.00	40,000.00
4399-00-000	TOTAL UTILITY EXPENSES	84,000.00	84,000.00
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES		
4400-99-000	General Maint Expense		
4410-00-000	Maintenance Salaries	185,847.00	206,714.00
4410-05-000	Employee Benefit Contribution-Maint.	55,000.00	68,675.00
4419-00-000	Total General Maint Expense	240,847.00	275,389.00
4420-00-000	Materials		
4420-01-000	Supplies-Grounds	1,500.00	1,000.00
4420-02-000	Supplies-Appliance	3,000.00	2,000.00
4420-03-000	Supplies-Unit Turnover	11,500.00	7,500.00
4420-04-000	Supplies-Electrical	6,000.00	15,000.00
4420-05-000	Supplies-Fuel & Parts	5,000.00	3,500.00
4420-06-000	Supplies-Janitorial/Cleaning	3,000.00	4,000.00
4420-07-000	Supplies-Maint/Repairs	12,000.00	15,000.00
4420-08-000	Supplies-Plumbing	5,000.00	5,000.00
4420-09-000	Tools and Equipment	2,000.00	2,500.00
4420-10-000	Maintenance Paper/Supplies	1,000.00	1,000.00
4429-00-000	Total Materials	50,000.00	56,500.00

FRANKLIN HEIGHTS LLC & CDBG Grant			
FISCAL YEAR ENDING DECEMBER 31,2024			
Account	Account	G/L Budget	G/L Budget
Number	Name	01/2023-12/2023	01/2024-12/2024
4430-00-000	Contract Costs		
4430-01-000	Contract-Routine Maintenance	0.00	1,000.00
4430-03-000	Contract-Trash Collection	3,000.00	3,000.00
4430-04-000	Contract-Snow Removal	2,000.00	1,000.00
4430-05-000	Contract-Unit Turnover	20,000.00	20,000.00
4430-06-000	Contract-Electrical	1,000.00	1,000.00
4430-07-000	Contract-Pest Control	2,000.00	12,000.00
4430-08-000	Contract-Floor Covering	8,000.00	4,000.00
4430-09-000	Contract-Grounds	5,000.00	10,000.00
4430-10-000	Contract-Janitorial/Cleaning	2,000.00	4,000.00
4430-11-000	Contract-Plumbing	3,000.00	3,000.00
4430-12-000	Contract-Inspections	14,000.00	14,000.00
4430-13-000	Contract-HVAC	8,000.00	20,000.00
4430-14-000	Contract-Vehicle Maintenance	1,500.00	1,000.00
4430-15-000	Contract-Video Surveillance	90,000.00	91,000.00
4430-18-000	Contract-Alarm Monitoring	500.00	0.00
4439-00-000	Total Contract Costs	160,000.00	185,000.00
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	450,847.00	516,889.00
4500-00-000	GENERAL EXPENSES		
4510-00-000	Insurance-Other	4,000.00	2,208.00
4510-10-000	Property Insurance	12,000.00	14,873.00
4510-20-000	Liability Insurance	6,000.00	6,592.00
4510-30-000	Workmen's Compensation	8,000.00	6,250.00
4521-00-000	Misc. Taxes/Licenses/Insurance	28,000.00	30,000.00
4570-00-000	Bad Debt-Tenant Rents	25,000.00	25,000.00
4599-00-000	TOTAL GENERAL EXPENSES	83,000.00	84,923.00
4800-00-000	FINANCING EXPENSE		
4851-00-000	Interest Expense-Loan 1	81,318.00	127,104.53
4852-00-000	Interest Expense-Loan 2	140,000.00	70,000.00
4899-00-000	TOTAL FINANCING EXPENSES	221,318.00	197,104.53
8000-00-000	TOTAL EXPENSES	1,303,860.00	1,364,161.53
9000-00-000	NET INCOME	605,776.00	674,242.47
	ADJUSTMENTS	COH/BOJ-Principal Pymts	(574,596.23)
	CASH FLOW	75,067.00	99,646.24

COMMERCE VILLAGE LLC			
FISCAL YEAR ENDING DECEMBER 31, 2024			
Account Number	Account Name	G/L Budget 01/2023-12/2023	G/L Budget 01/2024-12/2024
3000-00-000	INCOME		
3100-00-000	TENANT INCOME		
3101-00-000	Rental Income		
3111-00-000	Tenant Rent	103,525.00	121,710.60
3112-06-000	PBV HAP Subsidy	126,531.00	121,710.60
3119-00-000	Total Rental Income	230,056.00	243,421.20
3120-00-000	Other Tenant Income		
3120-01-000	Laundry and Vending	1,800.00	1,800.00
3120-03-000	Damages	2,200.00	2,500.00
3120-04-000	Late Charges	0.00	300.00
3120-05-000	Legal Fees - Tenant	0.00	260.00
3120-08-000	Workorders/Maint Charges	0.00	1,200.00
3129-00-000	Total Other Tenant Income	4,000.00	6,060.00
3199-00-000	TOTAL TENANT INCOME	234,056.00	249,481.20
3600-00-000	OTHER INCOME		
3611-00-000	Investment Income - Restricted	200.00	3,000.00
3699-00-000	TOTAL OTHER INCOME	200.00	3,000.00
3999-00-000	TOTAL INCOME	234,256.00	252,481.20
4000-00-000	EXPENSES		
4100-00-000	ADMINISTRATIVE EXPENSES		
4100-99-000	Administrative Salaries		
4110-00-000	Administrative Salaries	24,575.00	37,528.00
4110-04-000	Employee Benefit Contribution-Admin	6,820.00	11,688.00
4110-99-000	Total Administrative Salaries	31,395.00	49,216.00
4130-00-000	Legal Expense		
4140-00-000	Staff Training	500.00	1,500.00
4150-00-000	Travel	500.00	1,000.00
4173-00-000	Management Fee	11,500.00	11,500.00
4189-00-000	Total Other Admin Expenses	12,500.00	14,000.00
4190-00-000	Miscellaneous Admin Expenses		
4190-01-000	Membership and Fees	100.00	100.00
4190-02-000	Publications	100.00	100.00
4190-03-000	Advertising	100.00	0.00
4190-04-000	Office Supplies	350.00	600.00
4190-06-000	Compliance	1,500.00	1,500.00
4190-07-000	Telephone & Internet	3,600.00	3,600.00
4190-08-000	Postage	500.00	500.00
4190-10-000	Copiers	1,200.00	1,200.00

COMMERCE VILLAGE LLC

FISCAL YEAR ENDING DECEMBER 31, 2024

Account		G/L Budget	
Number	Name	01/2023-12/2023	01/2024-12/2024
4190-12-000	Software	2,050.00	2,000.00
4190-13-000	IT/Website Maintenance	1,500.00	1,100.00
4190-21-000	HCC Fees	6,900.00	7,500.00
4190-22-000	Other Misc Admin Expenses	1,000.00	1,000.00
4191-00-000	Total Miscellaneous Admin Expenses	18,900.00	19,200.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	62,795.00	82,416.00
4200-00-000	TENANT SERVICES		
4210-00-000	Tenant Services Salaries-CSB	18,250.00	18,250.00
4220-01-000	Other Tenant Svcs.	1,500.00	1,500.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	19,750.00	19,750.00
4300-00-000	UTILITY EXPENSES		
4310-00-000	Water	4,300.00	4,300.00
4320-00-000	Electricity	20,000.00	20,000.00
4330-00-000	Gas	2,100.00	2,400.00
4390-00-000	Sewer & Trash	11,650.00	11,000.00
4399-00-000	TOTAL UTILITY EXPENSES	38,050.00	37,700.00
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES		
4400-99-000	General Maint Expense		
4410-00-000	Maintenance Salaries	20,710.00	11,932.00
4410-05-000	Employee Benefit Contribution-Maint.	6,048.00	4,267.00
4419-00-000	Total General Maint Expense	26,758.00	16,199.00
4420-00-000	Materials		
4420-01-000	Supplies-Grounds	600.00	100.00
4420-02-000	Supplies-Appliance	300.00	100.00
4420-03-000	Supplies-Unit Turnover	700.00	200.00
4420-04-000	Supplies-Electrical	700.00	600.00
4420-05-000	Supplies-Fuel & Parts	200.00	200.00
4420-06-000	Supplies-Janitorial/Cleaning	100.00	600.00
4420-07-000	Supplies-Maint/Repairs	400.00	1,300.00
4420-08-000	Supplies-Plumbing	300.00	300.00
4420-09-000	Tools and Equipment	100.00	0.00
4420-10-000	Maintenance Paper/Supplies	100.00	100.00
4429-00-000	Total Materials	3,500.00	3,500.00
4430-00-000	Contract Costs		
4430-03-000	Contract-Trash Collection	2,400.00	2,700.00
4430-04-000	Contract-Snow Removal	2,200.00	1,000.00
4430-05-000	Contract-Unit Turnover	1,000.00	1,000.00
4430-07-000	Contract-Pest Control	700.00	1,100.00
4430-10-000	Contract-Janitorial/Cleaning	1,300.00	1,600.00
4430-11-000	Contract-Plumbing	1,000.00	500.00

COMMERCE VILLAGE LLC			
FISCAL YEAR ENDING DECEMBER 31, 2024			
Account	Account	G/L Budget	G/L Budget
Number	Name	01/2023-12/2023	01/2024-12/2024
4430-12-000	Contract-Inspections	3,800.00	3,500.00
4430-13-000	Contract-HVAC	4,800.00	4,000.00
4430-15-000	Contract-Video Surveillance	200.00	1,000.00
4430-18-000	Contract-Alarm Monitoring	600.00	600.00
4430-19-000	Contract-Sprinkler Monitoring	0.00	1,000.00
4439-00-000	Total Contract Costs	18,000.00	18,000.00
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	48,258.00	37,699.00
4500-00-000	GENERAL EXPENSES		
4510-00-000	Insurance-Other	400.00	252.00
4510-10-000	Property Insurance	1,800.00	5,735.00
4510-20-000	Liability Insurance	1,800.00	2,570.00
4510-30-000	Workmen's Compensation	1,000.00	670.00
4521-00-000	Misc. Taxes/Licenses/Insurance	24.00	24.00
4570-00-000	Bad Debt-Tenant Rents	500.00	2,500.00
4599-00-000	TOTAL GENERAL EXPENSES	5,524.00	11,751.00
4800-00-000	FINANCING EXPENSE		
4851-00-000	Interest Expense-Loan 1	16,380.00	16,380.00
4899-00-000	TOTAL FINANCING EXPENSES	16,380.00	16,380.00
8000-00-000	TOTAL EXPENSES	190,757.00	205,696.00
9000-00-000	NET INCOME	43,499.00	46,785.20
	ADJUSTMENTS	Cash Restricted-Repl Reserve	(9,000.00)
	CASH FLOW		37,785.20